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RECORDING REQUESTED BY:
Kelley Escrow Corporation
Order No. 58602203913-CB
Escrow No. 42977-J
Parcel No. 396-411-39

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME TYLER DESIREE PHILLIPS
STREET ADDRESS 2643 LARCHMONT AVENUE
CITY, STATE & ZIP CODE SANTA ANA, CA 92705

SPACE ABOVE FOR RECORDER'S USE ONLY

Grant Deed

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently “in connection with” a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently “in connection with” a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

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Kelley Escrow Corporation
Order No. 58602203913-CB
Escrow No. 42977-J
Parcel No. 396-411-39

AND WHEN RECORDED MAIL TO:

TYLER PHILLIPS
2643 LARCHMONT AVENUE
SANTA ANA, CA 92705

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$1,045.00 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: Santa Ana, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Michael G. Moore and Laurie B. Moore, Trustees of the Moore Family Trust Dated January 25, 2014

hereby GRANT(S) to Tyler Desiree Phillips and Alexis Alfredo Banos, wife and husband as joint tenants

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

The legal description is supplied by the title company herein and attached hereto as Exhibit "A"

Date May 25, 2022

Michael G. Moore and Laurie B. Moore, Trustees of
the Moore Family Trust Dated January 25, 2014

[Signature]
By: Michael G. Moore, Trustee

[Signature]
By: Laurie B. Moore, 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 } S.S.
COUNTY OF Orange

On May 31, 2022, before me, Ashlyn Nicole Tworek, Notary Public, personally appeared Michael G. Moore and Laurie B. Moore 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)

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

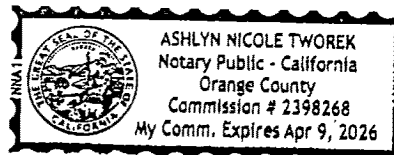


EXHIBIT A

Order No.: 58602203913

For APN/Parcel ID(s): 396-411-39

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

LOT 4 OF TRACT NO. 4226, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 150, PAGE(S) 23 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.