

RECORDING REQUESTED BY:

Chicago Title Company -SD

Order No. 73723000782

Escrow No. 201-39439-VB

Parcel No. 947-262-052

AND WHEN RECORDED MAIL TO:

Baoping Du and Xiaolan Luo

40332 Via Siena

Murrieta, CA 92562

This document was electronically submitted to the County of Riverside for recording
Received by: JACQUELINE #2386

TRA: 024-030

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$548.90 and CITY \$

- X computed on full value of property conveyed, or
 - computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: X City of Murrieta, and

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

James Nash, Sole Trustee of the Petrello Trust dated 1-18-2006 hereby GRANT(S) to Baoping Du and Xiaolan Luo, Husband and Wife as Joint Tenants

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

LOT 118 OF TRACT NO. 21072-2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 190, PAGES 1 THRU 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

More commonly known as: 40332 Via Siena, Murrieta, CA 92562

Date March 13, 2023

James Nash, Sole Trustee of the Petrello Trust dated January 18, 2006

[Signature]
By James Nash, Sole 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 Riverside }SS

On March 14, 2023, before me, Angela D. Cunningham, Notary Public

personally appeared James Nash 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 *[Signature]*
(Seal)

