

RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE

AND WHEN RECORDED MAIL TO:
GARDEN GROVE AGENCY FOR COMMUNITY
DEVELOPMENT
11222 Acacia Parkway
P. O. Box 3070
Garden Grove, CA 92840

Order No.: 49035067
Escrow No.: SA-112608-CW
A.P.N.: 090-172-18

3901A

This Document is electronically recorded by
Fidelity

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



12.00

2006000575465 03:39pm 08/28/06

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SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

49035067

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$⁰ "EXEMPT" GOVERNMENT AGENCY

- 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 Garden Grove AND

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

Douglas Hitchcock, Trustee of Douglas Hitchcock Revocable Trust udt dated Nov. 20, 2003

hereby GRANT(S) to

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT, a public body corporate and politic

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

Lot 15 of Tract No. 431, in the City of Garden Grove, County of Orange, State of California, as per map recorded in Book 16, Page 49, of Miscellaneous Maps, in the office of the County Recorder of said County.

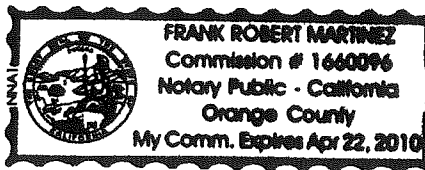
Dated: July 12, 2006

STATE OF CALIFORNIA
COUNTY OF Orange } ss.

On July 14th, 2006 before me
FRANK ROBERT MARTINEZ
Notary Public, personally appeared
DOUGLAS HITCHCOCK

Douglas Hitchcock Revocable Trust udt dated Nov. 20, 2003

By: Douglas Hitchcock, Trustee



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]
Signature of Notary

Commission Expiration Date: April 22, 2010

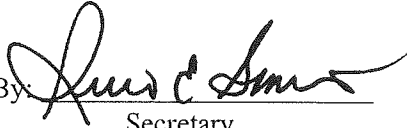
(This area for official notarial seal)

MAIL TAX STATEMENTS TO: GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT, , , CA

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by deed or grant dated, July 12, 2006 from Douglas Hitchcock Revocable Trust udt dated Nov. 20, 2003 to the Garden Grove Agency for Community Development, a public body corporate and politic, is hereby accepted by order of the Garden Grove Agency for Community Development by the undersigned officer on behalf of the Garden Grove Agency for Community Development pursuant to authority conferred by resolution of the Garden Grove Agency for Community Development adopted on July 17, 1978, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: 8-24-06

By: 
Secretary

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: Douglas Hitchcock Revocable Trust udt dated Nov. 20, 2003
BUYER/TRANSFEE: GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
ASSESSOR'S PARCEL NUMBER(S): 090-172-18
PROPERTY ADDRESS OR LOCATION: 12911 7th Street, Garden Grove, CA, 92840
MAIL TAX INFORMATION TO: Name: GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
Address: 11222 Acacia Parkway, Garden Grove, CA 92842
Phone Number (8 a.m. - 5 p.m.): ()

NOTICE: A lien for property taxes applies to your property on January 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 JANUARY 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
A. Is this transfer solely between husband and wife (addition of a spouse, death of a spouse, divorce settlement, etc.)?
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)? Please explain
C. Is this document recorded to create, terminate, or reconvey a lender's interest in the property?
D. Is this transaction recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g. cosigner)? Please explain
E. Is this document recorded to substitute a trustee of a trust, mortgage, or other similar document?
F. Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants?
G. Does this transfer return property to the person who created the joint tenancy (original transferor)?
H. Is this transfer of property:
1. to a revocable trust that may be revoked by the transferor and is for the benefit of the transferor or transferor's spouse?
2. to a trust that may be revoked by the Creator/Grantor who is also a joint tenant, and which names the other joint tenant's as beneficiaries when the Creator/Grantor dies?
3. to an irrevocable trust for the benefit of the Creator/Grantor and/or Grantor's spouse?
4. to an irrevocable trust from which the property reverts to the Creator/Grantor within 12 years?
I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options?
*J. Is this a transfer between parent(s) and child(ren)? or from grandparent(s) to grandchild(ren)?
*K. Is this transaction to replace a principal residence by a person 55 years of age or older? Within the same county? Yes No
*L. Is this transaction to replace a principal residence by a person who is severely disabled as defined by Revenue and taxation code section 69.5? Within the same county? Yes No
M. Is this transfer solely between domestic partners currently registered with the California Secretary of State?

* If you checked yes to J, K or L, you may qualify for a property tax reassessment exclusion, which may result in lower taxes on your property. If you do not file a claim, your property will be reassessed.

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

If the conveying document constitutes an exclusion from a change in ownership as defined in section 62 of the Revenue and Taxation Code for any reason other than those listed above, set forth the specific exclusions claimed:

Please answer all questions in each section. If a question does not apply, indicate with "N/A." Sign and date at bottom of second page.

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 a Lease Assignment of a Lease Termination of a Lease Sale/Leaseback
Date lease began Original term in years (including written options)
Remaining term in years (including written options)
Monthly Payment Remaining Term
C. Was only a partial interest in the property transferred? Yes No If yes, indicate the percentage transferred %

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 \$ 620,000

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

FHA (_____ Discount Points) Fixed Rate New Loan

Conventional Variable Rate Assumed Existing Loan Balance

VA (_____ Discount Points) 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. WAS AN IMPROVEMENT BOND ASSUMED BY THE BUYER? 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 **\$ 620,000.00**

G. PROPERTY PURCHASED Through a broker Direct from seller From a family member Other (please explain) _____

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

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

PROPERTY BEING ACQUIRED BY PUBLIC ENTITY FOR REDEVELOPMENT PURPOSES

PART IV: PROPERTY INFORMATION

A. TYPE OF PROPERTY TRANSFERRED:

Single-family residence Agricultural Timeshare

Multiple-family residence (no. of units: _____) Co-op/Own-your-own Manufactured Home

Commercial/Industrial Condominium Unimproved lot

Other (Description: i.e. timber, mineral, water rights, etc. _____)

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

If yes, enter date of occupancy _____ / _____ / _____ or intended occupancy _____ / _____ / _____

C. IS PERSONAL PROPERTY INCLUDED IN PURCHASE PRICE (i.e., furniture, farm equipment, machinery, etc.) (other than a manufactured home 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).

D. IS A MANUFACTURED HOME INCLUDED IN PURCHASE PRICE? Yes No

If yes, how much of the purchase price is allocated to the manufactured home? \$ _____

Is the manufactured home subject to local property tax? Yes No What is the decal number? _____

E. DOES THE PROPERTY PRODUCE INCOME? Yes No If yes, is the income from: _____

Lease/Rent Contract Mineral Rights Other (please explain): _____

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

Good Average Fair Poor

Please explain the physical condition of the property and provide any other information (such as restrictions, etc.) that would assist the Assessor in determining the value of the property.

CERTIFICATION

OWNERSHIP TYPE (✓)

Proprietorship

Partnership

Corporation

Other Public Entity

I certify that the foregoing is true, correct and complete to the best of my knowledge and belief. This declaration is binding on each and every co-owner and/or partner.

NAME OF NEW OWNER/CORPORATE OFFICER MATTHEW FERTAL TITLE Director

SIGNATURE OF NEW OWNER/CORPORATE OFFICER [Signature] DATE 8-23-06

NAME OF ENTITY (typed or printed) GARDEN GROVE Agency for Community Development FEDERAL EMPLOYER ID NUMBER 33-004-4653

ADDRESS (typed or printed) P.O. BOX 3070 GARDEN GROVE 92842 E-MAIL ADDRESS (OPTIONAL) _____ DATE 8-23-06

(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).

Place Government Code 27361-7

I certify under penalty of perjury that the notary
Acknowledgement on the document to which this
Statement reads as follows:

Name of notary. Frank Robert Martinez

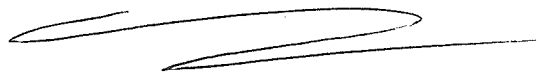
Date commission expires. 4-22-2010

County which bond is filed Orange

Commission number # 1660096

Manufacture/vendor # WNA1

Date 8/28/06



Place of Execution, Placentia Ca.
Fidelity National Title Insurance.