

Mark A. Lunn  
Ventura County Clerk-Recorder

RECORDING REQUESTED BY:  
Chicago Title Company /EPN  
Order No. 132102073  
Escrow No. 5456-JR  
Parcel No. 505-0-181-265

DOC# 2022000005622

01/14/2022  
Titles: 1 Pages: 3  
01:56 PM  
Total Fees: \$1340.00  
ESPEJEV

AND WHEN RECORDED MAIL TO:

YUVAL CASPI  
4249 LAURELVIEW DRIVE  
MOORPARK, CA 93021

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$1,320.00 and CITY \$

- computed on full value of property conveyed, or  
 computed on full value less liens or encumbrances remaining at the time of sale.  
 unincorporated area:                   X Moorpark, and

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

**David J. Svensson and Lucia A. Svensson, Trustees of the Svensson Family Trust, Dated September 10, 2013**

hereby GRANT(S) to

**Yuval Caspi and Laine Caspi, Husband and Wife as Joint Tenants**

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

Legal description attached hereto as Exhibit A.

More commonly known as: **4249 Laurelview Drive, Moorpark, CA 93021**

Date December 21, 2021

Date December 21, 2021

David J. Svensson and Lucia A. Svensson, Trustees  
of the Svensson Family Trust, Dated September 10,  
2013

[Signature]  
By: David J. Svensson, Trustee

[Signature]  
By: Lucia A. Svensson, Trustee

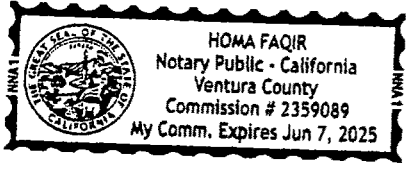
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Ventura } S.S.

On 12/30/2021, before me, Homa Faqir, Notary Public,  
personally appeared David J. Svensson and Lucia A. Svensson, 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 Homa Faqir (Seal)



**EXHIBIT A**

Legal Description

**For APN/Parcel ID(s): 505-0-181-265**

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LOT 135 OF TRACT NO. 4340-5, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 116, PAGES 44 TO 48 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS LYING BELOW A DEPTH OF 500 FEET, WITH NO RIGHTS OF SURFACE ENTRY IN SAID PROPERTY.

Order No.: 132102073