

RECORDING REQUESTED BY:
Chicago Title Company

DOC# 2022-0021775



AND WHEN RECORDED MAIL TO:

Roman Mokhov and Svitlana Mokhova
8134 Mission Vista Drive
San Diego, CA 92120-1540

Jan 14, 2022 12:02 PM

OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$1,015.50 (SB2 Atkins: \$0.00)
PCOR: YES
PAGES: 3

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 73721016106

Escrow No.: 02-640033-TS

AP#: 456-531-07-00

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$995.50

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 SAn Diego **AND**

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

Denice Goldschmidt and Victor Goldschmidt, Trustees of the Denice W. Goldschmidt Declaration of Trust, dated October 10, 2000.

hereby GRANT(s) to:

Roman Mokhov and Svitlana Mokhova, Husband and Wife as Community Property with Right of Survivorship

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

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

Also Known as: 8134 Mission Vista Drive, San Diego, CA 92120-1540

DATED: December 13, 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:

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: December 13, 2021

Denice Goldschmidt and Victor Goldschmidt, Trustees
of the Denice W. Goldschmidt Declaration of Trust,
dated October 10, 2000.

By: Denice Goldschmidt
Denice Goldschmidt, Trustee

By: Victor Goldschmidt
Victor Goldschmidt, Trustee

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~~ MICHIGAN
COUNTY OF ~~GRAND TRAVERSE~~
On December 21, 2021
before me, Annette M. Burgee,
A Notary Public personally appeared
Denice Goldschmidt and Victor Goldschmidt

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~~ ^{Michigan} that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Annette M. Burgee

ANNETTE M. BURGEE
Notary Public, State of Michigan
County of Grand Traverse
My Commission Expires Nov. 25, 2023
Acting in the County of Grand Traverse

(Seal)

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 456-531-07-00

PARCEL A:

LOT 22 OF MISSION PACIFIC UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 10251, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 29, 1981.

PARCEL B:

A NON-EXCLUSIVE EASEMENT ON AND OVER THE COMMON AREA AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS TO WHICH REFERENCE IS HEREAFTER MADE FOR ACCESS, USE, OCCUPANCY, ENJOYMENT, INGRESS AND EGRESS OF THE AMENITIES LOCATED THEREON, SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 13, 1982, AS FILE NO. 82-214623 OF OFFICIAL RECORDS.