

DEDICATES SE  
COR OF  
YORBA AND  
FAIRHAVEN

RECORDING REQUESTED BY:  
ORANGE COAST TITLE

AND WHEN RECORDED MAIL TO:

Ruben Ramirez  
13002 Yorba Street  
Ruben Ramirez  
13002 Yorba Street  
Santa Ana, CA 92705

Recorded in Official Records, Orange County  
Tom Daly, Clerk-Recorder



32.00

\* \$ R 0 0 0 4 6 5 7 8 2 7 \$ \*

2012000160063 08:00am 03/21/12

66 422 G02 3 11

233.75 233.75 20.00 0.00 6.00 0.00 0.00 0.00

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 1284756 11

Escrow No.: 004131-MB

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$467.50

[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 [X] City of Santa Ana AND

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

Lisa Deleese, Successor Trustee of the Charles Boyajian and Gertrude Alice Boyajian Family Trust dated April 24, 2004

hereby GRANT(s) to:

S. Jr.  
Ruben Ramirez and Rebecca Ramirez Husband and wife as joint tenants

the real property in the City of Santa Ana, County of Orange, State of California, described as:  
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF  
Also Known as: 13002 Yorba Street, Santa Ana, CA 92705  
AP#: 395-201-01

DATED January 5, 2012

STATE OF CALIFORNIA  
COUNTY OF ORANGE

On 24TH OF JANUARY, 2012  
before me, Lisa Deleese  
A Notary Public in and for said State personally appeared

Lisa Deleese

Lisa Deleese, Successor Trustee of the Charles Boyajian and Gertrude Alice Boyajian Family Trust dated April 24, 2004

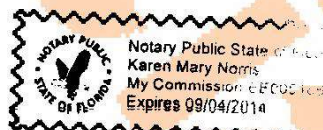
BY: Lisa Deleese  
Lisa Deleese, Successor Trustee

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

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:



**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:** Karen Mary Norris

**DATE COMMISSION EXPIRES :** September 4, 2014

**COUNTY WHERE BOND IS FILED:** Osceola, Florida

**COMMISSION NO:** EE005166

**MANUFACTURER/VENDOR NO:**

**PLACE OF EXECUTION:** SANTA ANA **DATE:** March 20, 2012

**SIGNATURE:** Kathleen Somnath

**ORANGE COAST TITLE COMPANY OF SOUTHERN CALIFORNIA**

Order No. 350-1284756-11

**Exhibit "A"**

The West 160.00 feet of Lot 2 in Block B of the Chapman Tract, in the County of Orange, State of California, as per Map recorded in Book 1, Pages 23 and 24 of Miscellaneous Maps, in the Office of the County Recorder of said County.

Except the South 797.5 feet thereof

Also Excepting therefrom that portion which lies Northerly of a line parallel with and 36.00 feet Southerly from the center line of Fairhaven Avenue as said center line is shown on a Map of Tract No. 1867 recorded in Book 63, Page 18, Miscellaneous Maps, Records of said County.

Also Excepting therefrom that portion of said Lot 2 described as follows:

Beginning at the intersection of a line parallel with and 30.00 feet Easterly from the center line of Yorba Street as said center line is shown on said Tract No. 1867, with the Southerly line of the aforescribed land; thence along said Southerly line South 89° 56' 00" East 23.00 feet; thence South 58° 41' 46" West 26.89 feet to a point on said parallel line distant South 0° 05' 30" East 14.00 feet from the point of beginning; thence along said parallel line North 0° 05' 30" West 14.00 feet to the point of beginning.