



Electronically
Recorded in Official Records
San Bernardino County

Assessor-Recorder-County Clerk

DOC# 2023-0230894

RECORDING REQUESTED BY:
Chicago Title Company

**When Recorded Mail Document
and Tax Statement To:**
Juan Martinez Tolentino
710 N. Bunker Hill
Los Angeles, CA 90012

09/18/2023
02:46 PM
SAN

B9246

Titles: 1 Pages: 2

Fees	\$17.00
Taxes	\$86.90
CA SB2 Fee	\$0.00
Total	\$103.90

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 7102308096

APN/Parcel ID(s): 3136-101-12-0-000

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$86.90** 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 Oak Hills**,
unincorporated area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Thouraya Mohammed Awad, a single woman

hereby GRANT(S) to Juan Martinez Tolentino, a single man and Marcelo Monroy, a married man as his sole and separate property, each as to an undivd 50% interest as tenants in common

the following described real property in the _____ **County of San Bernardino, State of California:**

For APN/Parcel ID(s): 3136-101-12-0-000

Parcel 4 of Parcel Map No. 17463, in the County of San Bernardino, State of California, as per plat recorded in Book 224 of Parcel Maps, Pages 37 and 38, records of said county.

Excepting therefrom an undivided 1/2 interest in mineral rights as reserved by Paul Tuttle, An Unmarried Man in the deed recorded July 31, 1956, in Book 4000, Page 369, Official Records.

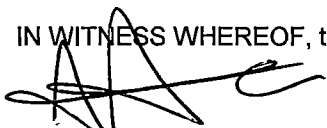
PROPERTY COMMONLY KNOWN AS: Vacant Land-Mesa Street, Oak Hills, CA 92344

GRANT DEED
(continued)

APN/Parcel ID(s): 3136-101-12-0-000

Dated: August 24, 2023

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



Thouraya Mohammed Awad

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 9-1-23 before me, DAVID W KELLY, Notary Public,
(here insert name and title of the officer)

personally appeared THOURAYA MOHAMMED AWAD,
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/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

