

Recording Requested By  
Pure Logic Escrow, Inc.



13.00

\* \$ R 0 0 1 5 0 5 8 9 7 4 \$ \*

2024000185823 9:57 am 07/23/24

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376.48 376.47 0.00 0.00 6.00 0.00 0.000.000.00 0.00

When Recorded Mail to  
And Mail Tax Statements To  
Amanda Lee and Nathan Mercado

10371 Garden Grove Blvd. #46  
Garden Grove, CA 92843

Escrow Number: 24TOR-2171-TT  
Title Number: 3910124-04614

APN: 930-538-39

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

Property: 10371 Garden Grove Boulevard, Unit 46, Garden Grove, CA 92843

### GRANT DEED

The undersigned Grantor(s) Declare(s):

Documentary Transfer Tax \$752.95 City Tax is \_\_\_\_\_

Computed on the full value of the interest or property conveyed; or

\_\_\_\_\_ Computed on the full value less value of liens or encumbrances remaining at time of sale

\_\_\_\_\_ Unincorporated Area  City of \_\_\_\_\_ Garden Grove

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Aser Richard Granados, a single man**

hereby **GRANT(S)** to **Amanda Lee, a single woman, and Nathan Mercado, a single man, as joint tenants**

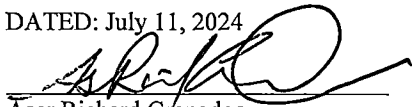
all the following described real property in the County of Orange, State of California:

*SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF*

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed

DATED: July 11, 2024

  
Aser Richard Granados

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 CA  
County of Riverside

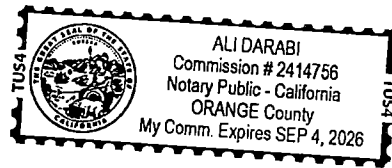
On 07,16,2024 before me, Ali Darabi, Notary Public, personally appeared Aser Richard Granados, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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 Ali Darabi

(Seal)



**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

UNIT 46, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, CONSISTING OF CERTAIN AIRSPACE AND SURFACE ELEMENTS, AS SHOWN AND DESCRIBED IN THE CONDOMINIUM PLAN ("PLAN"), WHICH PLAN WAS RECORDED MAY 10, 1989, AS INSTRUMENT NO. 89-248740, OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 2:

AN UNDIVIDED ONE FIFTY-EIGHTH (1/58TH) FEE SIMPLE INTEREST AS A TENANT IN COMMON IN AND TO ALL OF THE REAL PROPERTY, INCLUDING WITHOUT LIMITATION, THE COMMON AREAS DEFINED IN THE DECLARATION REFERRED TO BELOW, IN LOT 3 OF TRACT NO. 11909, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 553, PAGES 7 TO 10 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM UNITS 1 THROUGH 58 INCLUSIVE, AS SHOWN ON THE PLAN.

ALSO EXCEPT THEREFROM ALL MINERALS, OIL, GAS PETROLEUM, AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER OR WHICH MAY BE PRODUCED FROM SAID LOT WHICH UNDERLIES A PLANE PARALLEL TO AND 550 FEET BELOW THE PRESENT SURFACE OF SAID LOT FOR THE PURPOSE OF PROSPECTING FOR, THE EXPLORATION, DEVELOPMENT, PRODUCTION, EXTRACTION AND TAKING OF SAID MINERALS, OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES FROM SAID LOT BY MEANS OF MINES, WELLS, DERRICKS OR OTHER EQUIPMENT FROM SURFACE LOCATIONS ON ADJOINING OR NEIGHBORING LAND OR LYING OUTSIDE OF THE ABOVE DESCRIBED LOT, IT BEING UNDERSTOOD THAT THE OWNER OF SUCH MINERALS, OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES, AS SET FORTH ABOVE, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OR ANY PORTION THEREOF ABOVE SAID PLANE PARALLEL TO AND 550 FEET BELOW THE PRESENT SURFACE OF THE SAID LOT FOR ANY PURPOSE WHATSOEVER.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, USE, ENJOYMENT, DRAINAGE, ENCROACHMENT, SUPPORT, MAINTENANCE, REPAIRS, AND FOR OTHER PURPOSES, ALL AS SHOWN IN THE PLAN AND AS DESCRIBED IN THE DECLARATION.

APN: 930-538-39