



Sep 18, 2023 04:55 PM

OFFICIAL RECORDS
JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER
FEES: \$781.30 (SB2 Atkins: \$0.00)
PCOR: YES

PAGES: 3

RECORDING REQUESTED BY:
Chicago Title Company

When Recorded Mail Document
and Tax Statement To:
Sadeel Najor
10121 Burrock Drive
Santee, CA 92071

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 73723004552

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

APN/Parcel ID(s): 545-512-02-00

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 - The documentary transfer tax is \$751.30 and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in the City of San Diego.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ^{*}The Jon Michael Geary and Siu Ming Jasmine Geary Living Trust, or Any Successor Trustee, under a Declaration of Trust dated April 11, 2008, or Any Amendments Thereto

hereby GRANT(S) to Sadeel Najor, a single man

the following described real property in the City of San Diego, County of San Diego, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

** Jon M. Geary and Siu Ming J. Geary as Trustees of*

PROPERTY COMMONLY KNOWN AS: 3013 Franklin Avenue, San Diego, CA 92113

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 545-512-02-00

Dated: August 31, 2023

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Jon Michael Geary and Siu Ming Jasmine Geary Living Trust, or Any Successor Trustee, under a Declaration of Trust dated April 11, 2008, or Any Amendments Thereto

BY: [Signature]
Jon M. Geary
Trustee *Jon M. Geary*

BY: [Signature]
Siu Ming J. Geary
Trustee *Siu Ming J. Geary*

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 San Diego

On 8-2-2023 before me, Cari Hatfield, Notary Public,

(here insert name and title of the officer)
personally appeared Jon M. Geary and Siu Ming J. Geary,
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

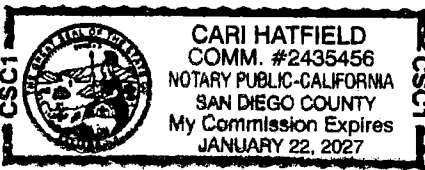


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 545-512-02-00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 22 AND THE SOUTHERLY 35 FEET OF LOT 21, IN BLOCK 328 OF CHOATES'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 156, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 14, 1886.