

Mark A. Lunn
Ventura County Clerk-Recorder

RECORDING REQUESTED BY:
Chicago Title Company *lepn*
Order No. 132200704
Escrow No. 1-60939SE
Parcel No. 090-0-310-525

DOC# 2022000069672

06/23/2022
Titles: 1 Pages: 3
08:00 AM
Total Fees: \$977.00
CERVANTD

AND WHEN RECORDED MAIL TO:

CANDY RIVAS AND CHARLIE RIVAS
11408 BEECHNUT STREET
VENTURA CA 93004

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$957.00 and CITY \$

- computed on full value of property conveyed, or
 computed on full value less liens or encumbrances remaining at the time of sale.
 unincorporated area: *city of* Ventura, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Scott Andrew Wilcox and Rosio Ivett Wilcox, husband and wife as Community Property with Right of Survivorship**

hereby GRANT(S) to **Candy Rivas and Charlie Junior Rivas, Wife and Husband as Community Property**

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

Lot 54 of Tract No. 5627-3 in the City of **Ventura**, County of **Ventura**, State of California, as per Map Recorded in Book 161 Page(s) 16 Through 20, of Maps in the Office of the County Recorder of **Ventura** County.

More commonly known as: **11408 Beechnut Street, Ventura, CA 93004**

Order No. 132200704
Parcel No. 090-0-310-525

CONTINUATION OF GRANT DEED

Date May 27, 2022

Scott Andrew Wilcox
Scott Andrew Wilcox

Rosio Ivett Wilcox
Rosio Ivett Wilcox

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 6.1.22, before me, Angel Noel

a notary public, personally appeared Scott Andrew Wilcox and Rosio Ivett Wilcox 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 [Handwritten Signature]

(Seal)

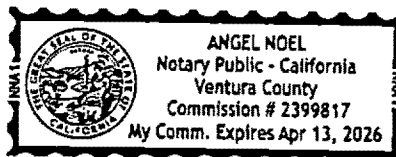
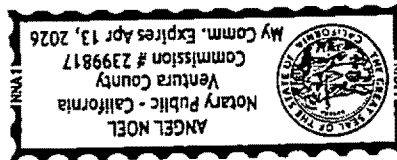


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 090-0-310-525

LOT 54 OF TRACT MAP NO. 5627-3, IN THE CITY OF VENTURA, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 161, PAGES 16 THROUGH 20, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM UNTO THE GRANTOR, ALL REMAINING OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PROPERTY HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME FROM SAID PROPERTY OR ANY OTHER PROPERTY, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM PROPERTIES OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE PROPERTY HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, EXCEPTING THEREFROM, THE RIGHT TO DRILL, MINE, STORE, EXPLORE, OR OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE PROPERTY HEREINABOVE DESCRIBED, AS RESERVED BY CITY VENTURE HOMEBUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN DEED RECORDED OCTOBER 19, 2015 AS INSTRUMENT NO. 20151019-00154484-0 OF OFFICIAL RECORDS.