



13.00

* \$ R 0 0 1 3 7 3 1 1 4 8 \$ *

2022000180711 12:58 pm 05/13/22

90 SC5A D10 3

0.00 0.00 0.00 0.00 6.00 0.00 0.000.000.00 0.00

RECORDING REQUESTED BY

Chicago Title

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME SHAYNA COOPER

STREET ADDRESS

2920 CLUB HOUSE ROAD

CITY, STATE &
ZIP CODE

COSTA MESA CA 92626

SPACE ABOVE FOR RECORDER'S USE ONLY

INTERSPOUSAL TRANSFER GRANT DEED

Title of Document

Pursuant to Assembly Bill 1466 – Restrictive Covenant (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars (\$2) for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded per each single transaction per parcel of real property, except those expressly exempted from payment of recording fees, as authorized by each county’s board of supervisors and in accordance with applicable constitutional requirements.

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY:
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:
SHAYNA COOPER
2920 CLUB HOUSE ROAD
COSTA MESA, CA 92626

Order No. 58602202987
Parcel No. 931-80-453

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERSPOUSAL TRANSFER GRANT DEED

(Excluded from reappraisal under California Constitution Act 13 A 1.et seq.

DOCUMENTARY TRANSFER TAX \$ NONE

This is an Interspousal Transfer and not a change in ownership under §63 of the Revenue and Taxation code and Grantor(s) has(have) checked the applicable exclusion from reappraisal:

From One Spouse to the Other Spouse

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GRANTOR
Chance Cooper, spouse of grantee

hereby GRANT(S) to Shayna L. Cooper, a married woman as her sole and separate property who acquired title as Shayna L. Kerry, a single woman

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

Legal description attached hereto and made a part hereof see Exhibit "A"

"This conveyance establishes sole and separate property of a spouse, R&T 11911."

"It is the express intent of the Grantor, being the spouse of the Grantee to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as sole and separate property.

Date April 27, 2022


Chance Cooper

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 Orange } S.S.

On May 3, 2022, before me, Shawna Lowdermilk Notary Public,

personally appeared Chance Cooper
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): 931-80-453

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

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

AN UNDIVIDED 1/16TH INTEREST IN AND TO LOT 1 OF TRACT NO. 12164, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 529, PAGES 29 TO 32 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM UNITS 1 TO 16 INCLUSIVE, AS SHOWN UPON THE CONDOMINIUM PLAN RECORDED SEPTEMBER 7, 1984, AS INSTRUMENT NO. 1984-374060 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM AN EXCLUSIVE EASEMENT OVER THOSE AREAS DESIGNATED AS RESTRICTED COMMON AREAS AS SHOWN UPON THE CONDOMINIUM PLAN ABOVE REFERRED TO.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS, BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN INSTRUMENTS OF RECORD.

PARCEL 2:

UNIT 13 INCLUSIVE, CONSISTING OF ELEMENTS RESIDENTIAL AND GARAGE, AS SHOWN UPON THE CONDOMINIUM PLAN ABOVE REFERRED TO.

PARCEL 3:

AN EXCLUSIVE EASEMENT OVER THOSE PORTIONS OF LOT 1 DESCRIBED IN PARCEL 1 ABOVE, DESIGNATED AS RESTRICTED COMMON AREA AS APPURTENANT TO PARCELS 1 AND 2 ABOVE DESCRIBED.