

RECORDING REQUESTED BY

37051

BK 13722P0 154

AND WHEN RECORDED MAIL TO

\$6.00

Name Buena Park Associates I
Street Address 5351 Argey Avenue
City & State Huntington Beach, CA 92649

MAIL TAX STATEMENTS TO

Name SAME
Street Address
City & State

RECORDED AT REQUEST OF
TITLE INS. & TRUST CO.
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIFORNIA
8:00 A.M. AUG 29 1980
LEE A. BRANCH, County Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

066-020-22

066-020-23

TO 1923 CA (11-74)

PAID

DOC TRANSFER TAX
LEE A. BRANCH
ORANGE CO. RECORDER

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 531.30

() computed on full value of property conveyed, or

(X) computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: () City of _____, and

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

See Exhibit 'A' attached hereto

hereby GRANT(S) to BUENA PARK ASSOCIATES #1, a limited partnership

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

Per Exhibit "C" attached hereto and made a part hereof

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and

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Dated August 8, 1980

STATE OF CALIFORNIA
COUNTY OF _____

} ss.

On _____ before me, the under-
signed, a Notary Public in and for said State, personally appeared

_____, known to me
to be the person whose name _____ subscribed to the within
instrument and acknowledged that _____ executed the same.
WITNESS my hand and official seal.

Signature _____

(This area for official notarial seal)

Title Order No. _____

Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RAYMOND E. BERG, a married man, as his sole and separate property, as to an undivided 34.30 percent interest; DANIEL F. GENTILE, who acquired title as Daniel F. Gentile and CAROL A. GENTILE, who acquired title as Carol A. Gentile, husband and wife, as community property, as to an undivided 18.69 percent interest; THOMAS D. LUND and JACQUELINE R. LUND, husband and wife, as community property, as to an undivided 26.16 percent interest; RICHARD E. DEEVER, who acquired title as Richard Deaver and ANNE S. DEEVER, who acquired title as Ann Deaver, husband and wife, as joint tenants, as to an undivided 18.69 percent interest and DONALD G. PENKOFF, who acquired title as Donald E. Penkoff, an unmarried man, as to an undivided 2.16 percent interest.

Exhibit "A"

STATE OF CALIFORNIA)
COUNTY OF Orange) ss.

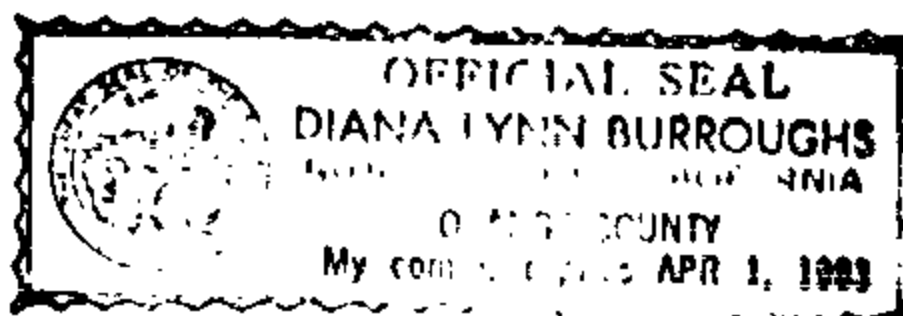
BK 13722Pg 156

On Aug. 25, 1980, before me, the undersigned, a Notary Public in and for said State, personally appeared Raymond E. Berg, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Signature

Diana Lynn Burroughs



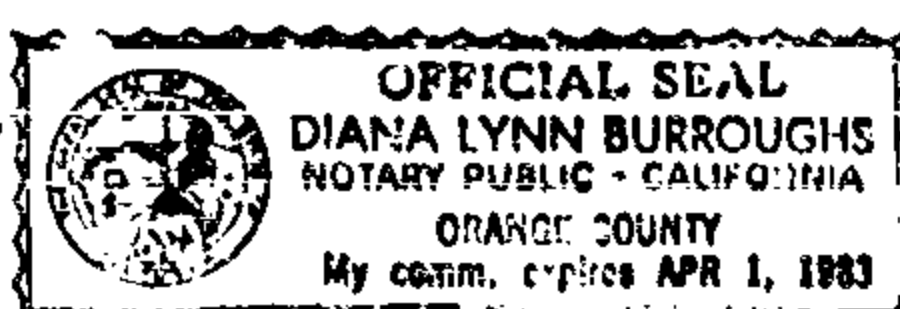
STATE OF CALIFORNIA)
COUNTY OF Orange) ss.

On Aug. 25, 1980, before me, the undersigned, a Notary Public in and for said State, personally appeared Daniel F. Gentile and Carol A. Gentile, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Signature

Diana Lynn Burroughs



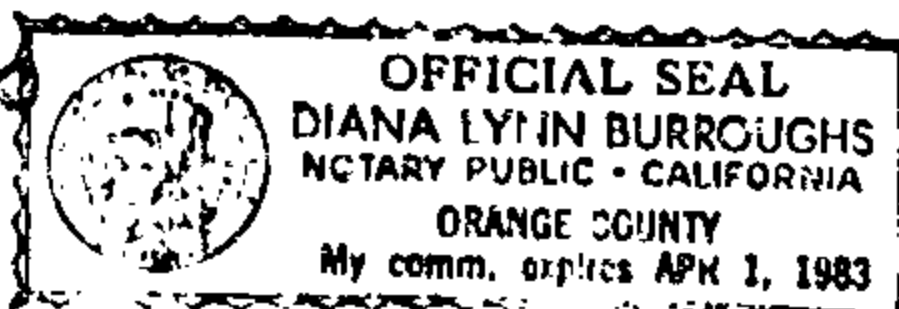
STATE OF CALIFORNIA)
COUNTY OF Orange) ss.

On Aug. 22, 1980, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas D. Lund and Jacqueline R. Lund, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Signature

Diana Lynn Burroughs



STATE OF CALIFORNIA)
COUNTY OF Orange) ss.

On Aug. 22, 1980, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard B. Deaver and Anne S. Deaver, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Signature

Diana Lynn Burroughs



STATE OF CALIFORNIA)
COUNTY OF Orange) ss.

On Aug. 20, 1980, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald G. Penkoff, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Signature

Diana Lynn Burroughs

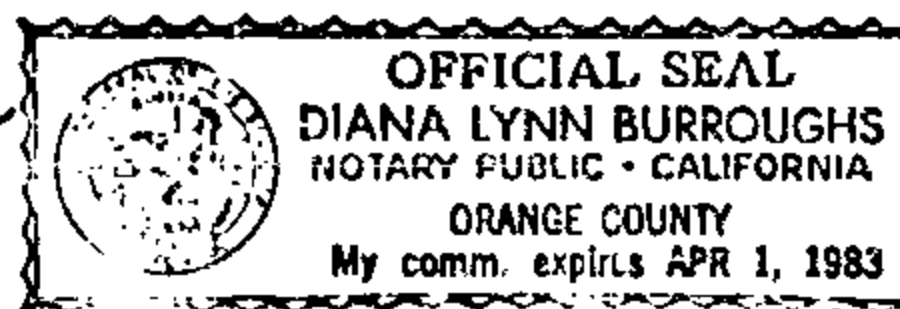


Exhibit C

BK 13722PG 157

DESCRIPTION.

THE LAND REFERRED TO IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF BUENA PARK AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 18, 19 AND 20, IN BLOCK C, BUENA PARK EUCALYPTUS TRACT, . . . SHOWN ON MAP FILED IN BOOK 5, PAGES 25 AND 26, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF ORANGE, DESCRIBED AS "PARCEL NO. 247" IN A LIS PENDENS IN SUPERIOR COURT CASE NO. 84161, A CERTIFIED COPY OF WHICH IS RECORDED IN BOOK 4886, PAGE 347, OF OFFICIAL RECORDS, IN THE OFFICE OF SAID RECORDER, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE COMMON BOUNDARY LINE BETWEEN THE COUNTIES OF LOS ANGELES AND ORANGE, LYING BETWEEN POST NO. 26 AND POST NO. 27, AS SAID BOUNDARY LINE AND SAID POSTS ARE SHOWN ON LOS ANGELES COUNTY SURVEYOR'S MAP NO. 4175, SHEET 2 ON FILE IN THE OFFICE OF THE ENGINEER OF LOS ANGELES COUNTY, SAID POINT BEING DISTANT ALONG SAID BOUNDARY LINE SOUTH $0^{\circ} 34' 19''$ EAST 1,156.84 FEET FROM SAID POST NO. 27; THENCE NORTH $89^{\circ} 26' 26''$ EAST 30.00 FEET; THENCE NORTH $86^{\circ} 21' 06''$ EAST 279.50 FEET; THENCE SOUTH $77^{\circ} 30' 54''$ EAST 119.51 FEET; THENCE SOUTH $72^{\circ} 22' 35''$ EAST 33.68 FEET; THENCE NORTH $77^{\circ} 23' 32''$ EAST 142.02 FEET; THENCE SOUTH $84^{\circ} 38' 10''$ EAST 243.09 FEET; THENCE NORTH $86^{\circ} 10' 50''$ EAST 196.38 FEET; THENCE SOUTH $12^{\circ} 36' 24''$ EAST 10.00 FEET TO A POINT IN THAT COURSE HAVING A BEARING AND LENGTH OF "SOUTH $77^{\circ} 21' 36''$ WEST 864.46 FEET" IN THE SOUTHERLY LINE OF SAID "PARCEL NO. 247", DISTANT THEREON NORTH $77^{\circ} 23' 36''$ EAST 690.20 FEET FROM THE WESTERLY EXTREMITY OF SAID COURSE.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS, WITHOUT RIGHT OF SURFACE ENTRY OR THE RIGHT OF SUBSURFACE ENTRY TO A DEPTH OF 500 FEET BELOW THE SURFACE, AS EXCEPTED AND RESERVED IN DEED RECORDED IN BOOK 4168 PAGE 254 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM TO THE GRANTOR HEREIN, ITS SUCCESSORS, AND ASSIGNS AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS, PETROLEUM, AND OTHER HYDROCARBONS AND MINERALS, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE OF SAID LAND, AS EXCEPTED IN A DEED RECORDED DECEMBER 23, 1975 IN BOOK 11603, PAGE 1322 OF OFFICIAL RECORDS.

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PLEASE
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m.d.

PLEASE
INITIAL

AD

END OF RECORDED DOCUMENT