

# CHICAGO TITLE

RECORDING REQUESTED BY: **EPN**  
Chicago Title Company  
Order No. 132200718  
Escrow No. 5614-JR  
Parcel No. 697-0-072-325

**AND WHEN RECORDED MAIL TO:**

JONATHAN P KLEIN  
1399 BRECKFORD COURT  
WESTLAKE VILLAGE, CA 91361

Electronically Recorded in Official Records  
County of Ventura County  
Mark A. Lunn  
Ventura County Clerk-Recorder

**DOC# 2022000069196**

06/22/2022  
Titles: 1 Pages: 3  
08:00 AM  
Total Fees: \$1662.50  
HERND

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$1,622.50 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 Thousand Oaks, and**

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

**Keith Kyzer and Julie A. Kyzer, Husband and Wife as Community Property**

hereby GRANT(S) to

**Jonathan P Klein and Allyson E Klein, 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: **1399 Breckford Court, Westlake Village, CA 91361**

Date June 3, 2022

Date June 3, 2022

[Signature]  
Keith Kyzer

[Signature]  
Julie A. Kyzer

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.

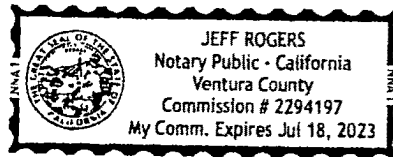
STATE OF CALIFORNIA  
COUNTY OF Los Angeles } S.S.

On 6-7-22, before me, Jeff Rogers, Notary Public, personally appeared Keith Kyzer and Julie A. Kyzer, 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 [Signature] (Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 697-0-072-325**

---

LOT 20, OF TRACT NO. 2033, IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGES 98 THROUGH 101, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN AND UNDER THAT PORTION OF SAID LAND, LYING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM THE THE SURFACE OF SAID LAND WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE THE SURFACE OF SAID LAND NOR INTO THAT PORTION OF THE SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET MEASURED VERTICALLY FROM SAID SURFACE.