

CHICAGO TITLE

Recording Requested By
Exclusive Properties Escrow

When Recorded Mail to
And Mail Tax Statements To
Albin Rodriguez and Sonia Rosales
1741 Empty Saddle Road
Simi Valley, Ca 93063

Escrow Number: 5417-AG-22
Title Number: 132200856

APN: 657-0-102-235
Property: 1741 Empty Saddle Road, Simi Valley, CA 93063

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

DOC# 2022000081946

08/04/2022
Titles: 1 Pages: 3
08:00 AM
Total Fees: \$1010.00
ONTIVD

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor(s) Declare(s):

Documentary Transfer Tax \$990.00 City Tax is \$0

x 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 x City of Simi Valley

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Cheri Lynn Carpenter and William Jay Carpenter, as Trustees of The Cheri Lynn Carpenter Living Trust, executed on July 16, 2021, who acquired title as Cheri Lynn Carpenter, Trustee of The Cheri Lynn Carpenter Living Trust, (the "Trust") dated 7/16/2021.**

hereby **GRANT(S)** to **Albin Rodriguez and Sonia Rosales , Husband and Wife as community property with right of survivorship**

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

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

DATED: July 18, 2022

Cheri Lynn Carpenter and William Jay
Carpenter, as Trustees of The Cheri Lynn
Carpenter Living Trust, executed on July 16,
2021.

By: Cheri Lynn Carpenter, Trustee
Cheri Lynn Carpenter, Trustee

By: William Jay Carpenter
William Jay Carpenter, Trustee
Trustee

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed

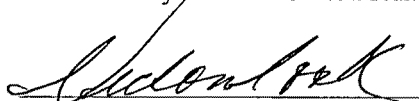
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF VENTURA

On this 20th day of July, 2022, before me, VICTORIA COOK, Notary Public, personally appeared Cheri Lynn Carpenter and William Jay Carpenter, 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

(SEAL)

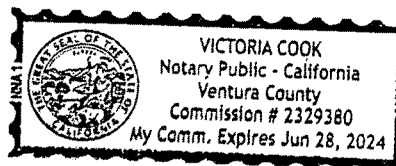


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 657-0-102-235

LOT 102, TRACT NO. 4176, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 127, PAGES 22 THROUGH 31 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM, AN UNDIVIDED L/4TH INTEREST IN ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND, AS EXCEPTED BY ALFRED A. KOSKY AND HELEN KOSKY, HUSBAND AND WIFE, IN DEED RECORDED APRIL 28, 1949 IN BOOK 869, PAGE 599 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED 25% INTEREST IN ALL OIL, PETROLEUM, COAL, GAS, MINERALS AND KINDRED SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED BY NORMAN V. WAGNER AND LUCILLE B WAGNER, HIS WIFE, IN DEED RECORDED AUGUST 18, 1950 IN BOOK 950, PAGE 330 OF OFFICIAL RECORDS

ALSO EXCEPTING THEREFROM THE INTEREST IN SAID LAND, AS RESERVED IN THE DEED FROM ARTHUR TOWVIM AND FAY TOWVIM, HUSBAND AND WIFE, RECORDED APRIL 10, 1953 IN BOOK 1127, PAGE 479 OF OFFICIAL RECORDS,

WHICH RECITES AS FOLLOWS: "GRANTORS RESERVED AND EXCEPT TO THEMSELVES ALL OIL, PETROLEUM, COAL, GAS, HYDROCARBONS AND OTHER MINERAL SUBSTANCES IN AND UNDER SAID LAND NOT HERETOFORE RESERVED OR EXCEPTED."