

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

RECORDING REQUESTED BY:

Chicago Title Company
Order No. 58602204913
Escrow No. 24-3420-SK
Parcel No. 938-831-94

AND WHEN RECORDED MAIL THIS
DOCUMENT & TAX STATEMENT TO:

MIKE MASHHOOD
42 SUNNYDALE LANE
RANCHO SANTA MARGARITA, CA
92688

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



13.00

* \$ R 0 0 1 3 8 8 8 7 5 4 \$ *

2022000269763 8:00 am 08/05/22

90 CR-SC06 G02 3 27

242.00 242.00 0.00 0.00 6.00 0.00 0.000.000.00 0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT

DOCUMENTARY TRANSFER TAX IS \$484.00
and CITY TAX \$ ~~0~~

- 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: **Mission Viejo**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Donald Augustin, a Single Man

hereby GRANT(S) to
Mike Mashhood, a Single Man

the following described real property in the County of **Orange**, State of California:

See EXHIBIT A attached hereto and made a part hereof for Complete Legal Description - - -

Commonly known as: 27868 Emerald, Mission Viejo, CA 92691

Continued on next page...

MAIL TAX STATEMENTS TO: GRANTEE, AT ADDRESS SHOWN ABOVE, OR AS NOTED BELOW:

Order No. 58602204913
Escrow No. 24-3420-SK
Parcel No. 938-831-94

Property commonly known as: 27868 Emerald, Mission Viejo, CA 92691

GRANT DEED (continued)

Date: July 7, 2022

Donald Augustin
Donald Augustin

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 } s.s.

On 7/14/2022, before me, Travis Poteet, a Notary Public, personally appeared

Donald Augustin
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 paragraphs is true and correct.

WITNESS my hand and official seal.

Signature *[Signature]* (Seal)

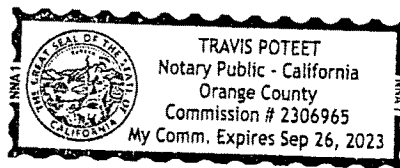


Exhibit A

DESCRIPTION:

THE REAL PROPERTY IN THE CITY MISSION VIEJO, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS

PARCEL 1:

UNIT 48, CONSISTING OF CERTAIN AIRSPACE AND SURFACE ELEMENTS, AS SHOWN AND DESCRIBED IN THE CONDOMINIUM PLAN ("PLAN") FOR PHASE 2 OF HILLCREST, WHICH PLAN WAS RECORDED JUNE 25, 1985 AS INSTRUMENT NO. 85-232672 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 2:

AN UNDIVIDED ONE/THIRTY SECOND (1/32ND) FEE SIMPLE INTEREST AS A TENANT IN COMMON IN AND TO ALL OF THE REAL PROPERTY, INCLUDING, WITHOUT LIMITATION, THE COMMON AREAS DEFINED IN THE DECLARATION OF TERMINATION OF PRIOR DECLARATION AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR HILLCREST, AND NOTICE OF ANNEXATION TO LAKE MISSION VIEJO ASSOCIATION ("DECLARATION") RECORDED MAY 29, 1985 AS INSTRUMENT NO. 85-194856 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, AND THE NOTICE OF ANNEXATION AND ADDITION OF TERRITORY AND SUPPLEMENTAL DECLARATION FOR PHASE 2 OF HILLCREST ("ANNEXATION") RECORDED JUNE 26, 1985 AS INSTRUMENT NO. 85-234853 OF SAID OFFICIAL RECORDS, ON LOT 2 OF TRACT NO. 12291, AS SHOWN ON A MAP RECORDED IN BOOK 536, PAGES 36 TO 40 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

EXCEPTING THEREFROM, ALL OF THE UNITS AS SHOWN ON THE PLAN. ALSO EXCEPTING AND RESERVING THEREFROM, ONE HUNDRED PERCENT (100%) OF ALL RIGHTS TO OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING UNDER OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND. TOGETHER WITH ONE HUNDRED PERCENT (100%) OF ALL RENTS, BONUSES AND PROFITS ACCRUING THEREFROM, WITHOUT, HOWEVER, ANY RIGHTS, INCLUDING RIGHTS OF ENTRY, IN OR WITH RESPECT TO ANY PORTION OF THE SURFACE OR SUBSURFACE TO A VERTICAL DEPTH OF 500 FEET FROM THE SURFACE, AS THE SAME MAY FROM TIME TO TIME EXIST.

RESERVING THEREFROM, FOR THE BENEFIT OF GRANTOR, ITS SUCCESSORS IN INTEREST, AND OTHERS. EASEMENTS FOR ACCESS, INGRESS, EGRESS, ENCROACHMENT, SUPPORT, MAINTENANCE, DRAINAGE, USE, ENJOYMENT, REPAIRS, AND FOR OTHER PURPOSES, ALL AS MAY BE SHOWN ON THE PLAN, AND AS ARE DESCRIBED IN THE DECLARATION OF TERMINATION OF PRIOR DECLARATION AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR HILLCREST, AND NOTICE OF ANNEXATION TO LAKE MISSION VIEJO ASSOCIATION, RECORDED MAY 29, 1985 AS INSTRUMENT NO. 85-194856 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, AND THE NOTICE OF ANNEXATION AND ADDITION OF TERRITORY AND SUPPLEMENTAL DECLARATION FOR PHASE 2 OF HILLCREST, RECORDED JUNE 26, 1985 AS INSTRUMENT NO. 85-234853 OF SAID OFFICIAL RECORDS.

FURTHER RESERVING THEREFROM, FOR THE BENEFIT OF THE OWNERS OF CONDOMINIUMS IN SAID LOT 2 OF TRACT NO. 12291, EXCLUSIVE RIGHTS AND EASEMENTS FOR YARD, DECK AND AIR CONDITIONING PAD PURPOSES, OVER SUCH AREAS AS ARE SHOWN, ASSIGNED AND DESCRIBED AS RESTRICTED COMMON AREAS IN THE PLAN AND THE DECLARATION AND ANNEXATION.

PARCEL 3:

EXCLUSIVE RIGHTS AND EASEMENTS APPURTENANT TO PARCELS 1 AND 2 DESCRIBED ABOVE, FOR DECK PURPOSES, OVER AREAS DEFINED AS RESTRICTED COMMON AREAS IN THE DECLARATION AND ANNEXATION, AS DESCRIBED AND ASSIGNED IN THE PLAN; FOR YARD PURPOSES, OVER AREAS DEFINED AS RESTRICTED COMMON AREAS IN THE DECLARATION AND ANNEXATION, AND AS DESCRIBED AND ASSIGNED IN THE DECLARATION AND ANNEXATION; AND FOR AIR CONDITIONING PURPOSES, AS DESCRIBED FURTHER IN THE DECLARATION AND ANNEXATION.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, USE, ENJOYMENT, DRAINAGE, ENCROACHMENT, SUPPORT, MAINTENANCE, REPAIRS, AND FOR OTHER PURPOSES, ALL AS MAY BE SHOWN IN THE PLAN AND AS DESCRIBED IN THE DECLARATION AND ANNEXATION, AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKE MISSION VLEJO ASSOCIATION ("LAKE ASSOCIATION") RECORDED NOVEMBER 16, 1976 IN BOOK 11963, PAGE 889 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

APN: 938-83-194