

DOC# 2023-0067711



Mar 16, 2023 12:30 PM

OFFICIAL RECORDS  
JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER  
FEES: \$20.00 (SB2 Atkins: \$0.00)  
PCOR: YES

PAGES: 3

RECORDING REQUESTED BY:

**CHICAGO TITLE COMPANY - SD**

73723001017-PM  
Parcel No. 173-422-05-00

MAIL TAX STATEMENTS AND WHEN  
RECORDED MAIL TO:

INOCENCIO VENTURA  
1709 MANOR DRIVE  
VISTA, CA 92084-3015

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

*transfer to trust*  
\$0

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS NONE

- No Consideration
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area:  City of Vista, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Inocencio Ventura and Atala Ventura, Husband and Wife as Joint Tenants**

hereby GRANT(S) to **Inocencio Ventura and Atala Ventura, Trustees of the Ventura Revocable Living Trust dated August 7, 2020, and any amendments thereto**

the following described real property in the County of **San Diego**, State of California:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
More commonly known as: **1709 Manor Drive, Vista, CA 92084-3015**

*[Signature]* Exempt from fee per GC 27388.1 (a)(2): This is a transfer of real property that is a residential dwelling to an owner occupier.

*[Signature]* Exempt from fee per GC 27388.1 (a)(2): This is a transfer of real property that is a residential dwelling to an owner occupier.

This instrument filed for record by Chicago Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

Date March 7, 2023

Buyer's Signature

Inocencio Ventura  
Inocencio Ventura

Atala Ventura  
Atala Ventura

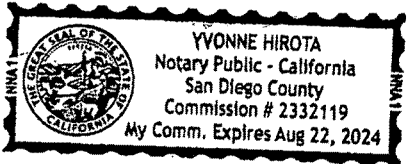
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF San Diego } s.s.

On Mar. 10, 2023, before me, Yvonne Hirota, Notary Public  
personally appeared Inocencio Ventura and Atala Ventura 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 Yvonne Hirota (Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 173-422-05-00**

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

LOT 55 OF WINDSOR MEADOWS UNIT NO. 2, IN THE CITY OF VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5251, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 4, 1963.