

**RECORDED AT THE REQUEST
OF CHICAGO TITLE**

AND WHEN RECORDED MAIL TO:

Bear Flag Homes LLC,
18881 Von Karman Avenue, Suite 225
Irvine, CA 92612

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



13.00

* \$ R 0 0 1 4 2 5 5 0 4 4 \$ *

2023000062014 4:16 pm 03/17/23

371 NC-5 G02 3 23

316.25 316.25 0.00 0.00 6.00 0.00 0.000.000.00 0.00

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 58602300899-CB

Escrow No.: 001679-AB

AP#: **650-132-24**

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$632.50

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area City of San Juan Capistrano **AND**

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

Onofre C. De Los Santos, a Single Man

hereby GRANT(s) to:

Bear Flag Homes LLC, a California Limited Liability Company

the real property in the City of San Juan Capistrano, County of Orange, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 29292 Sonoma Way, San Juan Capistrano, CA 92675

DATED: March 6, 2023

**Signature Page attached hereto
and made a part hereof**

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: March 6, 2023

ONOFRE C. DE LOS SANTOS By [Signature] ATTORNEY IN FACT
Onofre C. De Los Santos
By: Gale De Los Santos as His Attorney in fact

ACKNOWLEDGMENT

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 Orange
On March 7, 2023
before me, Julie R. Van Es
A Notary Public personally appeared
Gale De Los Santos

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 Julie R. Van Es

(Seal)

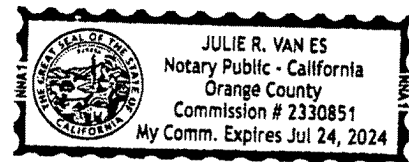


EXHIBIT A

Order No.: 58602300899

For APN/Parcel ID(s): 650-132-24

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN JUAN CAPISTRANO, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 24 OF TRACT 8130, IN THE CITY OF SAN JUAN CAPISTRANO, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 350, PAGES 6 THROUGH 8 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON, BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEEDS OF RECORD