

**The following notice is pursuant to California Government Code
Section 12956.1(b)(1))**

Notice

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Restrictive Covenant Modification

Under current state law, including AB1466 effective January 1, 2022, homeowners can request to modify property documents that contain unlawful discriminatory covenants. Government Code Section 12956.2 allows a person who holds an ownership interest of record in property that the person believes is the subject of an unlawfully restrictive covenant to record a Restrictive Covenant Modification document to have the illegal language stricken. Unlawful restrictions include those restrictions based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, national origin, source of income as defined in Government Code Section 12955 subdivision (p), ancestry, or genetic information.

To Record a Restrictive Covenant Modification, you must:

- Complete a Restrictive Covenant Modification Form; this must be signed in front of a notary public.
- Attach a copy of the original document containing the unlawful restrictive language with the unlawful language stricken.
- Submit the completed document to the County Recorder.

This document requires the following:

1. Name(s) of current owner(s)
2. Identification of document page number and language in violation
3. Recording reference of document with unlawful restrictive covenant
4. Copy of referenced document attached complete with unlawful restrictive language stricken out
5. Signature(s) of owner(s)
6. Signature(s) acknowledged
7. Approval by County Counsel provided to County Recorder

Upon receipt, the Recorder's office will submit the document to County Counsel who will determine whether the original document contains any unlawful restrictions, as defined in Government Code Section 12956.2 subdivision (b). Only those determined to be in violation of the law will be recorded and those that are not, will be returned to the submitter unrecorded.

Please note that the County Recorder is not liable for modification not authorized by law. This is the sole responsibility of the holder of ownership interest who caused the modified recordation per Government Code Section 12956.2 subdivision (f).

Pursuant to the requirements of AB1466, and no later than July 1, 2022, the Assessor-County Clerk-Recorder will post an implementation plan outlining our strategy to identify records with discriminatory restrictions.

Recording Requested By

When recorded mail document to

Above Space for Recorder's Use Only

RESTRICTIVE COVENANT MODIFICATION

I (We) _____ have an ownership interest of record in the property located at _____ that is covered by the document described below.

The following referenced document contains a restrictive covenant based on race, color, religion, sex, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry that violates state and federal fair housing laws and that restriction is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of eliminating that restrictive

covenant as shown on page(s) _____ of the document recorded on _____ (date)

In book _____ and page _____, or Document No. _____ of the Official records of the County of _____, State of California.

The document referenced above was originally indexed in the following manner _____

_____ and this document shall be indexed in like manner pursuant to Section 12956.2 (e).

The effective date of the terms and conditions of this modification document shall be the same as the effective date of the original document referenced above.

Dated _____



Printed Name(s)

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 _____ }

On _____ before me, _____, a Notary Public, personally appeared _____ 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 signatures(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 _____

10379

RECORDING REQUESTED BY 2

ORANGE
COUNTY

CALIFORNIA

COUNTY

DOCUMENTARY

TAX

NOV
1969
10980

NOV 19 1969

48.40

BOOK 9140 PAGE 887

AND WHEN RECORDED MAIL TO

Name Allen A. Posner
Street Lillian A. Posner
Address 1565 Flippin Circle
City & State Anaheim, California 92805

\$2.80

RECORDED AT REQUEST OF
TITLE INS. & TRUST CO.
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIF.

8:00 AM NOV 19 1969

J. WYLIE CARLYLE, County Recorder

MAIL TAX STATEMENTS TO

Name Allen A. Posner
Street Lillian A. Posner
Address 1565 Flippin Circle
City & State Anaheim, California 92805

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$

48.40

☒ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED

☐ OR COMPUTED ON NET VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE

W. H. Smith for T.I.T.C.
Signature of Declarant or Agent determining tax. Firm Name

D.T.T. \$

Corporation Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

TO 406 CA (7-68)

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

UNION OIL COMPANY OF CALIFORNIA,

a corporation organized under the laws of the state of California,
hereby GRANTS to

ALLEN A. POSNER and LILLIAN A. POSNER, husband and wife, as community
property,

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

4790333 1042

The surface and those portions of the subsurface which lie above a plane parallel to and 500 feet measured vertically downward below the surface of the following described real property:

That portion of Lot 28 of Potts, Borden and Sidwell Tract in the city of Orange, county of Orange, state of California, as per map recorded in Book 4, Page 624 of Miscellaneous Records, in the office of the county recorder of Los Angeles County, California, shown as Parcel 2 on a map filed in Book 25, Page 32 of Parcel Maps, in the office of the county recorder of said county.

An easement for a sanitary sewer line over the westerly 10.0 feet of that portion of Lot 28 of Potts, Borden and Sidwell Tract in the city of Orange, county of Orange, state of California, as per map recorded in Book 4, Page 624 of Miscellaneous Records, in the office of the county recorder of Los Angeles County, California, shown as Parcel 1 on a map filed in Book 25, Page 32 of Parcel Maps, in the office of the county recorder of said county.

SUBJECT TO the following covenant and restriction as to the real property conveyed to grantee hereunder: Grantee hereby covenants with grantor, as the owner of the adjoining parcel of real property, to refrain from using the land herein described for the retail sale or dispensing of petroleum products, tires, batteries or accessories or for use as a motor vehicle service station for a period of twenty (20) years from the date of this Grant Deed. This covenant and restriction is for the benefit of the adjoining parcel of real property owned by grantor and shall be appurtenant to and run with the land. This covenant and restriction shall be binding upon grantee, its successors in interest and assigns. This covenant and restriction shall inure to the benefit of the grantor, its successors in interest and assigns. No breach of this covenant and restriction shall defeat or render invalid the lien of any mortgage or Deed of Trust made in good faith and for value.

ALSO SUBJECT TO the following covenant and restriction as to the real property conveyed to grantee hereunder: Grantee hereby covenants with grantor, as the owner of the adjoining parcel of real property, that no signs, buildings, or fencing shall be constructed on said real property which would unduly restrict the visibility of or limit the access into or out of the adjoining parcel now operated by the grantor as a service station. This covenant and restriction is for the benefit of the adjoining parcel of real property owned by grantor and shall be appurtenant to and run with the land. This covenant and restriction shall be binding upon grantee, its successors in interest and assigns. This covenant and restriction shall inure to the benefit of the grantor, its successors in interest and assigns. No breach of this covenant and restriction shall defeat or render invalid the lien of any mortgage or Deed of Trust made in good faith and for value.

SUBJECT TO:

DOC: 9140 PAGE 889

1. First half taxes for the fiscal year 1969-1970, a lien now due and payable.
2. All covenants, conditions, restrictions, and public utility easements of record.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its Vice President and Assistant Secretary thereunto duly authorized.

Dated: November 4, 1969

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On November 11, 1969 before me, the undersigned, a Notary Public in and for said State, personally appeared N. T. UGRIN known to me to be the Vice President and R. O. Hedley known to me to be the Assistant Secretary of the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors. WITNESS my hand and official seal.

Signature

Gloryn G. McKee

Name (Typed or Printed)

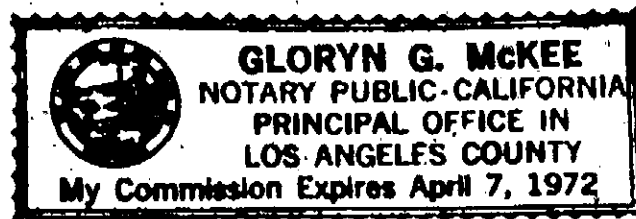
UNION OIL COMPANY OF CALIFORNIA

By N. T. Ugrin

Vice President

By R. O. Hedley

Assistant Secretary



(This area for official notarial seal)

Title Order No. _____

Escrow or Loan No. 6804299 ACB

MAIL TAX STATEMENTS AS DIRECTED ABOVE