

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Van To Doan  
788 Hudson Ave.  
Costa Mesa, CA 92626

Recorded in the County of Orange, California  
Gary L. Granville, Clerk/Recorder



19970216523 08:00am 05/09/97

004 363235 10 31 COM  
G02 6 55 156.75 7.00 15.00 0.00 0.00 0.00  
20.00 0.00 0.00

see page 3

Space Above This Line for Recorder's Use Only

A.P.N.: 094-371-40 #41

Order No.:

Escrow No.: 5618

## GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$156.75 ✓

- ☒ 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; ~~the City of~~ Santa Ana Area, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
David L. Weber and Edward D. Weber and Mary Lee Morse and Marcella J. Williams <sup>each</sup> as to an undivided  
12.5% interest and Orval Weber, as to an undivided 50% interest,

hereby GRANT(S) to Van To Doan, a single man

the following described property in the <sup>unincorporated AREA</sup> ~~city~~ of Santa Ana Area, County of Orange State of California;

COMPLETE LEGAL DESCRIPTION AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

David L. Weber

Marcella J. Williams

Edward D. Weber

Orval Weber

Mary Lee Morse

Document Date: April 8, 1997

STATE OF ~~CALIFORNIA~~ MICHIGAN  
COUNTY OF OTTAWA

On 4-18-97 before me, MARY LEE MORSE Rebecca L. Demmings  
personally appeared MARY LEE MORSE

personally known to me (or 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.

WITNESS my hand and official seal.

Signature

REBECCA L. DENNINGS  
Notary Public, Ottawa County, MI  
My Commission Expires 4-8-99

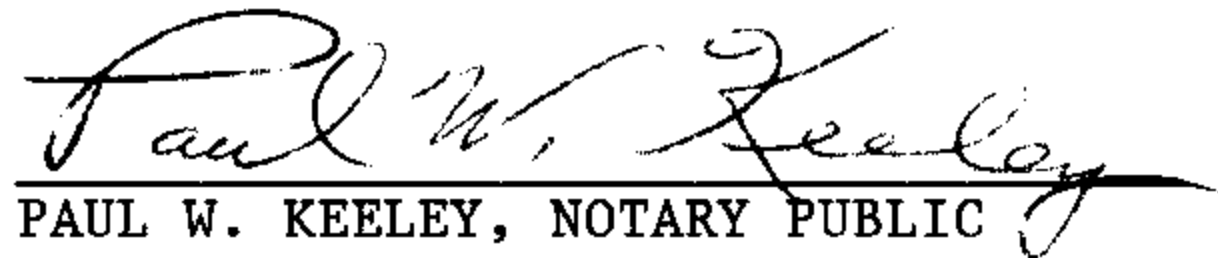
This area for official notarial seal.

STATE OF MASSACHUSETTS)SS

COUNTY OF SUFFOLK )

ON 4/15/97 BEFORE ME, PAUL W. KEELEY PERSONALLY APPEARED EDWARD D. WEBER PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

  
PAUL W. KEELEY, NOTARY PUBLIC

MY COMMISSION EXPIRES 12/19/97

## EXHIBIT A

Escrow No. 5618

### PARCEL 1:

That portion of Lot 15 of El Modena Citrus Lands, as shown on a map recorded in book 6 page 32 of Miscellaneous Maps, records of Orange County, California, described as follows:

Beginning at the Southeast corner of the land conveyed to Dallas A. Bowman and wife by deed recorded January 25, 1956 in book 3368 page 590 of Official Records, said point being in the centerline of Newport Avenue, formerly Crawford Road distant South 25° 23' 00" East 275.52 feet from the Northeast corner of said Lot 15, and running thence North 89° 30' 00" West along the South line of said land, 223.40 feet to the Southwest corner thereof, thence South 23° 09' 00" East 78.58 feet to the Northwest corner of the land conveyed in Parcel 1 in the deed to William C. Chandlee and wife recorded September 5, 1957 in book 4027 page 232, Official Records; thence South 89° 30' 00" East along the North line of said land, 226.80 feet to the Northeast corner thereof; thence North 25° 23' 00" West 80 feet to the point of beginning.

### PARCEL 2:

That portion of Lot 15 of El Modena Citrus Lands, as shown on a map recorded in book 6 page 3 of Miscellaneous Maps, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the centerline of Newport Avenue, said centerline being the East line of said Lot 15, said point being 355.52 feet South 25° 23' 00" East from the Northeast corner of said Lot 15; thence North 89° 30' 00" West 226.80 feet to a point in the Easterly line of land described in deed to Warren W. Gerdes and wife recorded March 16, 1954 in book 2688 page 574, Official Records; thence South 23° 09' 00" East along the Easterly line of said land of Gerdes 78.73 feet to a point in the North line of a 12 foot easement conveyed to Donald L. Jackson and wife, by deed recorded November 22, 1947 in book 1559 page 491 of Official Records; thence South 89° 36' 50" East along the North line of said easement 230 feet to a point in the centerline of Newport Avenue; thence North 25° 23' 00" West 79.70 feet to the point of beginning.

### PARCEL 3:

That portion of Lot 15 of El Modena Citrus Lands, 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:

A Non-exclusive easement for ingress and egress over a strip of land 15 feet in width, the Northerly line of said 15 foot strip being described as follows:

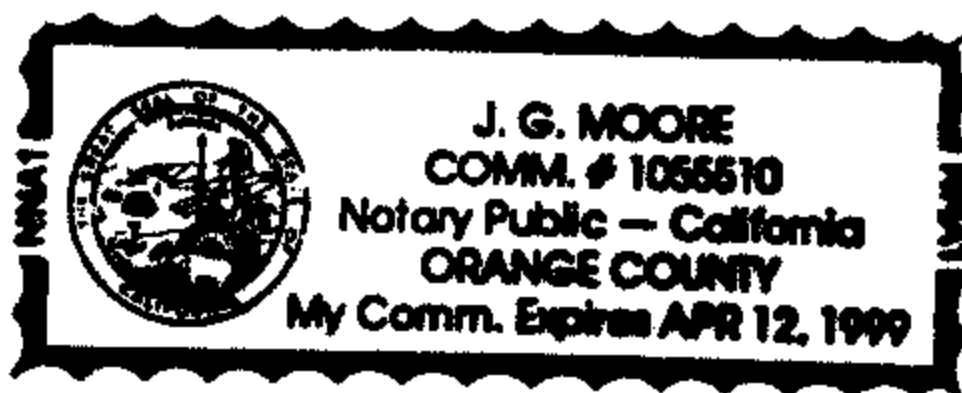
Beginning at a point on the Northeasterly line of said Lot 15, said Northeasterly line being the centerline of that certain unnamed 40 foot wide Street adjoining said Lot 15 on the Northeasterly side and now known as Newport Avenue, distant South 25° 23' 00" East 435.22 feet from the Northeasterly corner of said Lot 15, said point being the Southeasterly corner of land described in a deed to Roscoe Wilson and wife recorded July 7, 1955 in book 3130 page 468, Official Records; thence North 89° 36' 50" West 230 feet to the Southwesterly corner of said land of Roscoe Wilson, the Southerly line of said 15 foot strip to be lengthened or shortened so as to terminate at the Westerly and with the Southerly prolongation of the Westerly line of said land of Roscoe Wilson, and at the Easterly and with the centerline of said Newport Avenue.

EXCEPTING therefrom that portion lying within Newport Avenue.

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of Calif  
County of Orange  
On 4-22-97 before me, J.G. Moore,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Marcella J Williams,  
Name(s) of Signer(s)

☐ personally known to me – OR – ☐ 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.



WITNESS my hand and official seal.

J G Moore  
Signature of Notary Public

## 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: \_\_\_\_\_

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

Signer Is Representing: \_\_\_\_\_

Top of thumb here

Signer's Name: \_\_\_\_\_

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

Signer Is Representing: \_\_\_\_\_

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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

STATE OF CALIFORNIA )  
COUNTY OF Orange ) SS

On 4/28/97 before me, Lee Johnson  
personally appeared Orval Weber  
personally known to me (or 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.

WITNESS my hand and official seal.

Signature Lee Johnson



This area for official notarial seal.

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**OPTIONAL SECTION  
CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☒ INDIVIDUAL

☐ CORPORATE OFFICER(S) \_\_\_\_\_ TITLE(S) \_\_\_\_\_

☐ PARTNER(S) - ☐ LIMITED ☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER \_\_\_\_\_

**SIGNER IS REPRESENTING:**

\_\_\_\_\_  
Name of Person or Entity

\_\_\_\_\_  
Name of Person or Entity

---

**OPTIONAL SECTION**

Though the date requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE OR TYPE OF DOCUMENT: Grant Deed

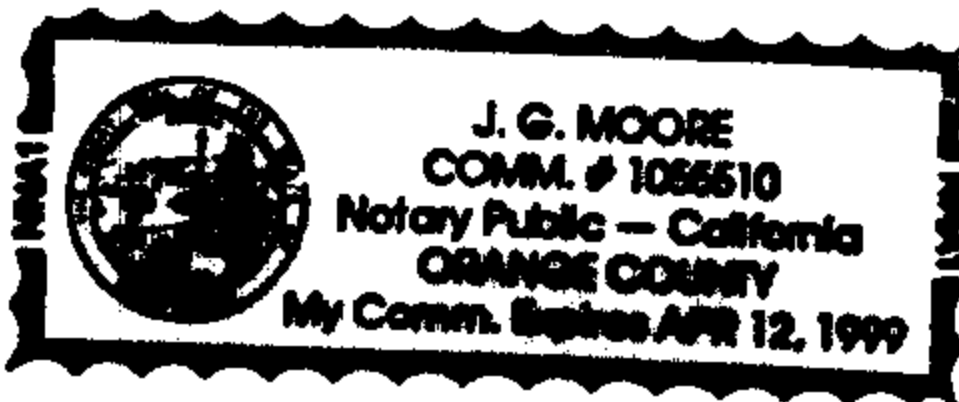
NUMBER OF PAGES \_\_\_\_\_ DATE OF DOCUMENT \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE David L. Weber, Marcella J. Williams  
Edward D. Weber, Mary Lee Morse

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of Calif  
County of Orange  
On 4-30-97 before me, J. G. Moore,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared David L. Weber,  
Name(s) of Signer(s)

☐ personally known to me – OR – ☐ 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.



WITNESS my hand and official seal.

J. G. Moore  
Signature of Notary Public

## 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: \_\_\_\_\_

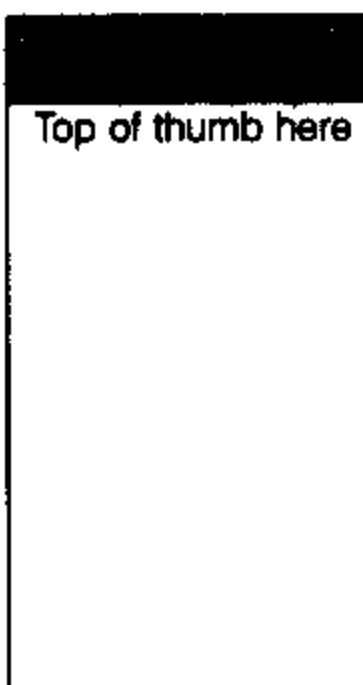
Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

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

Signer Is Representing: \_\_\_\_\_



Signer's Name: \_\_\_\_\_

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

Signer Is Representing: \_\_\_\_\_

