

RECORDING REQUESTED BY:
Chicago Title Company

DOC # 2022-0347740

08/05/2022 03:19 PM Fees: \$17.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Received by: TERESA #134

WHEN RECORDED MAIL DOCUMENT AND TAX
STATEMENT TO:

Carole Anne Stout
35517 Country Park Drive
Wildomar, CA 92595

APN: 362-581-024
TITLE ORDER NO.: 7102211004
ESCROW NO.: 4713-CD
TRA# 025-007

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) declare(s) that the **DOCUMENTARY TRANSFER TAX IS: \$ 658.90 County**
___ Unincorporated area City of Wildomar
XX computed on the full value of the interest of property conveyed, or
___ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
___ OR transfer is EXEMPT from tax for the following reason:

THE UNDERSIGNED

Signature of declarant or agent determining tax

Firm Name

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Donald Roney, as Successor
Trustee(s) of the Roney Family Trust dated February 22, 1988

HEREBY GRANT(S) to Carole Anne Stout, a Widow

All that real property situated in the City of Wildomar, County of Riverside, State of California, described as:
As per the attached Legal Description, attached hereto and made a part hereof

Commonly Known As: 35517 Country Park Drive, Wildomar, CA 92595

July 27, 2022

Roney Family Trust dated February 22, 1988

By: Donald Roney
Donald Roney, Successor 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
COUNTY OF Riverside

On July 28, 2022, before me, C-Dean, a Notary Public
personally appeared Donald Roney

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 C-Dean

(SEAL)

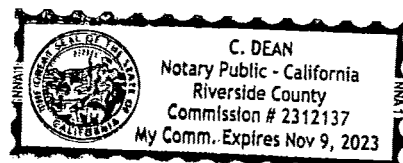


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 362-581-024

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

LOT 28, OF TRACT 29039-1, IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF California, AS SHOWN BY MAP ON FILE IN BOOK 301 PAGES 89 TO 97, INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AS CORRECTED BY THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED JULY 14, 2005, BY INSTRUMENT NUMBER. 2005-0563448, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM AN UNDIVIDED ONE-THIRD INTEREST IN AND TO ALL MINERALS AND MINERAL RIGHTS UNDER SAID LANDS AND TO ALL PROFITS THEREFROM, AS RESERVED IN DEED FROM WILLIAM R. STOKES, JR., ET AL, RECORDED JUNE 2, 1939, IN BOOK 415, PAGE 575 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.