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**20220657887**

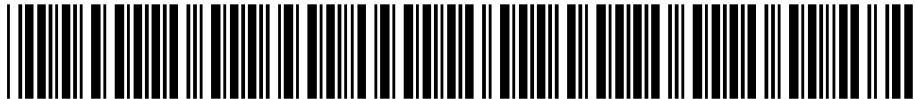


Pages:  
0004

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

06/23/22 AT 08:00AM

FEES:	28.00
TAXES:	528.00
OTHER:	0.00
<hr/>	
PAID:	556.00



LEADSHEET



202206231130011

00022483936



013493218

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

112125770

**RECORDING REQUESTED BY:**

Pathway Escrow, Inc.  
Order No. 112125770-LA/  
Escrow No. 7869-4  
Parcel No. 3170-046-002

**AND WHEN RECORDED MAIL TO:**

MARITZA PEREZ  
43214 VINEYARD DRIVE  
LANCASTER, CA 93535

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

81

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX IS \$528.00 and CITY \$ 0.00

- Computed on full value of property conveyed, or
- Computed on full value less liens or encumbrances remaining at the time of sale.
- Unincorporated area:  City of Lancaster, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**Clearview Real Estate Holdings LLC,**  
hereby GRANT(S) to **Maritza Perez, a single woman**

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

**LEGAL DESCRIPTION SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Commonly known as: 43214 Vineyard Drive, Lancaster, CA 93535

Date May 16, 2022

**SIGNATURE PAGE ATTACHED HERETO AND MADE PART HEREOF**

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Date May 16, 2022

Clearview Real Estate Holdings LLC

  
By: **Jaswinder Dhinsa, President**

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.

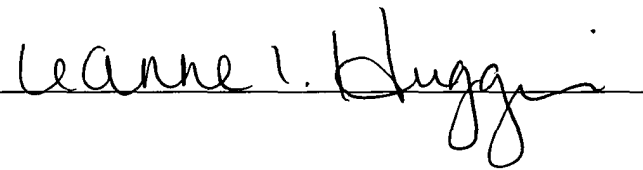
STATE OF CALIFORNIA } S.S.  
COUNTY OF LOS ANGELES

On May 16, 2022, before me, **Leanne L. Huggins**, Notary Public, personally appeared **Jaswinder Dhinsa**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

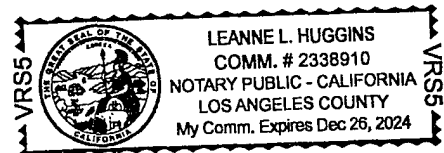
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 3170-046-002**

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

LOT 92 OF TRACT 49864-02, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1189, PAGES 79 THROUGH 86 INCLUSIVE OF MAPS, AND AMENDED BY A CERTIFICATE OF CORRECTION RECORDED AUGUST 19, 1992 AS INSTRUMENT NO. 92-1551618, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM GRANTOR HEREBY EXPRESSLY RESERVES UNTO ITSELF ALL MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND ALL GEOTHERMAL RESOURCES THAT MAY NOW OR HEREAFTER BE FOUND, LOCATED, CONTAINED, DEVELOPED OR TAKEN ON, IN, UNDER OR FROM SAID LAND, OR ANY PART THEREOF, WITHOUT, HOWEVER, ANY RIGHT TO SURFACE ENTRY OR RIGHT OF ENTRY TO THE SUBSURFACE THEREOF, TO A DEPTH OF 500 FEET BENEATH THE SURFACE OF SAID PROPERTY FOR THE DEVELOPMENT, REMOVAL, OR OTHER EXPLOTTATION OF SAID RESOURCES OR SUBSTANCES.