



13.00

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**RECORDED AT THE REQUEST OF  
CHICAGO TITLE COMPANY**

RECORDING REQUESTED BY:  
Chicago Title

AND WHEN RECORDED MAIL TO:

Mr. Ivan Ocampo and Mrs. Ashley Ruiz  
32273 Paseo Carolina  
San Juan Capistrano, CA 92675

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 58602303497

Escrow No.: 010560-HC

AP#: 649-181-31

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$825.00**

- 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,

**Susan A. Walls (formerly known as Susan A. Walton), Successor Trustee of the Survivor's Trust A of the Living Trust of Darrell G. Walls and Barbara J. Walls dated February 12, 1992, as to an undivided 50% interest and Susan A. Walls (formerly known as Susan A. Walton), Successor Trustee of the Marital Deduction Trust B of the Living Trust of Darrell G. Walls and Barbara J. Walls dated February 12, 1992, as to an undivided 50% interest**

hereby GRANT(s) to:

**Ivan Ocampo and Ashley Ruiz, husband and wife, and Gerardo Bryan Ruiz, a single man, all as Joint Tenants**

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:** 31101 Via El Rosario, San Juan Capistrano, CA 92675

**DATED: August 23, 2023**

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

MAIL TAX STATEMENTS TO PARTY SHOWN ABOVE:

**SIGNATURE PAGE**

**Title of Document: GRANT DEED**

**Date of Document: August 23, 2023**

The Survivor's Trust A of the Living Trust of Darrell G. Walls and Barbara J. Walls dated February 12, 1992

By: SUSAN A. WALLS, TTE  
Susan A. Walls, Successor Trustee

The Marital Deduction Trust B of the Living Trust of Darrell G. Walls and Barbara J. Walls dated February 12, 1992

By: SUSAN A. WALLS, TTE  
Susan A. Walls, Successor Trustee

**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 San Diego

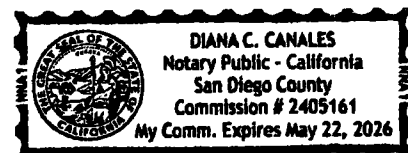
On 8/29/2023 before me, Diana C. Canales A Notary Public  
personally appeared Susan A. walls

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 [Handwritten Signature] (Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 649-181-31**

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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 30 OF TRACT NO. 7274, IN THE CITY OF SAN JUAN CAPISTRANO, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 289, PAGE 7, 8, 9 AND 10 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.