

Darlene Bloom, Clerk Recorder

RECORDING REQUESTED BY:
COMMONWEALTH TITLE

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Hoang Tran

Bac Tran

5445 Running Spring Way

Yorba Linda, CA 92887



30.00

2002001004462 04:09pm 11/12/02

108 32 G02 3

121.00 121.00 20.00 0.00 4.00 0.00 0.00 0.00

Space Above This Line for Recorder's Use Only

A.P.N.: 393-390-02
03
11

Order No.: 2207342-1

Escrow No.: 15013

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY ~~\$537.50~~ 242.00[X] 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; [H] City of ORANGEFOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Patricia Eleanor Barnes, Trustee of the 1992 Patricia Eleanor Barnes Trust UDT 1-30-92hereby GRANT(S) to Minh Van TRan, a single man and Dan Nguyen, a married man as his sole and
separate property, as joint tenants
the following described property in the City of, County of Orange State of California;
ORANGE

See legal description attached hereto and made a part hereof marked Exhibit "A"

Patricia Eleanor Barnes, Trustee

Patricia Eleanor Barnes, Trustee

Document Date: August 14, 2002

STATE OF CALIFORNIA

COUNTY OF

ORANGE

)SS

On Sept 23, 2002 before me,

N.T. PULLIAM

personally appeared PATRICIA E. BARNES

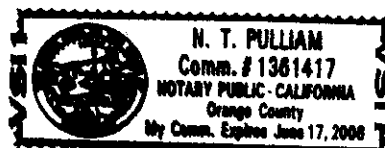
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the 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

N.T. Pulliam

This area for official notarial seal.



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

EXHIBIT "A"

PARCEL 1:

That portion of Lot 42 of El Modena Citrus Lands, as shown on a map recorded in book 6, page 32 of Miscellaneous Maps, records of Orange County, California, bounded as follows:

Northerly by the most Northerly Southerly line and its Westerly prolongation of the land described in that certain deed to Hilltop Investment Co. recorded April 20, 1973 in book 10654, page 269 of Official Records of said Orange County.

Easterly by the most Easterly Westerly line of said land described in said above mentioned deed and by the most Westerly line of Tract No. 10775, as shown on a map recorded in book 491, pages 19 through 25 inclusive of said Miscellaneous Maps.

Southwesterly by the Southwesterly line of said Lot 42, and Westerly by the Westerly line of said Lot 42, being the centerline of the street shown between said Lot 42 and Lots 2, 4 and 5 of said El Modena Citrus Lands.

EXCEPTING therefrom that portion lying within the land described as Parcel 129.1 in the deed to the County of Orange recorded September 23, 1970 in book 9411, page 217 of said Official Records.

PARCEL 2:

Lot B of Tract No. 10775, as shown on a map recorded in book 491, pages 19 through 25 inclusive of Miscellaneous Maps, records of Orange County, California, as corrected by that certain Certificate of Correction recorded October 30, 1981 in book 14275, page 1752 of Official Records of said Orange County.

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 THE NOTARY N.T. Pulliam
DATE COMMISSION EXPIRES 6-17-06
COUNTY WHERE BOND IS FILED ORANGE
COMMISSION NO. 1361417
MANUFACTURER/VENDOR NO. USF 1

I certify under penalty of perjury and the laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows:

PLACE OF EXECUTION

SIGNATURE

DATE 10-19-02

*personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(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 entity upon behalf of which the person(s) acted, executed the instrument.