

Recording Requested By:

CITY OF GARDEN GROVE

AND WHEN RECORDED MAIL TO

Garden Grove Agency for Community Development  
P. O. Box 3070  
Garden Grove, CA 92842  
Attn.: Real Property Office

This Document was electronically recorded by  
Chicago Title Commercial

Recorded in Official Records, County of Orange  
Darlene Bloom, Interim Clerk-Recorder

84.1  
A-84.1



20020830349 08:00am 09/27/02

108-59-602-4  
0.00-0.00 0.00 0.00 0.00 0.00 0.00 0.00

090-173-04  
ASSESSOR PARCEL NUMBER  
Escrow No. YL-02550-PV

This document is exempt from payment of recording fees  
pursuant to Section 6103 of the Government Code.

By: [Signature]

A 3843

GRANT DEED

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

LUCIA DEAL, a married woman as her sole and separate property

hereby GRANT(S), to GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT, a public body corporate and politic all that real property in the City of Garden Grove, County of Orange, State of California, described as:

AS PER LEGAL DESCRIPTION SHOWN IN EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF

23808315-MEX

2701  
[Handwritten notes]

Dated: 08-15-02

[Signature]  
LUCIA DEAL

STATE OF CALIFORNIA  
COUNTY OF ORANGE ) S.S.

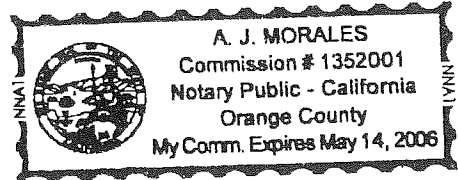
On August 15, 2002 before me,

[Signature] A. J. MORALES

a Notary Public in and for said County and State, personally appeared  
LUCIA DEAL

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 [Signature]



# GRANT DEED

## Garden Grove Agency for Community Development

APPROVED AS TO FORM OTHER THAN LEGAL DESCRIPTION

By: [Signature]

SECRETARY OF WAY AGENT

Dated: 8-20-02

APPROVED AS TO EXECUTION AND DESCRIPTION

By: [Signature]

Right of Way Agent

Dated: [Signature]

This is to certify that the interest in real property conveyed by the deed or grant dated \_\_\_\_\_ from

Lucia Deal

to the

Garden Grove Agency for Community Development, a redevelopment agency, is hereby accepted by the undersigned officer on behalf of the Garden Grove Agency for Community Development pursuant to authority conferred by Resolution of the Agency adopted July 17, 1978, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: 8-21-02

By: [Signature]

Secretary

EXHIBIT A  
APN 090-173-04

PARCEL 1

THE NORTH 50.00 FEET OF THE SOUTH 410.00 FEET OF THE WEST ONE-HALF OF BLOCK 5 OF GARDEN GROVE HOME TRACT, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 4, PAGE 57 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

PARCEL 2

THE NORTH 4.00 FEET OF LOT 1 OF TRACT 644, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 20, PAGE 6 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

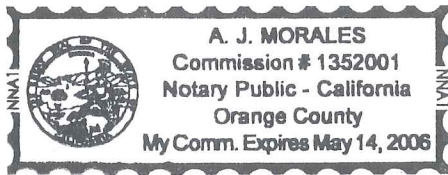
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of ORANGE } ss.

On August 15, 2002, before me, A-J. MORALES, NOTARY PUBLIC,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared LUCIA DEAL,  
Name(s) of Signer(s)

- personally known to me
- 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.

A-J. MORALES  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

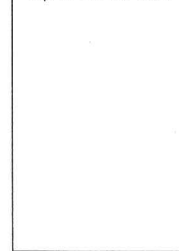
**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**  
Top of thumb here



**PRELIMINARY CHANGE OF OWNERSHIP REPORT**

**FOR RECORDER'S USE ONLY**

To be completed by transferee (buyer) prior to transfer of subject property in accordance with Section 480.03 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; this particular form may be used in all 58 counties of California.  
**THIS REPORT IS NOT A PUBLIC DOCUMENT**

SELLER/TRANSFEROR:	Lucia Deal
BUYER/TRANSFeree:	GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT, a public body corporate and politic
ASSESSOR'S PARCEL NUMBER(S):	090-173-04
PROPERTY ADDRESS OR LOCATION:	12902 7th Street Garden Grove, CA, 92842
MAIL TAX INFORMATION TO:	Name: GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT, a public body corporate and politic Address: 11222 Acacia Parkway, Garden Grove, CA 92842

**NOTICE:** A lien for property taxes applies to your property on March 1 of each year for the taxes owing in the following fiscal year, July 1 through June 30. One-half of these taxes is due November 1, and one-half is due February 1. The first installment becomes delinquent on December 10, and the second installment becomes delinquent on April 10. One tax bill is mailed before November 1 to the owner of record. **IF THIS TRANSFER OCCURS AFTER MARCH 1 AND ON OR BEFORE DECEMBER 31, YOU MAY BE RESPONSIBLE FOR THE SECOND INSTALLMENT OF TAXES DUE FEBRUARY 1.**  
The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the County Assessor. For further information on your supplemental roll obligation, please call the Orange County Assessor.

**PART I: TRANSFER INFORMATION**

Please answer all questions.

- | YES                      | NO                                  |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. Is this transfer solely between husband and wife (Addition of a spouse, death of a spouse, divorce settlement, etc.)?                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | B. Is this transaction only a correction of the name(s) of the person(s) holding title to the property (For example, a name change upon marriage)? |
| <input type="checkbox"/> | <input type="checkbox"/>            | C. Is this document recorded to create, terminate, or reconvey a lender's interest in the property?  |
| <input type="checkbox"/> | <input type="checkbox"/>            | D. Is this transaction recorded only to create, terminate, or reconvey a security interest (e.g. cosigner)?  |
| <input type="checkbox"/> | <input type="checkbox"/>            | E. Is this document recorded to substitute a trustee under a deed of trust, mortgage, or other similar document?                                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | F. Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants?               |
| <input type="checkbox"/> | <input type="checkbox"/>            | G. Does this transfer return property to the person who created the joint tenancy (original transferor)?   |
| <input type="checkbox"/> | <input type="checkbox"/>            | H. Is this transfer of property:   |
| <input type="checkbox"/> | <input type="checkbox"/>            | 1. to a trust for the benefit of the grantor, or grantor's spouse?   |
| <input type="checkbox"/> | <input type="checkbox"/>            | 2. to a trust revocable by the transferor?   |
| <input type="checkbox"/> | <input type="checkbox"/>            | 3. to a trust from which the property reverts to the grantor within 12 years?  |
| <input type="checkbox"/> | <input type="checkbox"/>            | I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options?                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | J. Is this a transfer from parents to children or from children to parents?  |
| <input type="checkbox"/> | <input type="checkbox"/>            | K. Is this transaction to replace a principal residence by a person 55 years of age or older?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | L. Is this transaction to replace a principal residence by a person who is severely disabled as defined by Revenue and Code Section 69.5?          |

If you checked yes to J, K, or L, an applicable claim form must be filed with the County Assessor.  
Please provide any other information that would help the Assessors to understand the nature of the transfer.

IF YOU HAVE ANSWERED "YES" TO ANY OF THE ABOVE QUESTIONS EXCEPT J, K, OR L, PLEASE SIGN AND DATE, OTHERWISE COMPLETE BALANCE OF THE FORM.

**PART II: OTHER TRANSFER INFORMATION**

- A. Date of transfer if other than recording date \_\_\_\_\_
- B. Type of transfer. Please check appropriate box.  
 Purchase     Foreclosure     Gift     Trade or Exchange     Merger, Stock, or Partnership Acquisition  
 Contract of Sale - Date of Contract \_\_\_\_\_  
 Inheritance - Date of Death \_\_\_\_\_     Other: Please explain: \_\_\_\_\_  
 Creation of 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) \_\_\_\_\_
- C. Was only a partial interest in the property transferred?     Yes     No    If yes, indicate the percentage transferred \_\_\_\_\_ %

**PLEASE COMPLETE, SIGN AND RETURN**

**PRELIMINARY CHANGE OF OWNERSHIP REPORT**

Please answer, to the best of your knowledge, all applicable questions, sign and date. If a question does not apply, indicate with "N/A."

**PART III: PURCHASE PRICE AND TERMS OF SALE**

A. CASH DOWN PAYMENT OR Value of Trade or Exchange (excluding closing costs) Amount \$ 250,000

B. FIRST DEED OF TRUST @ \_\_\_\_\_% interest for \_\_\_\_\_ years. Pymts/Mo.=\$\_\_\_\_\_ (Prin. & Int. only) Amount \$ \_\_\_\_\_

FHA  Fixed Rate  New Loan

Conventional  Variable Rate  Assumed Existing Loan Balance

VA  All inclusive D.T. (\$\_\_\_\_\_ Wrapped)  Bank or Savings & Loan

Cal-Vet  Loan Carried by Seller  Finance Company

Balloon Payment  Yes  No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_

C. SECOND DEED OF TRUST @ \_\_\_\_\_% interest for \_\_\_\_\_ years. Pymts/Mo.=\$\_\_\_\_\_ (Prin. & Int. only) Amount \$ \_\_\_\_\_

Bank or Savings & Loan  Fixed Rate  New Loan

Loan Carried by Seller  Variable Rate  Assumed Existing Loan Balance

Balloon Payment  Yes  No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_

D. OTHER FINANCING: Is other financing involved not covered in (b) or (c) above?  Yes  No Amount \$ \_\_\_\_\_

Type \_\_\_\_\_ @ \_\_\_\_\_% interest for \_\_\_\_\_ years. Pymts/Mo.=\$\_\_\_\_\_ (Prin. & Int. only)

Bank or Savings & Loan  Fixed Rate  New Loan

Loan Carried by Seller  Variable Rate  Assumed Existing Loan Balance

Balloon Payment  Yes  No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_

E. IMPROVEMENT BOND  Yes  No Outstanding Balance: Amount \$ \_\_\_\_\_

F. TOTAL PURCHASE PRICE (or acquisition price, if traded or exchanged, include real estate commission if paid.)

Total Items A through E \$ 250,000

G. PROPERTY PURCHASED  Through a broker  Direct from seller  Other (explain) \_\_\_\_\_

If purchased through a broker, provide broker's name and phone number: \_\_\_\_\_

Please explain any special terms or financing and any other information that would help the Assessor understand the purchase price and terms of sale.

Property Purchased by public Agency for redevelopment purposes

**PART IV: PROPERTY INFORMATION**

A. IS PERSONAL PROPERTY INCLUDED IN PURCHASE PRICE (other than a mobilehome subject to local property tax)?  Yes  No

If yes, enter the value of the personal property included in the purchase price \$ \_\_\_\_\_ (Attach itemized list of personal property).

B. IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE?  Yes  No

If yes, enter date of occupancy \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ or intended occupancy \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

C. TYPE OF PROPERTY TRANSFERRED:

Single-family residence  Agricultural  Timeshare

Multiple-family residence (no. of units: \_\_\_\_\_)  Co-op/Own-your-own  Mobilehome

Commercial/Industrial  Condominium  Unimproved lot

Other (Description: \_\_\_\_\_)

D. DOES THE PROPERTY PRODUCE INCOME?  Yes  No

E. IF THE ANSWER TO QUESTION D IS YES, IS THE INCOME FROM:

Lease/Rent  Contract  Mineral Rights  Other - Explain: \_\_\_\_\_

F. WHAT WAS THE CONDITION OF PROPERTY AT THE TIME OF SALE?

Good  Average  Fair  Poor

Enter here, or on an attached sheet, any other information that would assist the Assessor in determining the value of the property such as the physical condition of the property, restrictions, etc.

I certify that the foregoing is true, correct and complete to the best of my knowledge and belief.

Signed [Signature] NEW OWNER/CORPORATE OFFICER

Dated 9/16/02

Please Print Name of New Owner/Corporate Officer \_\_\_\_\_

Phone Number where you are available from 8:00 a.m. - 5:00 p.m. \_\_\_\_\_

(NOTE: The Assessor may contact you for further information)

If a document evidencing a change of ownership is presented to the recorder for recordation without the concurrent filing of a preliminary change of ownership report, the recorder may charge an additional recording fee of twenty dollars (\$20).

PLEASE COMPLETE, SIGN AND RETURN

SIGN & RETURN