



13.00

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2023000061164 11:44 am 03/17/23

90 CR-SC06 G02 3 25

539.00 539.00 0.00 0.00 6.00 0.00 0.000.000.00 0.00

RECORDING REQUESTED BY:
Chicago Title Company

**When Recorded Mail Document
and Tax Statement To:**
Alfred Ayoub and Jaklein Galoua
Cantor, 208
Irvine, CA 92620

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: 58702300043

APN/Parcel ID(s): 353-113-41

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$1,078.00** 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 Yorba Linda**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Opendoor Property Trust I, a Delaware Statutory Trust

hereby GRANT(S) to Alfred Ayoub and Jaklein Galoua, husband and wife as joint tenants

the following described real property in the City of Yorba Linda, County of Orange, State of California:

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

PROPERTY COMMONLY KNOWN AS: 25621 Corsica Way, Yorba Linda, CA 92887

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED

(Continued)

Dated: 3/17/2023

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

Opendoor Property Trust I, a Delaware Statutory Trust
By: Opendoor Labs Inc., as trust Manager

BY: 
Karla Felix, authorized signor

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 Arizona
County of Maricopa

On 3/17/2023 before me, Zyrion Lee, Notary Public,
(insert name and title of the officer)

personally appeared Karla Felix, 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 Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

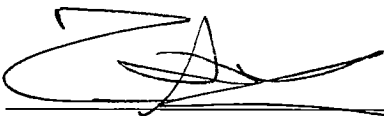

Notary Public



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 353-113-41

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

PARCEL 1:

LOT 9 OF TRACT NO. 12586, IN THE CITY OF YORBA LINDA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 563, PAGES 32 TO 34 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL MINERALS, OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER, OR WHICH MAY BE PRODUCED FROM SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, THE EXPLORATION, DEVELOPMENT, PRODUCTION, EXTRACTION AND TAKING OF SAID MINERALS, OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES FROM SAID LAND BY MEANS OF MINES, WELLS, DERRICKS AND/OR OTHER EQUIPMENT FROM SURFACE LOCATIONS ON ADJOINING OR NEIGHBORING LAND OR LYING OUTSIDE OF THE ABOVE DESCRIBED LAND, IT BEING UNDERSTOOD THAT THE OWNER OF SUCH MINERALS, OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES, AS SET FORTH ABOVE, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF THE ABOVE DESCRIBED LAND, NOR TO USE ANY OF THE SAID LAND OR ANY PORTION THEREOF ABOVE SAID PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF THE SAID LAND FOR ANY PURPOSE WHATSOEVER, AS RESERVED IN THE DEEDS RECORDED NOVEMBER 14, 1978 IN BOOK 12922 PAGE 519 AND OTHERS, OFFICIAL RECORDS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS OVER THE ASSOCIATION COMMON AREA FOR ACCESS, INGRESS, EGRESS, INSTALLATION, REPAIR, ENCROACHMENT, DRAINAGE, MAINTENANCE, SUPPORT, AND FOR OTHER PURPOSES, AS SUCH TERMS ARE DEFINED AND LIMITED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR VILLA DEL RIO, RECORDED MAY 30, 1986 AS 1986-225438, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, AND NOTICE OF ANNEXATION OF TERRITORY AND SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS RECORDED DECEMBER 9, 1986 AS 1986-604036, OFFICIAL RECORDS. THIS EASEMENT IS APPURTENANT TO PARCEL 1 ABOVE AND IS EFFECTIVE UPON THE CONVEYANCE OF ASSOCIATION COMMON AREA TO THE VILLA DEL RIO HOMEOWNERS ASSOCIATION AND UPON CONVEYANCE OF FURTHER PROPERTY SO DESIGNATED.

PARCEL 3:

AN EASEMENT 4 FEET IN WIDTH FOR OVERHANG, DRAINAGE, ACCESS AND MAINTENANCE PURPOSES, OVER, UNDER, ALONG, ACROSS AND THROUGH THE ADJOINING SERVIENT LOTS, AS DEFINED AND LOCATED IN ARTICLE IV, SECTION 16 OF THE DECLARATION REFERRED TO IN PARCEL 1 ABOVE.