

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

**RECORDING REQUESTED BY:**  
Chicago Title

**AND WHEN RECORDED MAIL TO:**

Jose Ojeda  
1232 Woodside Drive  
Placentia, CA 92870

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



\* \$ R 0 0 1 3 8 8 9 9 6 5 \$ \*  
**2022000270414 11:20 am 08/05/22**

9 RW9A G02 3 09  
355.85 355.85 0.00 0.00 6.00 0.00 0.000.000.00 0.00

THIS SPACE FOR RECORDER'S USE ONLY:

**Title Order No.:** 58602205074-JFA  
**AP#:** 340-283-45

**Escrow No.:** 000955-JL

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$711.70**

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 Placentia

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

**Marguerite Borst, a Single Woman** (who acquired title as Marguerite A. Borst)

hereby GRANT(s) to:

**Jose Luis Ojeda, Trustee of The Ojeda Family Revocable Living Trust, UTD May 8, 2012, and any amendment thereto.**

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

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

**Also Known as:** 1232 Woodside Drive, Placentia, CA 92870

**Signature Page 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.: 58602205074-JFA

Escrow No.: 000955-JL

AP#: 340-283-45

**SIGNATURE PAGE**

**Title of Document: GRANT DEED**

**Date of Document: July 19, 2022**

*Marguerite Borst*

Marguerite Borst

**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 08/02/22  
before me, M. Le  
A Notary Public personally appeared  
Marguerite Borst

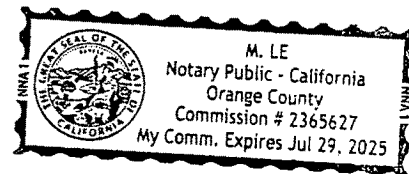
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

(Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 340-283-45**

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LOT 79 OF TRACT NO. 7533, IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 333, PAGES 34 THROUGH 39 BOTH, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND.