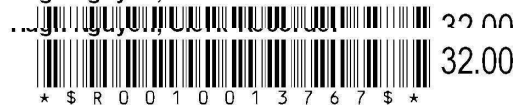


Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



2018000129425 1:44 pm 04/11/18

63 405 D10 2

0.00 0.00 0.00 20.00 3.00 0.00 0.000.000.00 3.00

RECORDING REQUESTED BY:
Phil S. Brooks III

Parcel No.

AND WHEN RECORDED MAIL TO:

ESPERANZA BROOKS
13502 FLINT DRIVE
TUSTIN, CA 92705

Exempt from fee per GC sec 27388.1 (a) (2);
Document represents a transfer of real property
that is a residential dwelling to an owner-occupier

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$0.00 and CITY \$

- ☒ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☐ unincorporated area: X Tustin, and

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

Phil S. Brooks III and Esperanza Brooks, Husband and Wife as Joint Tenants

hereby GRANT(S) to Esperanza Brooks, a married woman as her sole and separate property

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

Legal Description attached hereto and made a part hereof as Exhibit "A"

More commonly known as: 13502 Flint Drive, Tustin, CA 92705

Date December 21, 2017

Philip S. Brooks III

"THIS IS A BONA FIDE GIFT AND
THE GRANTOR RECEIVED NOTHING
IN RETURN, R & T 11911."

Exempt from fee per GC sec 27388.1 (a) (2);
Document represents a transfer of real property
that is a residential dwelling to an owner-occupier

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

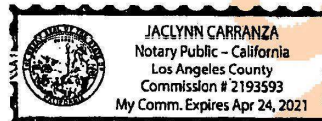
STATE OF CALIFORNIA
COUNTY OF Los Angeles } s.s.

On December 27, 2017, before me, Jaclynn Carranza, Notary Public,
personally appeared Philip S. Brooks III, 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 (Seal)



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

THIS INSTRUMENT IS RECORDED AT THE
REQUEST OF PACIFIC COAST TITLE
COMPANY AS AN ACCOMMODATION ONLY.
IT HAS NOT BEEN EXAMINED AS TO ITS
EXECUTION OR AS TO ITS EFFECTS
UPON TITLE

EXHIBIT "A"

PARCEL 1:

THAT PORTION OF LOT 9 IN BLOCK B OF THE A. B. CHAPMAN TRACT, IN THE CITY OF TUSTIN, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESIGNATED AS PARCEL 2 ON A MAP FILED IN BOOK 77, PAGE 42 OF RECORD OF SURVEYS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

PARCEL 2:

AN EASEMENT FOR ROAD PURPOSES OVER THAT PORTION OF LOT 9 IN BLOCK B OF THE A. B. CHAPMAN TRACT, AS SURVEYED BY FRANK LECOUVREUR IN 1870 AS SHOWN ON A MAP RECORDED IN BOOK 102 PAGE 15, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF SANTA CLARA AVENUE, 50.00 FEET WIDE, SAID POINT BEING NORTH $89^{\circ} 53' 30''$ WEST 248.15 FEET FROM THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF PROSPECT AVENUE, 50.00 FEET WIDE, AS SAID POINT OF INTERSECTION IS SHOWN ON A MAP FILED IN BOOK 77 PAGE 42, RECORD OF SURVEYS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA; THENCE SOUTH $0^{\circ} 01' 00''$ EAST 177.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 90.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $23^{\circ} 35' 23''$ AN ARC DISTANCE OF 37.05 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 30.08 FEET; THENCE SOUTHERLY, WESTERLY, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $227^{\circ} 09' 46''$ AN ARC DISTANCE OF 116.32 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 90.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $23^{\circ} 33' 23''$ AN ARC DISTANCE OF 37.05 FEET TO A TANGENT LINE; THENCE NORTH $0^{\circ} 01' 00''$ WEST

ALONG SAID TANGENT LINE 177.08 FEET TO SAID CENTERLINE OF SANTA CLARA AVENUE; THENCE SOUTH $89^{\circ} 53' 30''$ EAST ALONG SAID CENTERLINE 40.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN PARCEL 1 ABOVE DESCRIBED.