

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE
AND WHEN RECORDED MAIL TO:

SEBASTIAN FRANZEN
MARIA THERESE FRANZEN
12662 WILLIS LANE
SANTA ANA, CA 92705

Recorded in Official Records, Orange County

Tom Daly, Clerk-Recorder



18.00

2011000668972 04:07pm 12/21/11

105 406 G02 5 11

233.75 233.75 0.00 0.00 12.00 0.00 0.00 0.00

A.P.N.: 393-111-14 and

Order No.: 33409766

Space Above This Line for Recorder's Use Only

Escrow No.: 13744-1

393-111-13

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$467.50

☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale,
☐ unincorporated area; ☒ City of SANTA ANA, and

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

STEVEN T. DEVRIES, TRUSTEE OF THE STEVEN T. DEVRIES FAMILY TRUST U/D/T MARCH 7, 2007

hereby GRANT(S) to SEBASTIAN FRANZEN AND MARIA THERESE FRANZEN, HUSBAND AND WIFE AS
JOINT TENANTS

the following described property in the City of SANTA ANA, County of ORANGE State of California;

See Exhibit "A" attached hereto and made a part hereof.

STEVEN T. DEVRIES, TRUSTEE OF THE
STEVEN T. DEVRIES FAMILY TRUST U/D/T
MARCH 7, 2007

By:

STEVEN T. DEVRIES
STEVEN T. DEVRIES, TRUSTEE

17
11-11

Document Date: November 14, 2011

STATE OF CALIFORNIA)
COUNTY OF)

On _____ before me, _____, a notary public in and
for said state, 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 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 _____

CERTIFICATE ATTACHED FOR
CALIFORNIA NOTARY WORDING

(Seal)

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

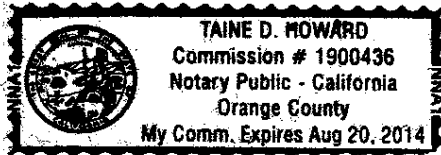
CIVIL CODE § 1189

State of California

County of ORANGE

On NOV. 17, 2011 before me, TAINE D. HOWARD NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared STEVEN T. DE VRIES
Name(s) of Signer(s)



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: Taine D. Howard
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____



GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary : Taine D. Howard
 Notary Identification Number : 1900436
 Vender Identification Number : NNA1
 County Where Bond Is Filed : Orange
 Date Commission Exp : Aug 20, 2014
 Place of Execution : San Bernardino

SPL, Inc. as agent

DATE: 12/21/2011

Signature

State of California)

County of _____)

On _____ before me, _____ personally appeared, _____ who proved to me 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

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

Place of Execution : _____
 SPL, Inc. as agent

DATE: ____/____/____

Signature

LEGAL DESCRIPTION

EXHIBIT ^A~~ONE~~

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

Parcel 1:

That portion of Lot 9 of El Modena Citrus Lands, in the County of Orange, State of California as shown on a Map recorded in Book 6 Page(s) 32 of Miscellaneous Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point distant South 54° 36' 25" East 30.00 feet from the most Northerly corner of that certain 1.00 acre Parcel of Land as shown on a map filed in Book 29 Page 46 of Record of Surveys, in the Office of the County Recorder of said County, said point being distant South 54° 36' 25" East 50.00 feet from the Northwestern boundary line of said Lot 9; thence North 35° 23' 35" East parallel with said Northwestern boundary line 125.00 feet; Thence South 54° 36' 25" East 193.95 feet; Thence South 35° 20' 10" West parallel with the Southeasterly boundary line of said Lot 9, 125.00 feet; Thence North 54° 36' 25" West 194.07 feet to the point of beginning.

Said land is included within the area shown on a map filed in the Office of the County Recorder of said Orange County, in Book 54 Page 48 Records of Surveys.

Parcel 2:

That portion of the Northwesternly 50 feet of Lot 9 of the El Modena Citrus Lands, in the County of Orange, State of California, as per map recorded in Book 6, Page 32 of Miscellaneous Maps, in the Office of the County Recorder of said County, lying Southwesterly of the Northwesternly prolongation of the Northeasterly line of the land described in Parcel 1 of Deed to Robert C. Thomas, Recorded May 10, 1966 in Book 7926 Page 760 Official Records.

Except that portion thereof included within that certain 1.00 acre Parcel of Land, as shown on a map filed in Book 29, Page 46 of Record of Surveys, in the Office of the County Recorder of said County.

Parcel 3:

An easement for road and public utility purposes over that portion of Lot 9 of El Modena Citrus Lands, in the County of Orange, State of California, as shown on a map Recorded in Book 6, Page 32 of Miscellaneous Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point on the Centerline of Newport Avenue 60.00 feet wide, said point being the most Westerly corner of said Lot 9; thence North 35° 23' 35" East along the Northwesternly boundary line of said Lot 9, 791.78 feet to the most Westerly corner of that certain Parcel of Land as shown on a Map filed in Book 45, Page 22 of Record of Surveys in the Office of the County Recorder of said County Recorder; Thence South 54° 36' 25" East 50.00 feet;

Thence South 35° 23' 35" West 625.03 feet to a point in the Northeasterly line of that certain 1.00 acre of land as shown on a map filed in Book 29, Page 46 of Record of Surveys

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in the Office of the County Recorder of said Orange County; thence North $54^{\circ} 36' 25''$ West 30.00 feet to the most Northerly corner of said 1.00 acre Parcel of Land;
Thence South $35^{\circ} 23' 35''$ West along the Northwesternly line of said 1.00 acre Parcel of Land 168.12 feet to a point in the centerline of said Newport Avenue; thence North $50^{\circ} 47' 00''$ West along said centerline 20.04 feet to the point of beginning.

Excepting therefrom that portion included within Parcels 1 and 2 above.

Assessor's Parcel No: 393-111-13 & 393-111-14