

Mark A. Lunn
Ventura County Clerk-Recorder

RECORDING REQUESTED BY:
Chicago Title Company *EPN*

Escrow Order No.: 132130945

When Recorded Mail To:
Fred Rosenmund
162 South "A" Street
Oxnard, CA 93030

DOC# 202200005206

01/14/2022
Titles: 1 Pages: 5
08:00 AM
Total Fees: \$26.00
ESPEJEV

APN/Parcel ID(s): 187-0-121-315

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt from fee per GC 27388.1(a)(2); This document is a transfer that is subject to
Documentary Transfer Tax.

Affidavit

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

✓ **Recording Requested by:**

**Fred Rosenmund
162 South "A" Street
Oxnard, CA 93030**

AFFIDAVIT OF ASSUMPTION OF DUTIES BY SUCCESSOR TRUSTEE

I, **DIANA MONTIEL**, of legal age, first being duly sworn, declares:

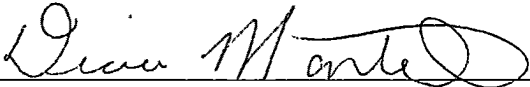
On October 4, 2017. **GLORIA MAGANA** created the **GLORIA MAGANA 2017 TRUST**.

On May 19, 2021, Trustor Gloria Magana died, as established in the attached certified copy of her Certificate of Death.

The Declaration of Trust creating the Gloria Magana 2017 Trust provides that upon the death of Gloria Magana, **DIANA MONTIEL** becomes the Successor Trustee of the trust.

The **Gloria Magana 2017 Trust** holds title to the two parcels of real property located in Ventura County, California shown in the attached Exhibit A.

Dated: October 27, 2021



Diana Montiel, Successor 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 VENTURA

Subscribed and sworn to (or affirmed) before me on

this 27th day of October 2021, 20

by DIANA MONTIEL

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature 



(Seal)

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 187-0-121-315

LOT 91 OF TRACT NO. 2067, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 64, PAGES 28 TO 35 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES, MINERALS, LYING IN OR UNDER SAID LAND, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR WITHIN 500 FEET, MEASURED VERTICALLY OF THE SURFACE THEREOF FOR DEVELOPMENT PURPOSES OR OTHERWISE, AS RESERVED IN DEED OR DEEDS OF RECORD.

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF VENTURA

VENTURA, CALIFORNIA

3052021137516

CERTIFICATE OF DEATH

3202156002976

Form containing fields for decedent's personal data, usual residence, informant's name, spouse/parent information, funeral directory, place of death, cause of death, physician's certification, and coroner's use only.

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CAVENTURO2

CERTIFIED COPY OF VITAL RECORD

STATE OF CALIFORNIA, COUNTY OF VENTURA



This is a true and exact reproduction of the document officially registered and placed on file with the Ventura County Clerk and Recorder.

DATE ISSUED

Signature of Mark A. Lunn, County Clerk and Recorder

This copy is not valid unless prepared on an engraved border displaying the date, seal and signature of the County Clerk and Recorder.

