

DOC# 2023-0253261



Sep 18, 2023 04:30 PM

OFFICIAL RECORDS
JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER
FEES: \$1,734.70 (SB2 Atkins: \$0.00)

PCOR: YES

PAGES: 4

RECORDING REQUESTED BY:

Chicago Title Company- Commercial Division

Escrow No.: 00197408-005-NFC

Title No.: 00197408-CFU

**WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:**

LBN Temecula Properties LLC
605 N. Broadway
Escondido, CA 92025

APN: 229-220-11-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$ 1,701.70 CITY TAX \$ 0.00

- computed on full value of interest or property conveyed, or
- computed on full value of items or encumbrances remaining at time of sale,
- Unincorporated area City of Escondido, and

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

AHMAD ARSANJANI, MITRA GHADERI and MARYAM ARSANJANI, Co-Trustees of the Ahmad Arsanjani Revocable Living Trust U/A DTD December 27, 2006, as Amended and Restated January 9, 2014

hereby GRANT(s) to

LBN Temecula Properties LLC, a California limited liability company

the following real property in the County of **San Diego**, State of **California**:

See Exhibit A attached hereto and made a part hereof.

Document Date: August 25, 2023

SELLER:

**AHMAD ARSANJANI, MITRA GHADERI and
MARYAM ARSANJANI, Co-Trustees of the Ahmad
Arsanjani Revocable Living Trust U/A DTD
December 27, 2006, as Amended and Restated
January 9, 2014**

By: Ahmada
Ahmad Arsanjani, Co-Trustee

By: Mitra Ghaderi
Mitra Ghaderi, Co-Trustee

By: M
Maryam Arsanjani, Co-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 SAN DIEGO) SS: See Attached
On 9/13/2023 before me, D. Mangini
a Notary Public, personally appeared _____

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. Mangini (Seal)

ACKNOWLEDGMENT to Grant deed

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 9/13/2023 before me, D. Mangini, Notary Public
(insert name and title of the officer)

personally appeared Ahmad Arsanjani, Mitra khaderi & Maryam Arsanjani,
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. Mangini

(Seal)

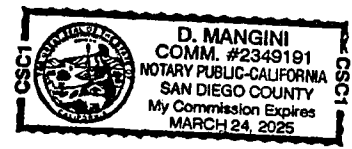


EXHIBIT A
LEGAL DESCRIPTION

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

THE SOUTHEASTERLY 150.00 FEET OF THE NORTHEASTERLY HALF OF LOT 16, IN BLOCK 149 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 349, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16;
THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, A DISTANCE OF 15.00 FEET;
THENCE NORTHWESTERLY AT RIGHT ANGLES A DISTANCE OF 150.00 FEET TO THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 150.00 FEET OF SAID LOT 16;
THENCE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, A DISTANCE OF 15.00 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 16;
THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE, 150.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE SOUTHWESTERLY 83.10 FEET THEREOF.

APN: 229-220-11-00