



13.00

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**RECORDED AT THE REQUEST  
OF CHICAGO TITLE**

AND WHEN RECORDED MAIL TO:

Williams Land Corporation  
56 Monarch Bay Drive  
Dana Point, CA 92629

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 58602303933-CB

Escrow No.: 027033-DH

AP#: 670-121-48

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$7,260.00**

- 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 Dana Point **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Peter A. Labahn, Trustee of the Peter A. Labahn Separate Property Trust dated December 6, 2019**

hereby GRANT(s) to:

**Williams Land Corporation, a West Virginia Corporation**

the real property in the City of Dana Point, County of Orange, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

**Also Known as:** 93 Monarch Bay Drive, Dana Point, CA 92629

**DATED: August 25, 2023**

**Signatures on page 2 of 2 attached  
hereto and made a part hereof**

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

Title Order No.: 58602303933-CB

Escrow No.: 027033-DH

AP#: 670-121-48

**SIGNATURE PAGE**

**Title of Document: GRANT DEED**

**Date of Document: August 25, 2023**

Peter A. Labahn, Trustee of the Peter A. Labahn  
Separate Property Trust dated December 6, 2019

By: Peter A Labahn, Trustee  
Peter A. Labahn, 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 Orange  
On 8/31/2023  
before me, D. Hallahan, Notary Public  
A Notary Public personally appeared  
Peter A. Labahn

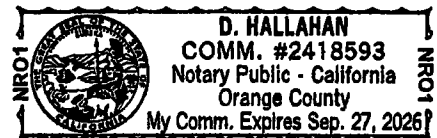
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 D. Hallahan

(Seal)



## EXHIBIT A

Order No.: 58602303933

For APN/Parcel ID(s): 670-121-48

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

PARCEL 1:

LOT 46, OF TRACT 3748, AS SHOWN ON A MAP RECORDED IN BOOK 142, PAGES 30 TO 34, INCLUSIVE, OF MISCELLANEOUS MAPS, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 2:

NONEXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, ACCESS, MAINTENANCE, REPAIRS, DRAINAGE, ENCROACHMENT, SUPPORT, USE AND ENJOYMENT AS DESCRIBED IN THE "MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR MONARCH BAY" RECORDED DECEMBER 19, 2012, AS INSTRUMENT NO. 2012-786869, AS SAME MAY BE RESTATED AND/OR AMENDED FROM TIME TO TIME (THE "MASTER DECLARATION"), IN THE OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.