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San Bernardino County  
Bob Dutton  
Assessor-Recorder-County Clerk

**RECORDING REQUESTED BY:**  
Chicago Title Company

**DOC# 2022-0019487**

01/14/2022  
04:35 PM  
SAN

Titles: 1 Pages: 2

**When Recorded Mail Document  
and Tax Statement To:**  
Rosalina Salazararagon  
19238 Lenca Road  
Apple Valley, CA 92307

15190

Fees	\$17.00
Taxes	\$469.70
CA SB2 Fee	\$0.00
<b>Total</b>	<b>\$486.70</b>

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Escrow Order No.:** 7102200314

APN/Parcel ID(s): 0473-051-01-0-000

## GRANT DEED

**The undersigned grantor(s) declare(s)**

- This transfer is exempt from the documentary transfer tax.  
 **The documentary transfer tax is \$469.70** 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 Apple Valley**.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Pamela Lee Stewart and Peggy Joy Wood, Successor Co-Trustees of the Jame L. Phipps Family Trust dated 1-11-2021

**hereby GRANT(S) to** Rosalina Salazararagon, a married woman as her sole and separate property

**the following described real property in the** City of Apple Valley, County of San Bernardino, State of California:

**For APN/Parcel ID(s): 0473-051-01-0-000**

Lot 51 Of Tract No. 3773, In The City Of Apple Valley, County of San Bernardino, State of California, As Per Map Recorded In Book 50, Pages 35 To 37, Inclusive Of Maps, In The Office Of The County Recorder Of Said County.

**PROPERTY COMMONLY KNOWN AS:** 19238 Lenca Road, Apple Valley, CA 92307

## MAIL TAX STATEMENTS AS DIRECTED ABOVE

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 0473-051-01-0-000

Dated: January 13, 2022

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

Jame L. Phipps Family Trust

BY: Pamela Lee Stewart  
Pamela Lee Stewart  
Successor Co-Trustee

BY: Peggy Joy Wood  
Peggy Joy Wood  
Successor Co-Trustee

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 San Bernardino

On January 13, 2022 before me, Rhonda D. Schultz, Notary Public,  
(here insert name and title of the officer)  
personally appeared Pamela Lee Stewart and Peggy Joy Wood,  
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.  
Rhonda D. Schultz  
Signature

