

Mark A. Lunn  
Ventura County Clerk-Recorder

**RECORDING REQUESTED BY:**

Chicago Title *LEPN*

**AND WHEN RECORDED MAIL TO:**

Mr. and Mrs. Louis Peck  
973 Calle Pecos  
Thousand Oaks, CA 91360

**DOC# 2022000005223**

01/14/2022  
Titles: 1 Pages: 5  
08:00 AM  
Total Fees: \$1048.00  
ESPEJEV

THIS SPACE FOR RECORDER'S USE ONLY:

**Title Order No.:** 132101804

**Escrow No.:** 005495-KS

**AP#:** 694-0-210-540

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$1,012.00**

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 **AND**

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

**Eric J. Ortlieb and Rachel Ortlieb, Husband and Wife as Joint Tenants**

hereby GRANT(s) to:

**Louis Peck and Ellen M. Peck, Husband and Wife as Joint Tenants**

the real property in the County of Ventura, State of California, described as:

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

**Also Known as:** 14613 Yerba Buena, Malibu, CA 90265

**DATED: October 26, 2021**

**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.: 132101804


Escrow No.: 005495-KS


AP#: 694-0-210-540

**SIGNATURE PAGE**

Title of Document: GRANT DEED

Date of Document: October 26, 2021

  
Eric J. Ortlieb

  
Rachel Ortlieb

**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 Ventura  
On 11/13/2021  
before me, Ashley Stanfield  
A Notary Public personally appeared  
Eric J. Ortlieb and Rachel Ortlieb

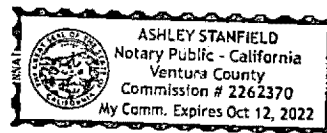
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

(Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 694-0-210-540**

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PARCEL 1:

PARCEL 2 OF PARCEL MAP NO. 5533, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS FILED IN BOOK 64 PAGE 98 AND 99 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN, REPAIR AND PAVE A ROADWAY, AND CONSTRUCT FENCES AND GATES, IN, ON, OVER AND ACROSS THE SOUTHERLY 40.00 FEET OF PARCEL "C" AS SAID PARCEL IS SHOWN IN THAT CERTAIN MAP RECORDED IN BOOK 14 PAGE 1 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY, THE NORTHERLY LINE OF SAID SOUTHERLY 40.00 FEET TO BE PARALLEL WITH THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF SEC. 5, T1S, R19W, S.B.M., IN THE COUNTY OF VENTURA.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN, REPAIR AND PAVE A ROADWAY, IN, ON, OVER AND ACROSS THAT PORTION OF PARCEL C IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SAID PARCEL IS SHOWN ON THAT CERTAIN MAP FILED IN BOOK 17 PAGE 34 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LYING WITHIN A STRIP OF LAND 40 FEET WIDE THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF THE SOUTHERLY 20 FEET OF SAID PARCEL C WITH THE EASTERLY LINE OF SAID PARCEL C; THENCE ALONG SAID NORTHERLY LINE,

1ST: SOUTH 89° 56' 23" WEST 606.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 60.00 FEET WHICH SAID CURVE IS ALSO TANGENT AT ITS NORTHERLY TERMINUS WITH A LINE THAT IS PARALLEL WITH AND DISTANT EASTERLY 20 FEET, MEASURED AT RIGHT ANGLES, FROM THE MOST WESTERLY LINE OF SAID PARCEL C; THENCE,

2ND: WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC DISTANCE OF 94.25 FEET TO SAID POINT OF TANGENCY; THENCE ALONG SAID PARALLEL LINE,

3RD: NORTH 00° 03' 37" WEST 26.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 60.00 FEET; THENCE,

4TH: NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77° 03' 44" AN ARC DISTANCE OF 80.70 FEET; THENCE TANGENT TO SAID CURVE,

5TH: NORTH 77° 00' 07" EAST 252.685 FEET; THENCE,

6TH: NORTH 63° 35' 53" EAST 82.045 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 135.00 FEET WHICH SAID CURVE IS ALSO TANGENT AT ITS NORTHERLY TERMINUS WITH A LINE THAT BEARS SOUTH 5° 04' 47" WEST FROM THE

**EXHIBIT "A"**  
Legal Description

SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE CENTERLINE OF THE PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT LYING WITHIN SAID PARCEL B IDENTIFIED ON SAID MAP AS HAVING A BEARING AND LENGTH OF "NORTH 42° 10' 11" WEST 64.81 FEET"; THENCE,

7TH: NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58° 31' 06" AN ARC DISTANCE OF 137.88 FEET TO SAID POINT OF TANGENCY; THENCE ALONG SAID LINE,

8TH: NORTH 5° 04' 47" EAST 94.34 FEET TO THE NORTHEASTERLY TERMINUS OF SAID CERTAIN COURSE.

THE SIDE LINES OF SAID 40 FOOT WIDE EASEMENT TO BE PROLONGED OR SHORTENED SO AS TO BEGIN IN THE EASTERLY LINE OF SAID PARCEL C AND TO TERMINATE IN THE SOUTHWESTERLY LINE OF SAID PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT SHOWN ON SAID MAP.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN, REPAIR AND PAVE A ROADWAY, IN, ON, OVER AND ACROSS THAT PORTION OF PARCEL B IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SAID PARCEL IS SHOWN ON THAT CERTAIN MAP FILED IN BOOK 17 PAGE 34 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LYING WITHIN A STRIP OF LAND 40 FEET WIDE THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF THE SOUTHERLY 20 FEET OF PARCEL C OF SAID PARCEL MAP WITH THE EASTERLY LINE OF SAID PARCEL C, THENCE ALONG SAID NORTHERLY LINE,

1ST: SOUTH 89° 56' 23" WEST 606.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 60.00 FEET WHICH SAID CURVE IS ALSO TANGENT AT ITS NORTHERLY TERMINUS WITH A LINE THAT IS PARALLEL WITH AND DISTANT EASTERLY 20 FEET, MEASURED AT RIGHT ANGLES, FROM THE MOST WESTERLY LINE OF SAID PARCEL C; THENCE,

2ND: WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC DISTANCE OF 94.25 FEET TO SAID POINT OF TANGENCY; THENCE ALONG SAID PARALLEL LINE,

3RD: NORTH 00° 03' 37" WEST 26.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 60.00 FEET; THENCE,

4TH: NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77° 03' 44" AN ARC DISTANCE OF 80.70 FEET; THENCE TANGENT TO SAID CURVE,

5TH: NORTH 77° 00' 07" EAST 252.685 FEET; THENCE,

6TH: NORTH 63° 35' 53" EAST 82.045 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 135.00 FEET WHICH SAID CURVE IS ALSO TANGENT AT ITS NORTHERLY TERMINUS WITH A LINE THAT BEARS SOUTH 5° 04' 47" WEST FROM THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE CENTERLINE OF THE PROP IDENTIFIED ON SAID MAP AS HAVING A BEARING AND LENGTH OF "NORTH 42° 10' 11" WEST

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64.81 FEET"; THENCE,

7TH: NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58° 31' 06" AN ARC DISTANCE OF 137.88 FEET TO SAID POINT OF TANGENCY; THENCE ALONG SAID LINE,

8TH: NORTH 5° 04' 47" EAST 94.34 FEET TO THE SOUTHEASTERLY TERMINUS OF SAID CERTAIN COURSE.

THE SIDE LINES OF SAID 40 FOOT WIDE EASEMENT TO BE PROLONGED OR SHORTENED SO AS TO TERMINATE NORTHEASTERLY IN THE SOUTHWESTERLY LINE OF SAID PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT SHOWN ON SAID MAP, AND TERMINATE SOUTHWESTERLY IN THE SOUTHWESTERLY LINE OF SAID PARCEL B.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES HEREINBEFORE DESCRIBED OVER THAT PORTION OF PARCEL B IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SAID PARCEL SHOWN ON THAT CERTAIN MAP FILED IN BOOK 17 PAGE 34 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LYING WITHIN THE 40 FOOT WIDE STRIP OF LAND IDENTIFIED ON SAID MAP AS 'PROPOSED 40' ROAD AND UTILITY EASEMENT' AND OVER THAT PORTION OF SAID PARCEL B LYING SOUTHERLY, WESTERLY AND SOUTHWESTERLY OF THE CENTERLINE OF THE 40 FOOT WIDE STRIP OF LAND IDENTIFIED ON SAID MAP AS 'PROPOSED 40' ROAD AND UTILITY EASEMENT".