PACIFIC COAST TITLE COMPANY

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

NAME Xue Wei Zhou

ADDRESS 6188 Satterfield Way arv.states Chino, CA 91710 Recorded in Official Records, Orange County Hugh Nguyen, Clerk-Recorder



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).

X 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)

Document Number: 2018000261385 Page: 1 of 6



RECORDING REQUESTED BY: Pacific Coast Title Company

AND WHEN RECORDED MAIL TO:

ZHOU XUE WEI 6188 Satterfille China Ch 91710

Title Order No.: 10088708 APN#: 323-431-15 THIS SPACE FOR RECORDER'S USE ONLY: Escrow No.: 001915-CH 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:

Document Number: 2018000261385 Page: 2 of 6

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: BIN. member

By: HIGH FLYER ENTERPRISE INC., member \overrightarrow{X} \overrightarrow{Z}

WENJIANG YANG, director

DATE 1/9/18 NOTARY INITIALS W

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.

		People's Republic of China Guangdong Province	a))	
On 06 JUL 2018	Alyssa	Guangzhou Consulate General of the)	SS:
A Notary Public personally app Wenjiang Yang	Slaymaker beared	United States of America)	

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.

lyno Slayware Signature (Seal)

Document Number: 2018000261385 Page: 3 of 6

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 $\underline{July 9, 2018}$ before me, Woosoon Lee, Notary Public, personally appeared $\underline{Ga0}$ Bin

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (3/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/he/their authorized capacity(ies), and that by his/he/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
୍ର	(Title or description of attached document)
Numbe	(Title or description of attached document continued) r of pages <u>Document Date</u>
	(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

Document Number: 2018000261385 Page: 4 of 6

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



Document Number: 2018000261385 Page: 6 of 6

	Recorded in Official Records, Orange County
	Hugh Nguyen, Clerk-Recorder
RECORDING REQUESTED BY:	
California Title Company of has swith on any ment of a street	* \$ R 0 0 1 4 1 1 8 2 9 0 \$ * 2022000412547 8:00 am 12/20/22
Order No. 2336532 Escrow Nor 05-15896-ET value of analysis a busy persons	90 CR-SC06 G02 3 25
Parcel No. 323-431-16	462.00 462.00 0.00 0.00 6.00 0.00 0.000.000.00 0.00
she following described real property in the Journey of Cran, the supervised will to:	
- Apd 元65 ACCC Y65 SEG MACOUNE AAT 注 WING KEE VIKKI LEE 16 YORBA VISTA YORBA LINDA, CA 92886	;n
SPACE	ABOVE THIS LINE FOR RECORDER'S USE
GRANT D	EED
THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENT	
 computed on full value of property conveyed, or computed on full value less liens or encumbrances remaining unincorporated area: Computed on full value less liens or encumbrances remaining unincorporated area: 	g at the time of sale. and
FOR A VALUABLE CONSIDERATION, receipt of which is hereb	y acknowledged,
internet in the second s	
Sangman Lee and Miyoung Choi, Husband and Wife as Commu	
hereby GRANT(S) to	
Wing Kee Vikki Lee and YiHsiang Wu, Husband and Wife, as J	oint Tenants
the following described real property in the County of Orange, State	
P.(208) 240, 525-431-18	- 1948 (\$1.20 6183 6143 6145 8168 8168 81686666666 8169 - 1947 611 - 2
See Exhibit "A" attached hereto and made a part hereof.	້ອງ ແມ່ງ ຊີວະສາຊີວະຊີ 3 ແມ
Commonly known as: 16 Yorba Vista, Yorba Linda, CA 92886	in the material and the states
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Page 1

GRANT DEED CONTINUED ON PAGE 2

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

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 \$

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

Page 1 GRANT DEED CONTINUED ON PAGE 2

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

Sangman Lee	Miyoung Choi
	Miyoung Choi
document to which this certificate is attached, a	ertificate verifies only the identity of the individual who signed the and not the truthfulness, accuracy, or validity of that document.
STATE OF CALIFORNIA COUNTY OF \bigcirc S.S.	
On <u>NOV 30 2022</u> , before me, personally appeared <u>Same Man Lee</u>	Matthew & Lucohur Notury Public Milloung Chai
who proved to me on the basis of satisfactory evider instrument and acknowledged to me that he/she/they	nce to be the person(s) whose name(s) is/are subscribed to the with executed the same in his/her/their authorized capacity(ies), and that (s), or the entity upon behalf of which the person(s) acted, executed to

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)



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Exhibit "A"

Parcel 1:

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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.

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16 Yorka Violat, Yorka Lindo, CA 92986 Image: State Violat, Yorka Lindo, CA 92986 Image: State Violation of State Violation State Violation of State Violatin State Violation of State Violation of Sta	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 subje property, in accordance with section 480.3 of the Revenue a Taxation Code. A <i>Preliminary Change of Ownership Report</i> must be fill with each conveyance in the County Recorder's office for the count where the property is located. NAME AND MAILING ADDRESS OF BUYER/TRANSFEREE (Make necessary corrections to the printed name and mailing address) Wing Kee Vikki Lee	nd through	Claude Parr Orange Cou 500 S. Main St Orange, CA 92 or P.O. Box 1948 Santa Ana, CA (714) 834-503 www.ocgov.co ASSESSOR'S PARCEL NUM 323-431-16 SELLER/TRANSFEROR Sangman Lee and Mi BUYER'S EMAIL ADDRESS	rish unty Asses treet, First Flo 2868-4512 92702-1948 1 m/assessor BER young Choi	
YES No Initial property is infinitional as they principal residence. In FCD, passed inducts of the date of cocceptory YES No Are poil a disable divergent or a unmarried surviving spoule of a disabled veteran who was Mine proceering Value of the property is infinitional as they principal residence. In FCD, passed inducts of a disabled veteran who was Mine proceering Value of the principal residence. In FCD, passed inducts of a disabled veteran who was Mine proceering Value of the principal residence. In FCD, passed inducts of the date of a disable veteran who was Mine proceering Value of the principal residence. In FCD, passed inducts of the date of a disable veteran who was Mine proceering Value of the principal residence of veterans. Wine proceering Value of the principal residence of veterans. VES NO A This transfer is solely between domestic pathemes currently registered with the California Secretary of State (addition or removal of a pathem, death of a pather, fermination settlement, etc.). Was this the transferoring principal residence or y a person Sty sears of age or older. Within the same county? YES VES No ************************************	16 Yorba Vista, Yorba Linda, CA 92886	as If VES places indicat	o the data of occupancy	MO DA	YEAR
In the second of the transfer o	I YES INO or intended occupancy.				
Wing Kee Vikki Lee IML PROPERTY TAX INFORMATION TO (ADDRESS) CITY Brea Cat			veteran who was		
IMML PROPERTY TAX INCORPARISON TO (MODERSI) CITY Brea ETATE ZPP 099821 3240 E Santa Fe Rd PART 1. TRANSFER INFORMATION Please complete all statements. YES No This section contains possible exclusions from reasessment for certain types of transfers. Image: A 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.). Image: Complete the transfer is solely between parent(s) and child(ren) from grandparent(s) to grandchild(ren). Was this the transfer is the result of a cotenaria death. Date of death					
3240 E Safta Pe Kd Please complete all statements. 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 domestic partners currently registered with the California Secretary of State (addition or removal of a partner, death of a partner, death of a partner, death of a partner, termination 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.). Was this the transferor/grantor's principal residence O [VES] NO B. This transfer is the result of a cotenant's death. Date of death B. This transaction is to replace a principal residence worked by a person 55 years of age or older. Within the same county? YES] NO B. 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 B. H. 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 B. H. 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? <	MAIL PROPERTY TAX INFORMATION TO (ADDRESS)			STATE	ZIP C92821
YES NO This section contains possible exclusions from reassessment for certain types of transfers. Image: Control of the strangth of the strang					
 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 cotenant's death. Date of death *C. This is a 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? H. This transaction is to correction of the name(s) of the person(s) holding title to the property. I. The recorded document creates, terminates, or reconveys a lender's interest in the property. J. This transfer of property: I. to from a revocable trust for the benefit of 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: I. toffrom a revocable trust for the benefit of the creator/grantor/trustor and/or grantor/s/trustor's spouse grantor/s/trustor's registered domestic partner. Y. This transfer of property: I. toffrom a transfer of property: I. toffrom a transfe			of transfers.		
 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: to/from a revocable trust that may be revoked by the transferor and is for the benefit of the transferor, and/or is 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	 A. This transfer is solely between spouses (addition or real partner, death of a partner, termination settlement, each of the same county? YES NO YES NO YES, please explain: 	emoval of a spouse, death urrently registered with t etc.). en)	of a spouse, divorce sett he California Secretary of ht(s) to grandchild(ren). of age or older. disabled. stroyed by a wildfire or na YES NO to the property (e.g., a na	of State <i>(add</i> utural disaste	fition or removal of
 L. This is a transfer of property: tot/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. tol/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	J. This transaction is recorded only as a requirement			or reconvey	a security interest
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 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	1. to/from a revocable trust that may be revoked by th the transferor, and/or the transferor's spoul				
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 P. This transfer is to the first purchaser of a new building containing an active solar energy system. Q. Other. This transfer is to		e nousing requirements	with governmentally imp	used result	ions, or restrictions
* Please refer to the instructions for Part 1. Please provide any other information that will help the Assessor understand the nature of the transfer.		containing an active sola	r energy system.		
Please provide any other information that will help the Assessor understand the nature of the transfer.					
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				or the trans	5161.

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DocuSign Envelope ID: AB79CD53-E0FC-4AE9-B722-8CEC6AA7F8EE

EF-502-A-R15-0221-3	0004936-2		Escrow No.: 05-15896-ET
BOE-502-A (P2) REV	7. 15 (02-21) R TRANSFER INFORMATION	Check and complete as applicable.	
		Check and complete as applicable.	
B. Type of transfe	r, if other than recording date:		
	Foreclosure Gift Trade or exchange	Merger, stock, or partnership acquisition (Fo	rm BOE-100-B)
100 B 100	sale. Date of contract:	and the second sec	1:
	pack Creation of a lease Assignment of a lease		
	Original term in years (including written options):		
Other. Plea	se explain:		
C. Only a partial ir	nterest in the property was transferred.	If YES, indicate the percentage transferred	:%
PART 3. PURCH	HASE PRICE AND TERMS OF SALE	Check and complete as applicable.	
A. Total purchase	price		\$ 840,000,00
	ment or value of trade or exchange excluding closing costs		Amount \$
	ust @% interest for years. Monthly payr _ Discount Points)		Amount \$
_	gs & Loan/Credit Union Loan carried by seller		
	yment \$ Due date:		
D. Second deed o	f trust @% interest foryears. Monthly pay		Amount \$
Fixed rate	Variable rate Bank/Savings & Loan/C		
	yment \$ Due date:		
	ement Bond or other public financing assumed by the buye of real estate commission fees paid by the buyer which are		ng balance \$ \$
	as purchased: Through real estate broker. Broker nam		e number:
Direct from	seller From a family member-Relationship		
Other. Plea	se explain:		
	any special terms, seller concessions, broker/agent fees alance) that would assist the Assessor in the valuation of yo		tion (e.g., buyer assumed the
PART 4. PROPI	ERTY INFORMATION	Check and complete as applicable.	
A. Type of propert	y transferred		
Single-fami	ly residence	o-op/Own-your-own	nufactured home
	· · · · · · · · · · · · · · · · · · ·		mproved lot
U Other. Des	cription: (i.e., timber, mineral, water rights, etc.)	imeshare Cor	mmercial/Industrial
	Personal/business property, or incentives, provided by property are furniture, farm equipment, machinery, etc. E		
If YES, enter th	e value of the personal/business property: \$		\$
	A manufactured home is included in the purchase price.		
If YES, enter th	e value attributed to the manufactured home: \$;	
	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 inco	ome is from: Lease/rent Contract Minera	al rights 🗌 Other:	
	of the property at the time of sale was: Good Good	Average Fair Poor	
	CERTIFIC	CATION	
	re) that the foregoing and all information hereon, includ wledge and belief. VITRANSFEREE OR CORPORATE OFFICER		
Alice Les Vile	Liles	DATE 12/15/2022	TELEPHON 5195641641
NAME OF CHASA CON	SFEREE/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE ng Kee Vikki Lee	E PRINT) TITLE	EMAIL ADDRESS Mymeowhome@gmail.com
W1	IN REC VINNI LEC		

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 North Puente Street 1451 Brea, CA 92821

Recorded in Official Records, Orange County Hugh Nguyen, Clerk-Recorder 33.00 \$ R O O 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 \boxtimes
- 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

10/13/202 Date

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 }s.s. COUNTY OF Orange Yang Liu, Notary Public, , who proved to me on the basis of , before me, On 10/13/21 ongii Li personally appeared 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



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

Escrow No.: 173188-SS

THIS SPACE FOR RECORDER'S USE ONLY:

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

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,078.00

[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,

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

 \mathbf{x}

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)

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DATED: June 23, 2023

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

Title Order No.: 123091614

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: June 23, 2023

GAOFENG SHI

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, _2	SARAH	Sthe

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



4

(Seal)

EXHIBIT "A"

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

PARCEL 1:

.

- 94

Lot 2 of Parcel Map 2005-135, in the City of Yorba Linda, County of Orange, State of California, as per map recorded in <u>Book 358, Pages 27</u> 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

BOE-502-A (P1) REV. 17 (05-22)	FOR RECORDER'S USE ONLY
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/TRANSFEREE (Make necessary corrections in the printed name and mailing address) STRAIGHT FORWARDING, INC.	
STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY 18 YORBA VISTA, YORBA LINDA, CA 92886	in a second s
 YES (X) NO This property is intended as my principal residence. If YES, or intended occupancy. YES (X) NO Are you 100% rated disabled veteran who was compensate surviving spouse of a 100% rated disabled veteran? MAIL PROPERTY TAX INFORMATION TO (NAME) STRAIGHT FORWARDING, INC. 	
MAIL PROPERTY TAX INFORMATION TO (ADDRESS)	1 1 1
20275 Business plany, suble to city	of industry CD 91757
PART 1. TRANSFER INFORMATION Please col This section contains possible exclusions from reassessment for	mplete all statements.
 () (X) B, This transfer is solely between domestic partners of (addition or removal of a partner, death of a partner) () (X)* C. This is a transfer: () between parent(s) and child Was this the transferor/grantor's principal residence () (X)* D. This transfer is the result of a cotenant's death. Date (X)* E. This transaction is to replace a principal residence () (X)* F. This transaction is to replace a principal residence () (X)* G. This transaction is to replace a principal residence () (X)* E. This transaction is to replace a principal residence () (X)* F. This transaction is to replace a principal residence () (X)* F. This transaction is to replace a principal residence () (X)* F. This transaction is to replace a principal residence () (X)* F. This transaction is to replace a principal residence () (X)* F. This transaction is to replace a principal residence () (X)* F. This transaction is to replace a principal residence () (X)* F. This transaction is to replace a principal residence () (X)* F. This transaction is to replace a principal residence () (X)* F. This transaction is to replace a principal residence () (X)* F. This transaction is to replace a principal residence 	((ren) () from grandparent(s) and grandchild(ren). a? () YES () NO the of death
change upon marriage).	of the person(s) holding title to the property (e.g., a name
A sociarity interest (e.g. cosigner) If YES please ext	for financing purposes or to create, terminate, or reconvey a plain:
(\checkmark) (\checkmark) K. The recorded document substitutes a trustee of a t	rust, mortgage, or other similar document.
 L. This is a transfer of property: () (×) 1. to/from a revocable trust that may be revoked b 	y the transferor and is for the benefit of
 () (X) [] the transferor, and/or [] the transferor's space of the benefit of the bene	oouse [] registered domestic partner. rustor's spouse [] grantor's/trustor's registered domestic
 (X) M. This property is subject to a lease with a remaining (X) N. This is a transfer between parties in which proportion (X) N. This is a transfer between parties in which proportion 	lease term of 35 years or more including written options, onal interests of the transferor(s) and transferee(s) in each the same after the transfer.
$()$ (\mathbf{X}) O. This is a transfer subject to subsidized low-income restrictions or restrictions imposed by specified no	housing requirements with governmentally imposed
() (X)* P. This transfer is to the first purchaser of a new build system.	ing containing a [] leased [] owned active solar energy
() (X) Q. Other. This transfer is to Please refer to the instructions for Part 1	the Assessor understand the nature of the transfer.
THIS DOCUMENT IS NOT SUBJECT	A second s

() Purchase () Poleulosite () Contract () Contract of sale. Date of contract () Sale/leaseback () Creation of a lease () Assignment of a lease () Sale/leaseback () Creation of a lease () Assignment of a lease () Original term in years (including written options): Rem () Other: Please explain: C. Only a partial interest in the property was transferred? () YES () NO If YES, indice PART 3. PURCHASE PRICE AND TERMS OF SALE Check and complete A. Total purchase price B. Cash down payment or value of trade or exchange excluding closing costs C. First deed of trust @% Interest rate foryears. Monthly Payment \$() FHA (Discount Points) () Cal-Vet () VA (Discount Points) () Fixed Rate () Bank/Savings & Loan/Credit Union () Loan Carried by seller () FHA (Discount Points) () Cal-Vet () Exclose the seller () Balloon Payment \$ Due Date:	Merger, stock or partnership acquisition (Form BOE-100-B) Inheritance. Date of death: Termination of a lease. Date lease began: haining term in years (<i>including written options</i>): cate the percentage transferred % ender as applicable. Arnount \$ <u>780 coro</u> Arnount \$ <u>780 coro</u> () Variable Rate
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E. Was an Improvement Bond or other public financing assumed by the buyer? () YES () NO	s N/A
[4] C. HELL, S. LEY, N. M. MARKER, M. M. MARKER, and M.	Outstanding balance \$/A
F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the pu	urchase price \$
 G. The property was purchased: (A) Through real estate broker. Broker name: <u>RHMY 6</u> () Direct from seller () From a family member- Relationship () Other: Please explain:	
4000000 17	lete as applicable.
A. Type of property transferred () Single-family residence () Co-op/Own-you () Multiple-family residence. Number of units: () Condominium () Other. Description: (i.e., timber, mineral, water rights, etc.) () Timeshare	ur-own () Manufactured home () Unimproved lot () Commercial/Industrial
 B. ()YES (X)NO Personal/business property, or incentives, provided by seller to buyer are in property are furniture, farm equipment, machinery, etc. Examples of incent if YES, enter the value of the personal/business property. C. ()YES (X)NO A manufactured home is included in the purchase price. S 	Incentives \$
 If YES, enter the value attinuited to the manufactured home is subject to local property tax. If NO, enter decal () YES () NO The property produces rental or other income. If YES, the income is from: () Lease/rent () Contract () Mineral rights () Ot E. The condition of the property at the time of sale was: () Good () Average 	
Please describe:	to an in the second to the heat of mu
I certify (or declare) that the foregoing and all information hereon, including any accompanying stater knowledge and belief.	
SIGNATURE OF BUYERNTRANSFEREE OR CORPORATE OFFICER	6/26/2023 46191321-8373
NAME OF BUYER TRANSFEREELEGAL REPRESENTATIVE CORPORATE OFFICER (PLEASE PRINT)	president Croperic Sfi. um
The Assessor's office may contact you for additional information	regarding this transaction.

COMPLETE, SIGN AND RETURN