

RECORDING REQUESTED BY:

Chicago Title Company / *EPN*

Electronically Recorded in Official Records
County of Ventura County

Mark A. Lunn
Ventura County Clerk-Recorder

DOC# 202200005601

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

Michelle Gallardo Legaspi and Ruby Legaspi
19832 Melissa Lane
Santa Clarita, CA 91350

01/14/2022
Titles: 1 Pages: 3
12:15 PM
Total Fees: \$432.50
ONTIVD

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: 132111441

APN/Parcel ID(s): 208-0-220-095

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 - The documentary transfer tax is \$412.50** 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 Port Hueneme**.

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

Daniel Eugene Adler, a married man as his sole and separate property

hereby **GRANT(S)** to

Michelle Gallardo Legaspi and Ruby Legaspi, a married couple as community property with right of survivorship

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

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

PROPERTY COMMONLY KNOWN AS: 229 South Ventura Road #117, Port Hueneme, CA 93041

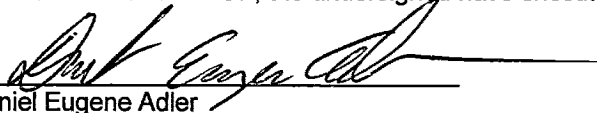
MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 208-0-220-095

Dated: December 17, 2021

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


Daniel Eugene Adler

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 Los Angeles

On January 12, 2022 before me, Jonathan Ortiz, Notary Public,
(here insert name and title of the officer)

personally appeared Daniel Eugene Adler,
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

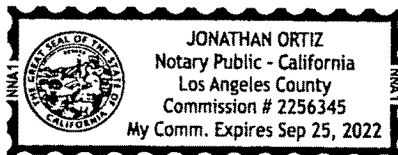


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 208-0-220-095

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

THAT PORTION OF PARCEL 1 OF THE PARCEL MAP FILED IN BOOK 14, PAGE 60 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS BUILDING X, UNIT 174, INCLUDING ELEMENTS 174U, 174K, 174J AND P-174, SHOWN ON THAT CERTAIN CONDOMINIUM PLAN, RECORDED ON JUNE 4, 1974, IN BOOK 4269, PAGE 572, OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2:

AN UNDIVIDED ONE TWO HUNDRED AND ONE (1/201) INTEREST IN PARCEL 1 OF PARCEL MAPS FILED IN BOOK 14, PAGE 60 OF PARCEL MAPS SHOWN AND DEFINED AS PARCEL 202 ON THE CONDOMINIUM PLAN FOR SAID REAL PROPERTY DESCRIBED ABOVE.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER A PORTION OR PORTIONS OF SAID LAND WITHOUT, HOWEVER, ANY RIGHT OF SURFACE ENTRY OR ANY RIGHT OF ENTRY IN AND TO THE SURFACE THEREOF AT A DEPTH OF LESS THAN 500 FEET BENEATH THE SURFACE FOR THE DEVELOPMENT OR REMOVAL OF SAID SUBSTANCES.

PARCEL 3:

AN EASEMENT 25 FEET WIDE FOR INGRESS AND EGRESS PURPOSES OVER A PORTION OF PARCEL 2 AS DELINEATED UPON THE PARCEL MAP RECORDED IN BOOK 14, PAGE 60 OF PARCEL MAPS OF SAID COUNTY.

THE SIDELINES OF SAID EASEMENT SHALL BE PROLONGED OR FORESHORTENED TO TERMINATE AT THE EAST AND WEST LINES OF SAID PARCEL 2.

PARCEL 4:

AN EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER A PORTION OF PARCEL 2, AS DELINEATED UPON THE PARCEL MAP RECORDED IN BOOK 14, PAGE 60 OF PARCEL MAPS, OF SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 15.00 FEET OF THE EASTERLY 397.78 FEET OF SAID PARCEL 2.