

PACIFIC COAST TITLE COMPANY

RECORDING REQUESTED BY
Pacific Coast Title
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Xue Wei Zhou

STREET ADDRESS 6188 Satterfield Way

CITY, STATE & ZIP CODE Chino, CA 91710

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



38.00

2018000261385 8:00 am 07/18/18

47 NC-5 G02 5 25

605.00 605.00 0.00 20.00 12.00 0.00 0.000.000.00 0.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT DEED

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☒ Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax
- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY:
Pacific Coast Title Company

AND WHEN RECORDED MAIL TO:

ZHOU XUE WEI

6188 Satterfield
China Ca 91710

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 10088708

Escrow No.: 001915-CH

APN#: 323-431-15

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,210.00

[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 [X] City of Yorba Linda AND

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

YOUNG RIVER, LLC, a California Limited Liability Company

hereby GRANT(s) to:

ZHOU XUE WEI, A SINGLE WOMAN

the real property in the City of Yorba Linda, County of Orange, State of California, described as:

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

Also Known as: Vacant Land, Yorba Linda, CA (APN: 323-431-15)
(commonly known as: 15 Yorba Vista, Yorba Linda, CA 92886)

SEE ATTACHED EXHIBIT A

DATED: June 26, 2018

Signature Page attached hereto
and made a part hereof

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

Title Order No.: 10088708

Escrow No.: 001915-CH

APN#: 323-431-15

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: June 26, 2018

YOUNG RIVER, LLC, a California Limited Liability Company

By:


GAO BIN, member

By: HIGH FLYER ENTERPRISE INC.,
member


WENJIANG YANG, director

SEE ATTACHED CERTIFICATE
DATE 7/9/18 NOTARY INITIALS NL

ACKNOWLEDGMENT

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

On 06 JUL 2018 Alyssa

before me,

A Notary Public personally appeared

Wenjiang Yang

People's Republic of China)

Guangdong Province)

Guangzhou)

Consulate General of the)

United States of America)

ss:

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)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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.

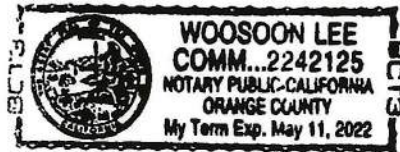
State of California
County of Orange

On July 9, 2018 before me, Woosoon Lee, Notary Public,
personally appeared Gao Bin,
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



ADDITIONAL INFORMATION (OPTIONAL)

DESCRIPTION OF THE ATTACHED DOCUMENT

Grant Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of pages 3 Document Date June 26, 2018

(Additional information)

NOTARY PUBLIC CONTACT INFORMATION

The UPS Store
8583 Irvine Center Drive
Irvine, CA 92618

(949) 336-7724 tel
(949) 336-7969 fax

store6814@theupsstore.com
www.TheUPSStore.com/6814

EXHIBIT A

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

PARCEL 1:

LOT 4 OF PARCEL MAP 2005-135, IN THE CITY OF YORBA LINDA, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED IN BOOK 358 PAGES 27 TO 29 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RESERVING THEREFROM AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF SAID LOT DESCRIBED AS THE "PRIVATE STREET"(YORBA VISTA) ON SAID PARCEL MAP 2005-135.

PARCEL 2:

AN EASMENT FOR INGRESS AND EGRESS OVER THOSE PORTIONS OF LOTS 1, 2 AND 3 DESCRIBED AS THE "PRIVATE STREET" (YORBA VISTA) ON SAID PARCEL MAP 2005-135.

APN: 323-431-15

Certified Copy of document

THIS IS A CERTIFIED COPY OF THE
RECORD IF IT BEARS THE SEAL, AND
SIGNATURE OF THE ORANGE
COUNTY CLERK-RECORDER.

DATE: 5/23/2022

CERTIFICATION FEE: 6.00



COUNTY CLERK-RECORDER

Hugh Nguyen

ORANGE COUNTY
STATE OF CALIFORNIA

number 2018000261385



13.00

* \$ R 0 0 1 4 1 1 8 2 9 0 \$ *
2022000412547 8:00 am 12/20/22

90 CR-SC06 G02 3 25

462.00 462.00 0.00 0.00 6.00 0.00 0.000.000.00 0.00

RECORDING REQUESTED BY:

California Title Company

Order No. 2336532

Escrow No. 05-15896-ET

Parcel No. 323-431-16

AND WHEN RECORDED MAIL TO:

WING KEE VIKKI LEE

16 YORBA VISTA

YORBA LINDA, CA 92886

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$924.00 and CITY \$ \emptyset

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

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

Sangman Lee and Miyoung Choi, Husband and Wife as Community Property

hereby GRANT(S) to

Wing Kee Vikki Lee and YiHsiang Wu, Husband and Wife, as Joint Tenants

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

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

Commonly known as: 16 Yorba Vista, Yorba Linda, CA 92886

RECORDING REQUESTED BY:
California Title Company
Order No. 2336532
Escrow No. 05-15896-ET
Parcel No. 323-431-16

AND WHEN RECORDED MAIL TO:

WING KEE VIKKI LEE
16 YORBA VISTA
YORBA LINDA, CA 92886

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$924.00 and CITY \$ 0

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

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

Sangman Lee and Miyoung Choi, Husband and Wife as Community Property

hereby GRANT(S) to

Wing Kee Vikki Lee and YiHsiang Wu, Husband and Wife, as Joint Tenants

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

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

Commonly known as: 16 Yorba Vista, Yorba Linda, CA 92886

Date November 28, 2022

Sangman Lee

Miyoung Choi

Miyoung Choi

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 Orange

} S.S.

On Nov 30 2022, before me, Matthew R. Kaestner Notary Public,
personally appeared Sang Man Lee Mi Young Choi

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 [Signature] (Seal)



Exhibit "A"

Parcel 1:

Lot 3 of Parcel Map 2005-135, in the City of Yorba Linda, County of Orange, State of California, as per Map recorded in Book 358 Pages 27 to 29 of Parcel Maps, in the Office of the County Recorder of said County.

Parcel 2:

An easement for ingress and egress over those portions of Lots 1, 2 and 3 described as the "Private Street" (Yorba Vista) on said Parcel Map 2005-135.

Escrow No.: 05-15896-ET

EF-502-A-R15-0221-30004936-1
BOE-502-A (P1) REV. 15 (02-21)**PRELIMINARY CHANGE OF OWNERSHIP REPORT**

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A *Preliminary Change of Ownership Report* must be filed with each conveyance in the County Recorder's office for the county where the property is located.



Claude Parrish
Orange County Assessor
500 S. Main Street, First Floor, Suite 103
Orange, CA 92868-4512
or
P.O. Box 1948
Santa Ana, CA 92702-1948
(714) 834-5031
www.ocgov.com/assessor

NAME AND MAILING ADDRESS OF BUYER/TRANSFeree
(Make necessary corrections to the printed name and mailing address)

Wing Kee Vikki Lee

ASSESSOR'S PARCEL NUMBER
323-431-16

SELLER/TRANSFEROR
Sangman Lee and Miyoung Choi

BUYER'S DAYTIME TELEPHONE NUMBER

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

16 Yorba Vista, Yorba Linda, CA 92886

☐ YES ☐ NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy. MO DAY YEAR

☐ YES ☐ NO Are you a disabled veteran or a unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?

MAIL PROPERTY TAX INFORMATION TO (NAME)

Wing Kee Vikki Lee

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)

3240 E Santa Fe Rd

CITY

Brea

STATE

Ca

ZIP CODE

92821

PART 1. TRANSFER INFORMATION

Please complete all statements.

- YES NO This section contains possible exclusions from reassessment for certain types of transfers.
- ☐ ☒ A. This transfer is solely between spouses (*addition or removal of a spouse, death of a spouse, divorce settlement, etc.*).
- ☐ ☒ B. This transfer is solely between domestic partners currently registered with the California Secretary of State (*addition or removal of a partner, death of a partner, termination settlement, etc.*).
- ☐ ☒ * C. This is a transfer: ☐ between parent(s) and child(ren) ☐ from grandparent(s) to grandchild(ren).
Was this the transferor/grantor's principal residence? ☐ YES ☐ NO
- ☐ ☒ * D. This transfer is the result of a cotenant's death. Date of death _____
- ☐ ☒ * E. This transaction is to replace a principal residence owned by a person 55 years of age or older.
Within the same county? ☐ YES ☐ NO
- ☐ ☒ * F. This transaction is to replace a principal residence by a person who is severely disabled.
Within the same county? ☐ YES ☐ NO
- ☐ ☒ * G. This transaction is to replace a principal residence substantially damaged or destroyed by a wildfire or natural disaster for which the Governor proclaimed a state of emergency. Within the same county? ☐ YES ☐ NO
- ☐ ☒ H. This transaction is only a correction of the name(s) of the person(s) holding title to the property (*e.g., a name change upon marriage*).
If YES, please explain: _____
- ☐ ☒ I. The recorded document creates, terminates, or reconveys a lender's interest in the property.
- ☐ ☒ J. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (*e.g., cosigner*). If YES, please explain: _____
- ☐ ☒ K. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- ☐ ☒ L. This is a transfer of property:
1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of
☐ the transferor, and/or ☐ the transferor's spouse ☐ registered domestic partner.
2. to/from an irrevocable trust for the benefit of the
☐ creator/grantor/trustor and/or ☐ grantor's/trustor's spouse ☐ grantor's/trustor's registered domestic partner.
- ☐ ☒ M. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- ☐ ☒ N. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
- ☐ ☒ O. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations.
- ☐ ☒ * P. This transfer is to the first purchaser of a new building containing an active solar energy system.
- ☐ ☒ Q. Other. This transfer is to _____

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

EF-502-A-R15-0221-30004936-2

Escrow No.: 05-15896-ET

BOE-502-A (P2) REV. 15 (02-21)

PART 2. OTHER TRANSFER INFORMATION*Check and complete as applicable.*

A. Date of transfer, if other than recording date: _____

B. Type of transfer:

- ☐ Purchase ☐ Foreclosure ☐ Gift ☐ Trade or exchange ☐ Merger, stock, or partnership acquisition (Form BOE-100-B)
☐ Contract of sale. Date of contract: _____ ☐ Inheritance. Date of death: _____
☐ Sale/leaseback ☐ Creation of a lease ☐ Assignment of a lease ☐ Termination of a lease. Date lease began: _____
 Original term in years (including written options): _____ Remaining term in years (including written options): _____
☐ Other. Please explain: _____

C. Only a partial interest in the property was transferred. ☐ YES ☐ NO If YES, indicate the percentage transferred: _____ %**PART 3. PURCHASE PRICE AND TERMS OF SALE***Check and complete as applicable.*

A. Total purchase price

\$ 840,000.00

B. Cash down payment or value of trade or exchange excluding closing costs

Amount \$ _____

C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____

Amount \$ _____

☐ FHA (____ Discount Points) ☐ Cal-Vet ☐ VA (____ Discount Points) ☐ Fixed rate ☐ Variable rate

☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller

☐ Balloon payment \$ _____ Due date: _____

D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____

Amount \$ _____

☐ Fixed rate ☐ Variable rate ☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller

☐ Balloon payment \$ _____ Due date: _____
E. Was an Improvement Bond or other public financing assumed by the buyer? ☐ YES ☐ NO Outstanding balance \$ _____

F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ _____

G. The property was purchased: ☐ Through real estate broker. Broker name: _____ Phone number: _____
☐ Direct from seller ☐ From a family member-Relationship _____

☐ Other. Please explain: _____

H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

PART 4. PROPERTY INFORMATION*Check and complete as applicable.*

A. Type of property transferred

- ☐ Single-family residence ☐ Co-op/Own-your-own ☐ Manufactured home
☐ Multiple-family residence. Number of units: _____ ☐ Condominium ☐ Unimproved lot
☐ Other. Description: (i.e., timber, mineral, water rights, etc.) ☐ Timeshare ☐ Commercial/Industrial

B. ☐ YES ☐ NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.

If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____

C. ☐ YES ☐ NO A manufactured home is included in the purchase price.

If YES, enter the value attributed to the manufactured home: \$ _____

☐ YES ☐ NO The manufactured home is subject to local property tax. If NO, enter decal number: _____
D. ☐ YES ☐ NO The property produces rental or other income.If YES, the income is from: ☐ Lease/rent ☐ Contract ☐ Mineral rights ☐ Other: _____E. The condition of the property at the time of sale was: ☐ Good ☐ Average ☐ Fair ☐ Poor

Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER

DATE 12/15/2022

TELEPHONE

() 6195641641

NAME OF BUYER/TRANSFeree/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT)

TITLE

EMAIL ADDRESS

Wing Kee Vikki Lee

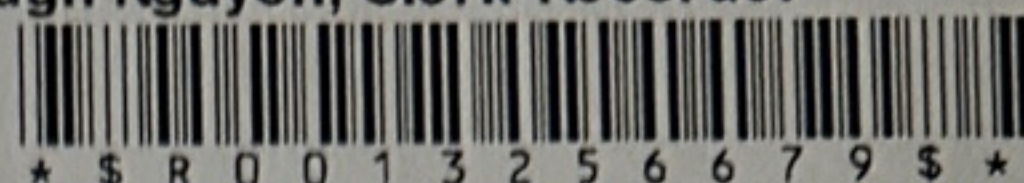
Mymeowhome@gmail.com

The Assessor's office may contact you for additional information regarding this transaction.

RECORDING REQUESTED BY: EPN
Stewart Title of California, Inc.
Order No. CA0310-21009680-38
Escrow No. CEG606877-CM
Parcel No. 323-431-17
MAIL TAX STATEMENTS
AND WHEN RECORDED MAIL TO:

MEDHA AVISETTI
1451 North Puente Street
Brea, CA 92821

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



33.00

* \$ R 0 0 1 3 2 5 6 6 7 9 \$ *

2021000636107 2:07 pm 10/18/21

371 502A G02 3 25

401.50 401.50 20.00 0.00 6.00 0.00 0.000.000.00 0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$803.00

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

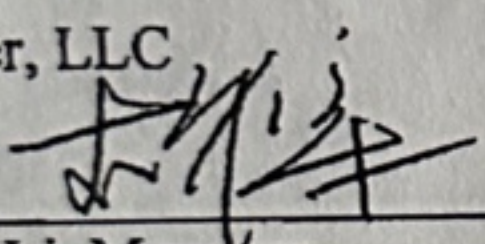
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Young River, LLC, a California Limited Liability Company

hereby GRANT(S) to Medha Avisetti and Sri Harsha Avisetti, Husband and Wife as Joint Tenants

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: 17 Yorba Vista, Yorba Linda, CA 92886

Date 10/13/2021

Young River, LLC


By: Yongji Li, Manager

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 Orange

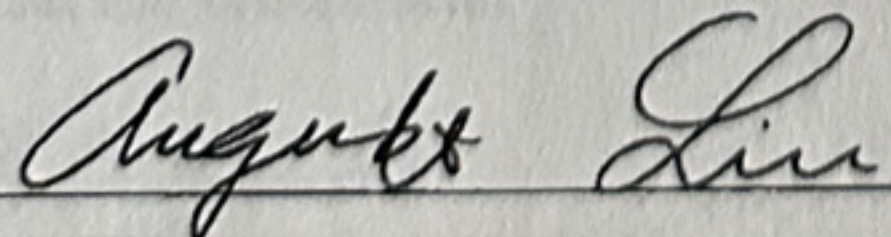
} S.S.

On 10/13/21, before me, Yang Liu, Notary Public,
personally appeared Yongji Li, 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

RECORDING REQUESTED BY:
LAWYERS TITLE

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENTS TO:

Straight Forwarding, Inc.
20275 Business Pkwy Ste A
City of Industry, CA 91789

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



13.00

2023000155063 2:00 pm 06/28/23

90 CR-SC06 D10 3 25

539.00 539.00 0.00 0.00 6.00 0.00 0.000.000.00 0.00

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 123091614

Escrow No.: 173188-SS

AP#: 323-431-18

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,078.00

- ☒ 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 Yorba Linda **AND**

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

GAOFENG SHI and YUAN YUAN ZHAO

hereby GRANT(s) to:

STRAIGHT FORWARDING, INC., a California Corporation

the real property in the City of Yorba Linda, County of Orange, State of California, described as:

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

Also Known as: 18 YORBA VISTA, YORBA LINDA, CA 92886

DATED: June 23, 2023

**Signature Page attached hereto
and made a part hereof**

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

RECORDING REQUESTED BY:
LAWYERS TITLE

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENTS TO:

Straight Forwarding, Inc.
20275 Business Pkwy Ste A
City of Industry, CA 91789

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 123091614
AP#: 323-431-18

Escrow No.: 173188-SS

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,078.00

☒ 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 Yorba Linda **AND**

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

GAOFENG SHI and YUAN YUAN ZHAO

hereby GRANT(s) to:

STRAIGHT FORWARDING, INC., a California Corporation

the real property in the City of Yorba Linda, County of Orange, State of California, described as:

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

Also Known as: 18 YORBA VISTA, YORBA LINDA, CA 92886

DATED: June 23, 2023

**Signature Page attached hereto
and made a part hereof**

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: June 23, 2023

Gaofeng Shi

GAOFENG SHI

Yuan Yuan Zhao

YUAN YUAN ZHAO

ACKNOWLEDGMENT

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

On June 27, 2023 before me, SARAH SHUM

A Notary Public personally appeared **GAOFENG SHI and YUAN YUAN ZHAO** 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)



EXHIBIT "A"

All that certain real property situated in the County of Orange, State of California, described as follows:

PARCEL 1:

Lot 2 of Parcel Map 2005-135, in the City of Yorba Linda, County of Orange, State of California, as per map recorded in Book 358, Pages 27 to 29 of Parcel Maps, in the Office of the County Recorder of said County.

PARCEL 2:

An easement for ingress and egress over those portions of Lots 1, 2 and 3 described as the "Private Street" (Yorba Vista) on said Parcel Map 2005-135.

EXCEPTING therefrom that portion included within Parcel 1 above.

APN: 323-431-18

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located.

NAME AND MAILING ADDRESS OF BUYER/TRANSFEEE
(Make necessary corrections in the printed name and mailing address)

STRAIGHT FORWARDING, INC.

323-43-118

ASSESSOR'S PARCEL NUMBER

GAOFENG SHI and YUAN YUAN ZHAO

SELLER/TRANSFEROR

(909) 594-3400

BUYER'S DAYTIME TELEPHONE NUMBER

Eric@sfi.com

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY
18 YORBA VISTA, YORBA LINDA, CA 92886

() YES (X) NO This property is intended as my principal residence. If YES, please indicate the date of occupancy
or intended occupancy. MO. DAY YEAR

() YES (X) NO Are you 100% rated disabled veteran who was compensated at 100% by the Department of Veterans Affairs or an unmarried surviving spouse of a 100% rated disabled veteran?

MAIL PROPERTY TAX INFORMATION TO (NAME)
STRAIGHT FORWARDING, INC.

MAIL PROPERTY TAX INFORMATION TO (ADDRESS) CITY STATE ZIP CODE

20275 Business pkwy, Suite A City of Industry CA 91789

PART 1: TRANSFER INFORMATION

Please complete all statements.

This section contains possible exclusions from reassessment for certain types of transfers.

- YES NO
- () (X) A. This transfer is solely between spouses (addition or removal of a spouse, death of a spouse, divorce settlement, etc.).
- () (X) B. This transfer is solely between domestic partners currently registered with the California Secretary of State (addition or removal of a partner, death of a partner, termination settlement, etc.).
- () (X) C. This is a transfer: () between parent(s) and child(ren) () from grandparent(s) and grandchild(ren). Was this the transferor/grantor's principal residence? () YES () NO
- () (X) D. This transfer is the result of a cotenant's death. Date of death
- () (X) E. This transaction is to replace a principal residence by a person 55 years of age or older.
- () (X) F. This transaction is to replace a principal residence by a person who is severely disabled.
- () (X) G. This transaction is to replace a principal residence substantially damaged or destroyed by a wildfire or natural disaster for which the Governor proclaimed a state of emergency.
- () (X) H. This transaction is only a correction of the name(s) of the person(s) holding title to the property (e.g., a name change upon marriage). If YES, please explain:
- () (X) I. The recorded document creates, terminates, or reconveys a lender's interest in the property.
- () (X) J. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g., cosigner). If YES, please explain:
- () (X) K. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- () (X) L. This is a transfer of property:
- () (X) 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of [] the transferor, and/or [] the transferor's spouse [] registered domestic partner.
- () (X) 2. to/from an irrevocable trust for the benefit of the [] creator/grantor/trustor and/or [] grantor's/trustor's spouse [] grantor's/trustor's registered domestic partner.
- () (X) M. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- () (X) N. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
- () (X) O. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations.
- () (X) P. This transfer is to the first purchaser of a new building containing a [] leased [] owned active solar energy system.
- () (X) Q. Other. This transfer is to

*Please refer to the instructions for Part 1

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

COMPLETE, SIGN
AND RETURN

COMPLETE, SIGN
AND RETURN