

DOC# 2023000020180

03/17/2023
Titles: 1 Pages: 7
11:30 AM
Total Fees: \$692.00
REYELA

RECORDING REQUESTED BY:

Chicago Title Company

**When Recorded Mail Document
and Tax Statement To:**

Daniel J. Torres, Trustee of The Daniel J.
Torres Revocable Trust under Declaration of
Trust dated January 22, 2016
6710 Hawaii Kai Dr 510
Honolulu, HI 96825

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: 132310073

APN/Parcel ID(s): 069-0-262-175

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 The documentary transfer tax is \$660.00 and is computed on:
 the full value of the interest or property conveyed.
 the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in the **City of Ventura**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James F. Fiolek, Trustee of The Fiolek Family Trust dated December 6, 2002 and Sandra Torres Robinson, Trustee of The Sandra Torres Robinson Revocable Trust under Trust Agreement dated October 18, 2006 and Anna Victoria Zolkover aka Victoria Torres Zolkover and Ronald J. Zolkover, Trustees of The Zolkover Family Trust dated February 7, 2003

hereby GRANT(S) to

Daniel J. Torres, Trustee of The Daniel J. Torres Revocable Trust under Declaration of Trust dated January 22, 2016

the following described real property in the City of Ventura, County of Ventura, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: 689 Chinook Drive, Ventura, CA 93001

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 069-0-262-175

Dated: March 10, 2023

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Fiolek Family Trust dated December 6, 2002

BY: *James F. Fiolek*, TRUSTEE
James F. Fiolek, Trustee
James F. Fiolek, Trustee

The Sandra Torres Robinson Revocable Trust under Trust Agreement dated October 18, 2006

BY: *EXECUTED IN COUNTERPART*
Sandra Torres Robinson, Trustee

The Zolkover Family Trust dated February 7, 2003

BY: *Anna Victoria Zolkover*
Anna Victoria Zolkover aka Victoria Torres Zolkover, Trustee

BY: *Ronald J. Zolkover*, TRUSTEE
Ronald J. Zolkover, Trustee

GRANT DEED
(continued)

APN/Parcel ID(s): 069-0-262-175

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura

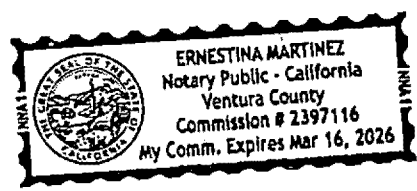
On March 14, 2023 before me, Ernestina Martinez, Notary Public,
(here insert name and title of the officer)

personally appeared Anna Victoria Zolkover and Ronald J. Zolkover,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Ernestina Martinez
Signature



GRANT DEED
(continued)

APN/Parcel ID(s): 069-0-262-175

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Ventura

On March 15, 2023 before me, Ernestina Martinez, Notary Public,
(here insert name and title of the officer)

personally appeared James F. Fiolek,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Ernestina Martinez
Signature



GRANT DEED
(continued)

APN/Parcel ID(s): 069-0-262-175

Dated: March 10, 2023

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Fiolek Family Trust dated December 6, 2002

BY: EXECUTED IN COUNTERPART
James F. Fiolek, Trustee

The Sandra Torres Robinson Revocable Trust under Trust Agreement dated October 18, 2006 *

BY: Sandra Torres Robinson
Sandra Torres Robinson, Trustee

* Sandra Torres Robinson Revocable Trust Under

The Zolkover Family Trust dated February 7, 2003

BY: EXECUTED IN COUNTERPART
Anna Victoria Zolkover aka Victoria Torres Zolkover, Trustee

BY: EXECUTED IN COUNTERPART
Ronald J. Zolkover, Trustee

GRANT DEED
(continued)

APN/Parcel ID(s): 069-0-262-175

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Hawaii
City County of Honolulu

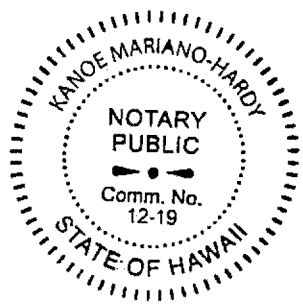
On March 14, 2023 before me, Kanoë Mariano-Hardy, Notary Public, Notary Public,
(here insert name and title of the officer)

personally appeared Sandra Torres Robinson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
[Signature]
Signature

KANOË MARIANO-HARDY
NOTARY PUBLIC, STATE OF HAWAII
MY COMMISSION EXPIRES JUNE 24, 2026



Doc Date: 03-10-2023 # Pages 4 1st Circuit
Notary Name: Kanoë Mariano-Hardy
Doc Description: Grant Deed
[Signature] 03-16-2023
Notary Signature Date
Commission expires: 06/24/2026

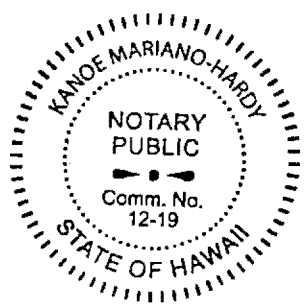


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 069-0-262-175

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VENTURA, COUNTY OF VENTURA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 248 OF TRACT NO. 3502-3, IN THE CITY OF SAN BUENAVENTURA, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 109, PAGES 45 THROUGH 52, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.