

Recording Requested By:
Chicago Title Company

When Recorded Mail to
And Mail Tax Statements To
Carlos Alberto Rodriguez
48966 Hibiscus Drive
Morongo Valley, CA 92256

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MARIA VICTORIA #411

Escrow Number: 220-43565-KC
Title Number: 7102308316

APN: 644-085-002 & TRA: 014-074

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

Property: 0 Deodar Avenue- Lot 2 (Vacant Lot - APN: 644-085-002), Desert Hot Springs, CA 92260

GRANT DEED

The undersigned Grantor(s) Declare(s):

Documentary Transfer Tax \$49.50

- Computed on the full value of the interest or property conveyed;
- Computed on the full value less value of liens or encumbrances remaining at time of sale
- Unincorporated Area City of Desert Hot Springs, and

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

Susan Teresa St. Clair, Linda Cunningham and Mary Cunningham, Successor Trustees of The James J. Cunningham Revocable Living Trust dated 04/05/2003

hereby GRANT(S) to

Carlos Alberto Rodriguez, a married man as his sole and separate property

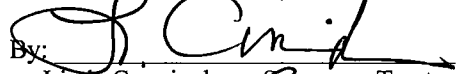
the following described real property in the City of Desert Hot Springs, County of Riverside, State of California:

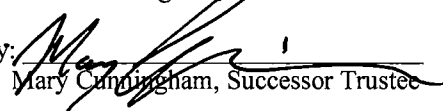
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: August 31, 2023

The James J. Cunningham Revocable Living Trust dated 04/05/2003

By: 
Susan Teresa St. Clair, Successor Trustee

By: 
Linda Cunningham, Successor Trustee

By: 
Mary Cunningham, Successor Trustee

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Notary Acknowledgement attachment to Grant Deed dated August 31, 2023, executed by Susan Teresa St. Clair, Linda Cunningham, and Mary Cunningham, Successor Co-Trustees of The James J. Cunningham Revocable Living Trust dated April 5, 2003
Property Address: 0 Deodar Avenue- Lot 2 (Vacant Lot - APN: 644-085-002), Desert Hot Springs, CA 92260

Date: August 31, 2023

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 Orange

On 09/11/2023 before me, Brandon U. Leon A Notary Public personally appeared Susan Teresa St. Clair, Linda Cunningham, and Mary Cunningham 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 [Handwritten Signature] (seal)

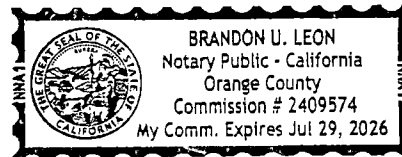


EXHIBIT "A"
PROPERTY DESCRIPTION

Lot 2 of Tract No. 3073, in the City of Desert Hot Springs, County of Riverside, State of California, as shown by map on file in Book 53 of Maps, Pages 1, 2 and 3, records of Riverside County, California.

Excepting therefrom a 1/4 interest in all oil, gas and minerals, in or under said land, as excepted by Desert Hot Springs Highlands, a Limited Partnership, in the Grant Deed recorded October 4, 1967, as instrument no. 87316, Official Records.