Farming & Customer Service

Presented by

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ORANGE COAST
TITLE COMPANY

Nothing Happens Until Someone Has a Listing

PROSPECTING DOOR TO DOOR?

Orange Coast Title can give you Recorded Homeowner Information

MAILING TO HOMEOWNERS?

Orange Coast Title can give you Recorded Homeowner pre-addressed labels

Nothing Happens Until Someone Has a Listing

ABSENTEE OWNERS?

Orange Coast Title can give you Absentee Homeowner Labels

OPEN HOUSES?

Orange Coast Title can give you Neighbors around the “Open House”

Nothing Happens Until Someone Has a Listing

OWNER OCCUPIED?

Orange Coast Title can give you

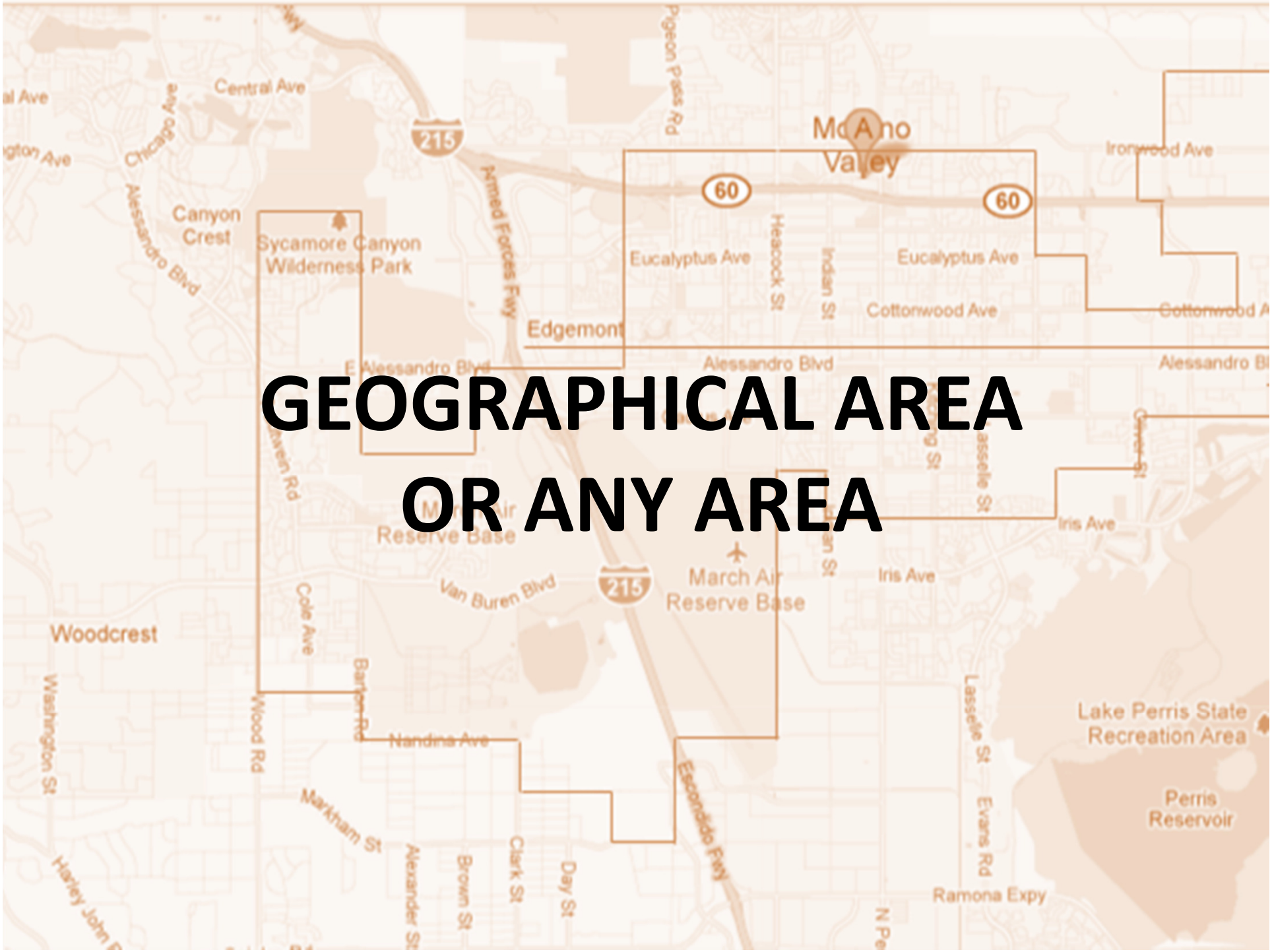
Recorded Information

SURNAMES?

Orange Coast Title can give you

Recorded Information

GEOGRAPHICAL AREA OR ANY AREA



Search Criteria Options

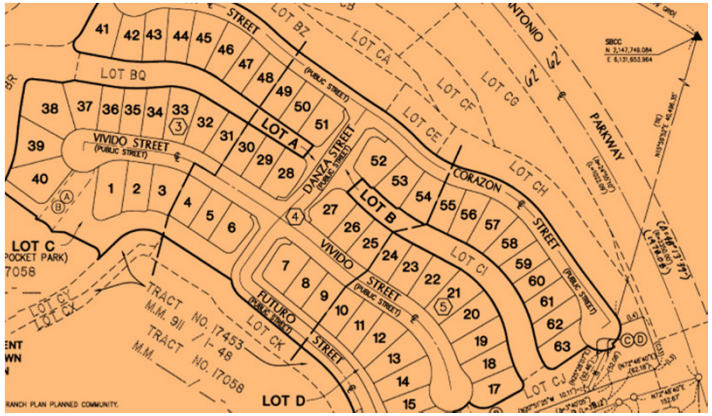
Tract Number: We can provide information for a tract.

Boundaries: We can provide farm information with a north, south, east, west perimeter in an area or neighborhood.

Cities or Zip Codes

Multiple Street Names

Assessor's Map Book Page(s)



Surrounding Properties: We can provide commercial properties, schools, and churches around your target property or in a geographical area

Search Criteria Options
continued

Surnames: You can prospect typical ethnic surnames to reach a specific demographic, Spanish, Chinese, etc.

You can also search by bedrooms, bathrooms, sqft, lot size, stories, year built, tax delinquent and more. For a full criteria list contact your OCT representative!

Farming Basics

1 Line

Owner Name, Site Address,
Assessor's Parcel Number

Owner Name	Site Address	Parcel	!
MKRTCHIAN,GAREN	4511 ALCORN DR*LA CANADA	5806-007-014	*P
LEE,GREGORY S	4438 ALTA CANYADA RD*LA CANADA	5813-007-010	*M

Farming Basics

3 Line

Owner Name, Site Address, Mailing Address, Assessor's Parcel Number, Use Code, Year Built, Sq. Ft.

Use Code	Zone	YrBlt	Units	SqFt

```
1        Parcel: 5806-007-014          *P*   Site: 4511 ALCORN DR*LA CANADA FLINTRIDGE CA       91011
Ownr: MKRTCHIAN,GAREN                        Mail: 4511 ALCORN DR*LA CANADA FLINTRIDGE CA       91011
SINGLE FAMILY RESIDENCE   LFR110000*  1954  1     1,561

2        Parcel: 5813-007-010          *M*   Site: 4438 ALTA CANYADA RD*LA CANADA FLINTRIDGE CA 91011
Ownr: LEE,GREGORY S                          Mail: 1322 PADRES TRL*LA CANADA FLINTRIDGE CA      91011
SINGLE FAMILY RESIDENCE   LFR1*        1956  1     1,659
```

Farming Basics

5 Line

Owner Name, Site Address, Mailing Address,
Assessor's Parcel Number, Use Code, Year Built,
Sq. Ft., Lot Size, Bed/Bath Count,
Last Sale Date and Sale Amount

1 **Parcel:** 5806-002-012 *P* **Site:** 192 ALCORN DR*LA CANADA FLINTRIDGE CA 91011
Ownr: DOE, JOHN **Mail:** 192 ALCORN DR*LA CANADA FLINTRIDGE CA 91011
Use: SINGLE FAMILY RESIDENCE **Zn:** LFR110000* **Xmpt:** Y **Sale:** $519,000 **Date:** 07/11/2002
Lns: $450,000 **Doc:** 1585827 **Yb:** 1954 **Sqft:** 1,561 **Asd:** $598,400 **Imp:** 19%
Units: 1 **Rms:** 8 **BedBath:** 3/2 **Tract:** 13001 **Lot:** 0014 **Ltsz:** 11,923

2 **Parcel:** 5711-001-011 *M* **Site:** 600 CANYON RD*LA CANADA FLINTRIDGE CA 91011
Ownr: SMITH, JANE **Mail:** 913 PADRES TRL*LA CANADA FLINTRIDGE CA 91011
Use: SINGLE FAMILY RESIDENCE **Zn:** LFR1* **Xmpt:** **Sale:** $390,000F **Date:** 03/30/2000
Lns: $275,000 **Doc:** 532065 **Yb:** 1956 **Sqft:** 1,659 **Asd:** $467,900 **Imp:** 19%
Units: 1 **Rms:** 7 **BedBath:** 2/2 **Tract:** 08533 **Lot:** 0011 **Ltsz:** 6,680

Farming Basics

6 Line

Everything same as 5 line plus Lender Name, Loan Amount, and Loan Type and Rate.

***Note:** Loan information pertains to their 1st deed of trust & is not necessarily their current loan information

1 **Parcel:** 5806-007-014 *P* **Site:** 4511 ALCORN DR*LA CANADA FLINTRIDGE CA 91011
Owner: MKRTCHIAN,GAREN **Mail:** 4511 ALCORN DR*LA CANADA FLINTRIDGE CA 91011
Use: SINGLE FAMILY RESIDENCE **Zn:** LFR1100 **Sale:** $519,000 **Date:** 07/2002
Lns: $400,000 **Doc:** 1585827 **Xmpt:** Y **Yb:** 1954 **Sqft:** 1,561 **Asd:** $598,400
Map: **Beds:** 3 **Baths:** 2 **Ltsz:** 11,927 **Imp:** 19% **Un:** 1
Blk: **Lot:** **Lender:** AMERICA'S WHOLES **Loan/Rate Type:** /FIX

2 **Parcel:** 5813-007-010 *M* **Site:** 4438 ALTA CANYADA RD*LA CANADA 91011
Owner: LEE,GREGORY S **Mail:** 1322 PADRES TRL*LA CANADA FLINTRIDGE CA 91011
Use: SINGLE FAMILY RESIDENCE **Zn:** LFR1* **Sale:** $390,000F **Date:** 03/2001
Lns: $275,000 **Doc:** 532067 **Xmpt:** **Yb:** 1956 **Sqft:** 1,659 **Asd:** $467,900
Map: **Beds:** 2 **Baths:** 2 **Ltsz:** 6,682 **Imp:** 19% **Un:** 1
Blk: **Lot:** **Lender:** CAL FED LENDING **Loan/Rate Type:** /FIX

Mailing Labels

Owner Occupied: We can provide recorded homeowners pre-addressed labels that live in the property

Absentee Owners or Non-Owner Occupied: The owners do not live in the property

Both Absentee and Owner Occupied: These can be separated by request

Mailing Labels *continued*

- **Residential "Renters":** List of absentee-owned residential properties but addressed to the physical property address. We can provide labels addressed to "Current Resident". *SFR and Condos only.

- **Radius around Open House/Listing** : We can provide labels surrounding an address

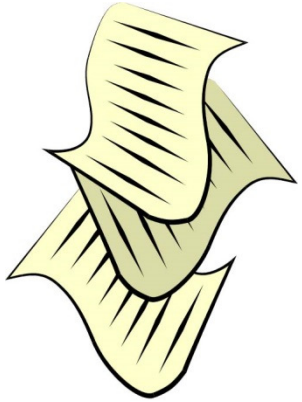
- ***First Class labels only. We cannot provide bulk rate labels.*

Walking Farm

A walking farm gives you property information in the order you are walking the neighborhood –

It's a 5-line farm by Situs Address with a "Notes" section to write notes on each property.

Data Options



You can receive your farm data in several ways

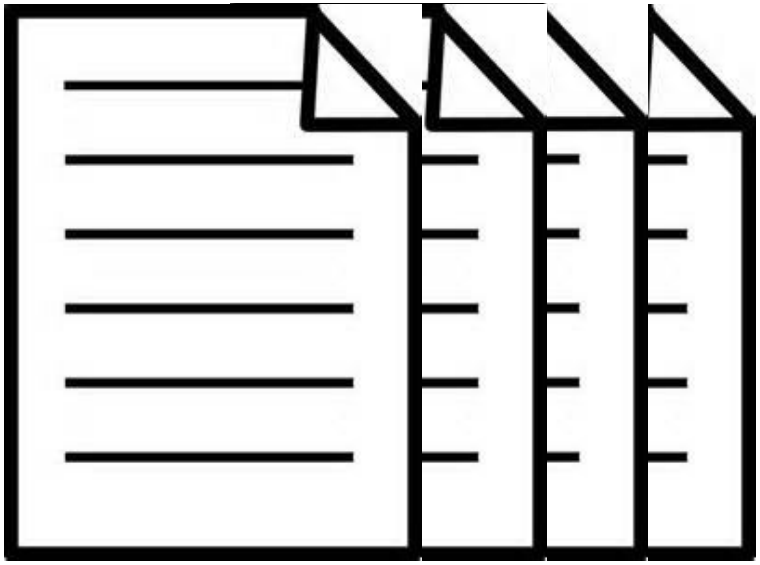
Data Options:

***PDF, *CSV, TXT, DBF**

PDF & CSV are the most common

Leads in your Farm??

We can give you a Property Profile



Property Information

Primary Owner :	MANNING FRANK V
Secondary Owner :	MANNING ELENA
Site Address :	25030 PEBBLE CREEK WAY MORENO VALLEY, CA 92551-2506
Mailing Address :	25030 PEBBLE CREEK WAY MORENO VALLEY, CA 92551
Assessor Parcel Number :	312-171-015
Census Tract :	0488.00
Housing Tract Number :	21806
Lot Number :	15
Page Grid :	747-4G
Legal Description :	Lot: 15 ; Tract No: 21806 ; Abbreviated Description: LOT:15 CITY:MORENO VALLEY TR#:21806 .18 ACRES IN LOT 15 MB 176/001 TR 21806 ; City/Muni/Twp: MORENO VALLEY

Property Characteristics

Bedrooms :	3	**Year Built :**	1988	**Square Feet :**	1443
Bathrooms :	2.0	**Garage :**	A	**Lot size :**	7840 SF
Partial Bath :	1	**Fireplace :**	1	**Number of Units :**	0
Total Rooms :	0	**Pool/Spa :**	N	**Use Code :**	Single Family Residential
Zoning :	N/A				

Sale Information

Transfer Date :		**Document # :**	
Transfer Value :	N/A	**Cost/Sq Feet :**	N/A

Assessment/Tax Information

Assessed Value :	$162,236	**Tax Amount :**	$2,013.00
Land Value :	$39,786	**Tax Status :**	Current
Improvement Value :	$122,450	**Tax Rate Area :**	21-265
Percent Improvement :	75 %	**Homeowner Exemption :**	N

SUBJECT PROPERTY HISTORY

Mortgage

Recording Date:	08/22/2005	Document #:	2005-0686715
Loan Amount:	$31,000	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type of Financing:	
Lender Name:	GMAC MORTGAGE CORP		
Lender Type:	Mortgage company		
Buyer Vesting:	MANNING,FRANK V;		
Vesting:			

Mortgage

Recording Date:	08/17/2005	Document #:	2005-0672132
Loan Amount:	$256,000	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	09/01/2035	Type of Financing:	
Lender Name:	GMAC MORTGAGE CORP		
Lender Type:	Mortgage company		
Buyer Vesting:	MANNING,FRANK V;		
Vesting:			

Mortgage

Recording Date:	04/30/2004	Document #:	2004-0322509
Loan Amount:	$25,000	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type of Financing:	VAR
Lender Name:	COUNTRYWIDE HOME LOANS INC		
Lender Type:	Lending institution		
Buyer Vesting:	MANNING,FRANK V;		
Vesting:			

Mortgage

Recording Date:	04/30/2004	Document #:	2004-0322508
Loan Amount:	$200,000	Loan Type:	Unknown
TD Due Date:	05/01/2034	Type of Financing:	FIX
Lender Name:	COUNTRYWIDE HOME LOANS INC		
Lender Type:	Lending institution		
Buyer Vesting:	MANNING,FRANK V;		
Vesting:			

Mortgage

Recording Date:	03/26/2002	Document #:	2002-153113
Loan Amount:	$47,500	Loan Type:	Stand Alone Second
TD Due Date:	03/20/2017	Type of Financing:	
Lender Name:	GOLETA NATIONAL BANK		
Lender Type:	Bank		
Buyer Vesting:	MANNING,FRANK V;		
Vesting:			

Subject Property History

This section gives you a summary of the activity on the property

SALES COMPARABLES

Criteria Selected:

Searched by Radius: 1 miles
Minimum Area: 1,154 SqFt. Maximum Area: 1,731 SqFt.
Maximum Bathrooms: 3 Minimum Bathrooms: 1
Maximum Bedrooms: 4 Minimum Bedrooms: 2
Pool: All
Land Use: Same as Subject
Date Range: 11/05/2014 to 05/04/2015

Area Sales Analysis

	Low	Median	High
Bedrooms:	2	3	4
Baths:	1	2	2
Lot Size:	4,791	5,880	10,890
Living Area (SqFt):	1,154	1,517	1,711
Sale Price:	$190,000	$232,500	$250,000
Year Built:	1986	1991	2005
Age:	10	24	29

Subject Property

Sale Date:	N/A	**Year Built:**	1988	**Price:**	N/A	**Pool:**	N
Lot Size:	7,840 SF	**Square Feet:**	1,443	**$/SF:**	N/A	**BR/Bth:**	3/2.0

Comparable Sales Data

No.	Address	Date	Price	$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
1	25595 SIERRA CADIZ CT MORENO VALLEY, CA 92551	04/10/2015	$199,500	$117	1,704	4/2	1995	6,098 SF	N/A
2	25176 GRANVILLE ST MORENO VALLEY, CA 92551	04/10/2015	$245,000	$169	1,447	3/2	1990	5,663 SF	N/A
3	16124 STARVIEW ST MORENO VALLEY, CA 92551	03/19/2015	$240,000	$158	1,514	4/2	1990	10,890 SF	P

1 — 25595 SIERRA CADIZ CT, MORENO VALLEY, CA 92551
Owner: ANTHONY PORTILLO, MARIA N **Seller:** GEORGE R SMITH
APN: 312-212-022 **Document #:** 2015-0144811
Legal: Lot:65 Tract No:22382 Map Ref:MB200 PG79-85City/Muni/Twp:MORENO VALLEY
Land Use: Single Family Residential Located approximately 0.54 miles from subject property.

2 — 25176 GRANVILLE ST, MORENO VALLEY, CA 92551
Owner: LUIS A CONTRERAS, COLUMBA **Seller:** JLXT GROUP INC
APN: 312-141-027 **Document #:** 2015-0145209
Legal: Lot:30 Tract No:20859-2 Map Ref:MB176 PG93-96City/Muni/Twp:MORENO VALLEY
Land Use: Single Family Residential Located approximately 0.39 miles from subject property.

3 — 16124 STARVIEW ST, MORENO VALLEY, CA 92551
Owner: VICTOR MANUEL ZACARIAS OCTEGA **Seller:** ERICA MENDOZA, ROBERT MENDOZA
APN: 316-062-009 **Document #:** 2015-0111215
Legal: Lot:30 Tract No:20404-1 Map Ref:MP169 PG1-5City/Muni/Twp:MORENO VALLEY
Land Use: Single Family Residential Located approximately 0.76 miles from subject property.

Sales Comparables

COMPS

This section gives you recent sales surrounding the subject property

Comparable Sales Data

No.	Address	Date	Price	$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
20	16438 HEATHER GLEN RD MORENO VALLEY, CA 92551	12/24/2014	$235,000	$154	1,520	3/2	1989	5,227 SF	N/A

Owner: VANESSA C ORTIZ, JOSE ORTIZ **Seller:** TEMPLE LIU, MEIXIA ZHANG
APN: 312-103-011 **Document #:** 2014-0491963
Legal: Lot:48 Tract No:20715-2 Map Ref:MB161 PG82-85City/Muni/Twp:MORENO VALLEY
Land Use: Single Family Residential Located approximately 0.59 miles from subject property.

Market Summary

No.	Address	Bed	Baths	Page/Grid	SqFt	Doc Num	Price
1	25595 SIERRA CADIZ CT, MORENO VALLEY CA	4	2	747-4H	1,704	2015-0144811	$199,500
2	25176 GRANVILLE ST, MORENO VALLEY CA	3	2	747-3G	1,447	2015-0145209	$245,000
3	16124 STARVIEW ST, MORENO VALLEY CA	4	2	747-3G	1,514	2015-0111215	$240,000
4	26063 HOLSTEIN DR, MORENO VALLEY CA	3	2	-	1,617	2015-0109181	$250,000
5	17033 TACK LN, MORENO VALLEY CA	3	2	-	1,690	2015-0079661	$235,000
6	16991 TACK LN, MORENO VALLEY CA	3	2	-	1,690	2015-0080521	$248,000
7	16347 AVENIDA DE LORING, MORENO VALLEY CA	3	2	-	1,154	2015-0071277	$205,000
8	16947 MAILE LN, MORENO VALLEY CA	4	2	747-4H	1,540	2015-0064728	$230,000
9	25117 MIDDLEBROOK WAY, MORENO VALLEY CA	3	2	747-3G	1,520	2015-0062964	$211,000
10	15984 NINYA AVE, MORENO VALLEY CA	2	1	747-2G	1,173	2015-0040242	$235,000
11	25950 YANEZ TRAIL RD, MORENO VALLEY CA	3	2	747-3J	1,285	2015-0038636	$229,000
12	25497 MOORLAND RD, MORENO VALLEY CA	3	2	747-3H	1,711	2015-0032956	$190,000
13	16757 TARANO LN, MORENO VALLEY CA	3	2	747-4G	1,187	2015-0031912	$230,000
14	16266 AVENIDA DE LORING, MORENO VALLEY CA	3	2	-	1,154	2015-0030454	$221,000
15	26090 ROJO TIERRA, MORENO VALLEY CA	3	2	-	1,690	2015-0027650	$207,500
16	25021 PEBBLE CREEK WAY, MORENO VALLEY CA	3	2	747-4G	1,443	2015-0025654	$236,500
17	25128 HARKER LN, MORENO VALLEY CA	3	2	747-4G	1,500	2015-0020743	$240,000
18	16823 TACK LN, MORENO VALLEY CA	3	2	-	1,690	2015-0016170	$250,000
19	25618 TONADILLA CIR, MORENO VALLEY CA	3	1	747-3H	1,237	2015-0013671	$213,000
20	16438 HEATHER GLEN RD, MORENO VALLEY CA	3	2	-	1,520	2014-0491963	$235,000

Market Summary

This section gives you a one-line summary of the sales comps surrounding the property

RODRIGUEZ JUAN C
25040 PEBBLE CREEK WAY
MORENO VALLEY, CA 92551

APN:	312-171-016	**Bedrooms:**	4
Square Feet:	1,588	**Bathrooms:**	2
Year Built:	1988	**Lot size:**	7,405
Sale Date:	12/00/2008	**Garage:**	A
Land Use:	Single Family Residential		

BUI WILLIAM M
25020 PEBBLE CREEK WAY
MORENO VALLEY, CA 92551

APN:	312-171-014	**Bedrooms:**	4
Square Feet:	1,588	**Bathrooms:**	2
Year Built:	1988	**Lot size:**	12,196
Sale Date:	04/00/2009	**Garage:**	A
Land Use:	Single Family Residential		

ESCOBAR ARTURO
25037 HARKER LN
MORENO VALLEY, CA 92551

APN:	312-171-052	**Bedrooms:**	3
Square Feet:	1,500	**Bathrooms:**	2
Year Built:	1990	**Lot size:**	5,227
Sale Date:	06/00/2005	**Garage:**	A
Land Use:	Single Family Residential		

GUTIERREZ CARINA
25027 HARKER LN
MORENO VALLEY, CA 92551

APN:	312-171-053	**Bedrooms:**	4
Square Feet:	1,927	**Bathrooms:**	2
Year Built:	1990	**Lot size:**	5,227
Sale Date:	04/00/2009	**Garage:**	A
Land Use:	Single Family Residential		

LEAL MANUEL A
25056 PEBBLE CREEK WAY
MORENO VALLEY, CA 92551

APN:	312-171-017	**Bedrooms:**	3
Square Feet:	1,157	**Bathrooms:**	1
Year Built:	1988	**Lot size:**	7,405
Sale Date:	07/00/2002	**Garage:**	A
Land Use:	Single Family Residential		

BROWN EDWARD
25047 HARKER LN
MORENO VALLEY, CA 92551

APN:	312-171-051	**Bedrooms:**	4
Square Feet:	1,811	**Bathrooms:**	2
Year Built:	1990	**Lot size:**	5,227
Sale Date:	03/00/2006	**Garage:**	A
Land Use:	Single Family Residential		

KING GERTRUDE
25057 HARKER LN
MORENO VALLEY, CA 92551

APN:	312-171-050	**Bedrooms:**	4
Square Feet:	1,927	**Bathrooms:**	2
Year Built:	1990	**Lot size:**	5,227
Sale Date:	01/00/2005	**Garage:**	A
Land Use:	Single Family Residential		

AURIC GLOBAL
25017 HARKER LN
MORENO VALLEY, CA 92551

APN:	312-171-054	**Bedrooms:**	4
Square Feet:	1,811	**Bathrooms:**	2
Year Built:	1990	**Lot size:**	5,227
Sale Date:	07/00/2009	**Garage:**	A
Land Use:	Single Family Residential		

LUCERO MIRIAM MARIBEL
25010 PEBBLE CREEK WAY
MORENO VALLEY, CA 92551

APN:	312-171-013	**Bedrooms:**	3
Square Feet:	1,443	**Bathrooms:**	2
Year Built:	1988	**Lot size:**	10,018
Sale Date:	08/00/2005	**Garage:**	A
Land Use:	Single Family Residential		

WHYLD CORA A
25041 PEBBLE CREEK WAY
MORENO VALLEY, CA 92551

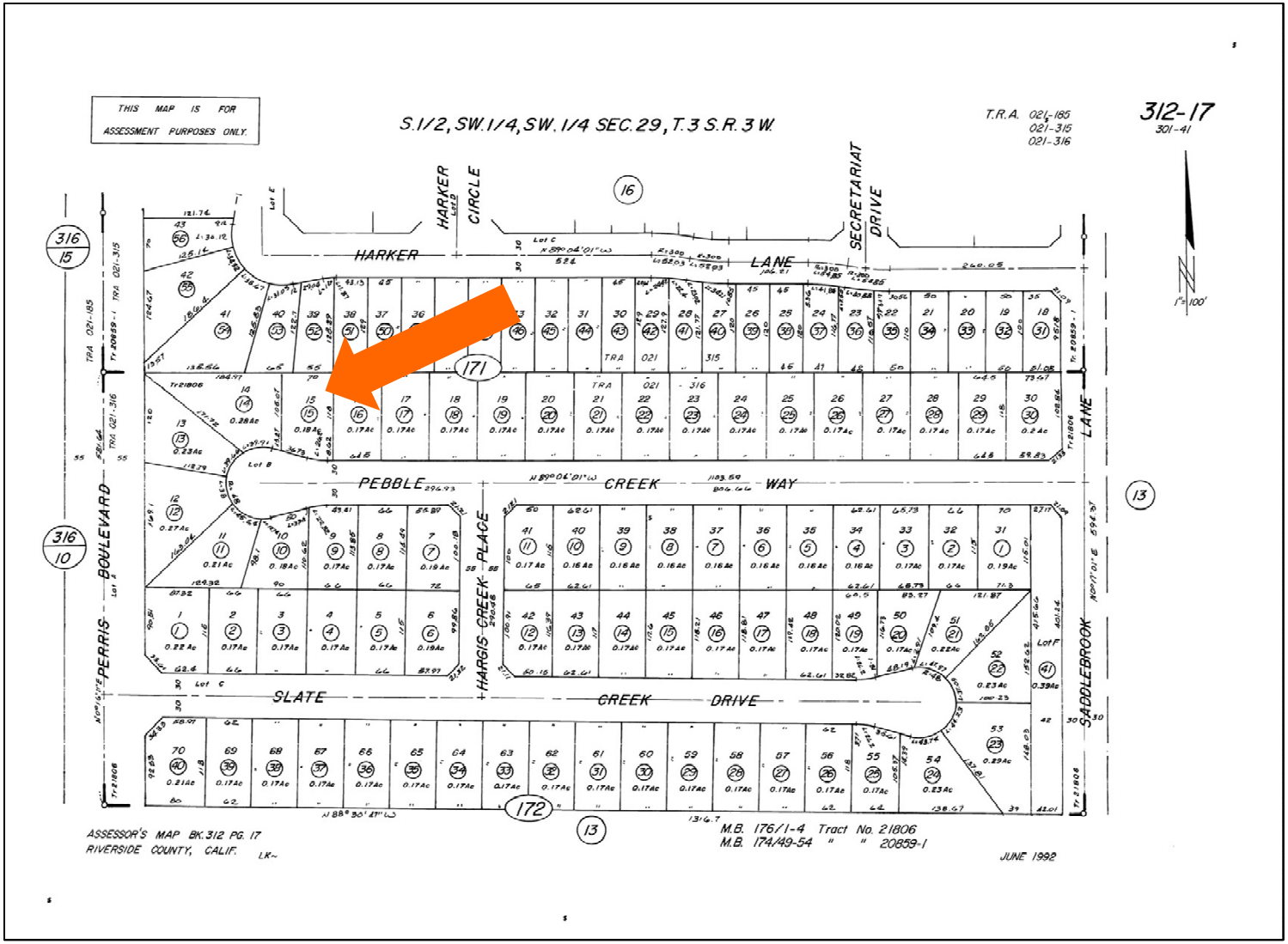
APN:	312-171-009	**Bedrooms:**	3
Square Feet:	1,157	**Bathrooms:**	1
Year Built:	1988	**Lot size:**	7,405
Sale Date:	02/00/2008	**Garage:**	A
Land Use:	Single Family Residential		

Nearby Property Owners

This section gives you the nearest homeowners to the subject property

Plat Map

APN 312-171-015



Tax Roll

- ORANGE COAST TITLE, O25, SRES — RIVERSIDE, CA

05/04/2015 01:59PM WJ63 — PAGE 1 OF 1

RIVERSIDE 2014-15 TAX ROLL — INVESTIGATIVE SEARCH RESULTS

CUSTOMER SERVICE REQUEST ONLY

PAYMENTS AS OF 04/24/2015

SEARCH PARAMETERS

ENTERED APN: 312-171-015-3

✓ **APN: 312-171-015-3** **BILL: 000716258**

TRA: 021-265 - CITY OF MORENO VALLEY **ACQ DATE:** 05/1998 **DOC#:** 210256

LEGAL: .18 ACRES IN LOT 15 MB 176/001 TR 21806

SITUS: 25030 PEBBLE CREEK WAY

MAIL: 25030 PEBBLE CREEK WAY MORENO VALLEY CA 92551

ASSESSED OWNER(S)		2014-15 ASSESSED VALUES
MANNING ELENA	LAND	39,786
MANNING FRANK V	IMPROVEMENTS	122,450
	TAXABLE	**162,236**

2014-15 TAXES	1ST INST	2ND INST	TOTAL TAX
STATUS	**PAID**	**PAID**	
PAYMENT DATE	11/30/2014	04/10/2015	
DELINQUENT DATE	12/10/2014	04/10/2015	
INSTALLMENT	1,006.50	1,006.50	2,013.00
PENALTY	100.65	139.25	239.90
BALANCE DUE	0.00	0.00	**0.00**

ASSESSMENT DETAIL

FUND	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
68-4271	MISC ASMNT	87.50	MORENO VALLEY CS ZONE A
68-4275	MISC ASMNT	74.98	MORENO VALLEY CS ZONE D
68-4272	MISC ASMNT	23.00	MORENO VALLEY CS ZONE B
68-5402	MISC ASMNT	14.74	EMWD STDBY-COMB CHARGE
68-4274	MISC ASMNT	9.00	MORENO VALLEY CS ZONE C
68-1860	MISC ASMNT	8.14	CSA 152 MORENO VALLEY
68-5305	MISC ASMNT	6.94	MWD STANDBY - EAST
68-1377	FLOOD CONT	3.74	NPDES - SANTA ANA
		228.04	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

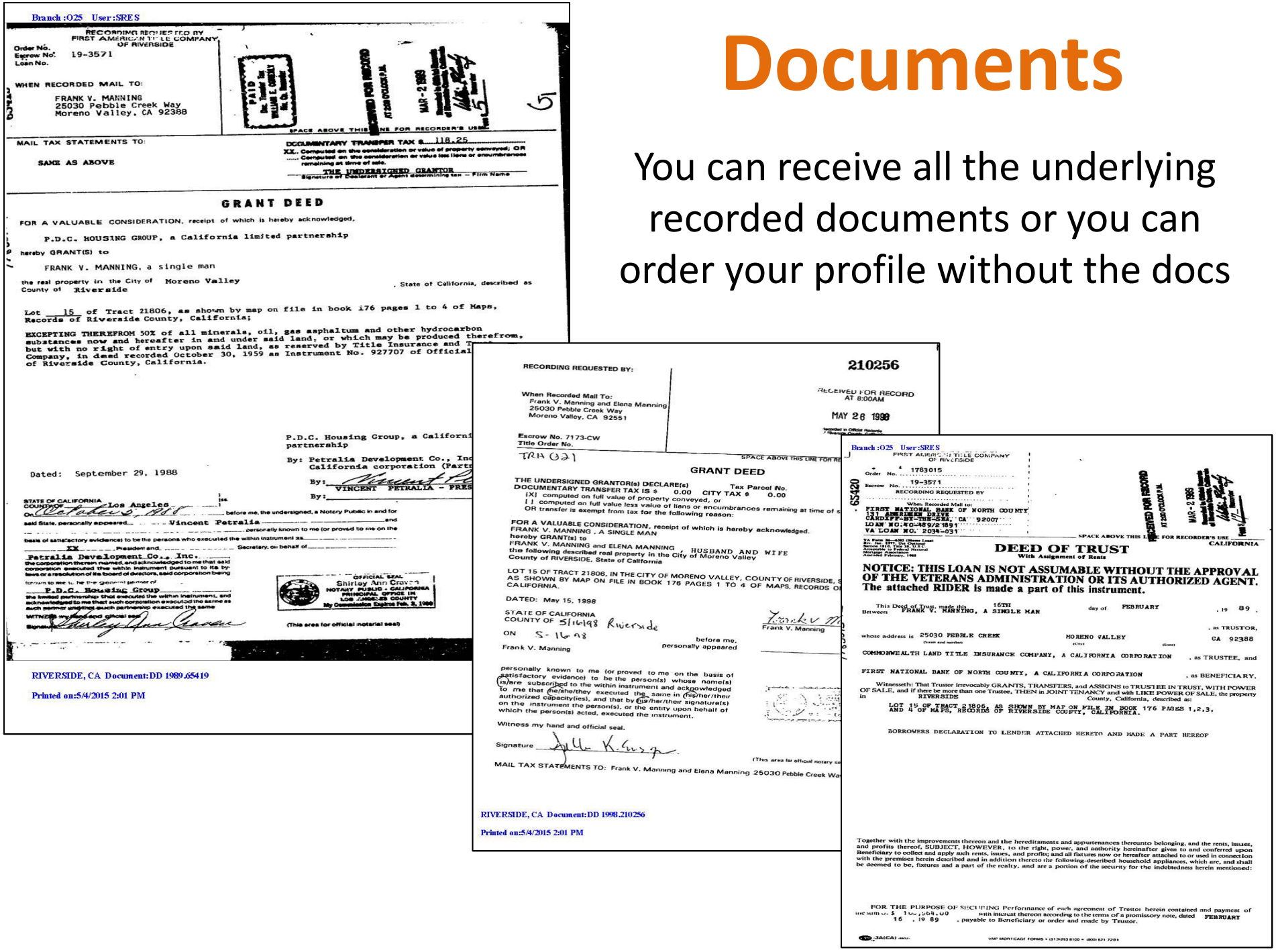
TAX CODE:	0	**USE CODE:**	R1	**VESTING:**	HW
PUI CODE:	R01	**ACREAGE:**		**STAMP AMOUNT:**	
TAX RATE:	1.10023%				

END OF SEARCH

This section gives you tax information included the assessed owners and status of property taxes

Documents

You can receive all the underlying recorded documents or you can order your profile without the docs



Branch :025 User:SRES

RECORDING REQUESTED BY FIRST AMERICAN TITLE COMPANY OF RIVERSIDE

Order No.
Escrow No. 19-3571
Loan No.

WHEN RECORDED MAIL TO:
FRANK V. MANNING
25030 Pebble Creek Way
Moreno Valley, CA 92388

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

DOCUMENTARY TRANSFER TAX $ 118.25
XX Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances remaining at time of sale.
THE UNDERSIGNED GRANTOR
Signature of Declarant or Agent determining tax – Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
P.D.C. HOUSING GROUP, a California limited partnership
hereby GRANT(S) to
FRANK V. MANNING, a single man
the real property in the City of Moreno Valley, County of Riverside, State of California, described as
Lot 15 of Tract 21806, as shown by map on file in book 176 pages 1 to 4 of Maps, Records of Riverside County, California;
EXCEPTING THEREFROM 50% of all minerals, oil, gas asphaltum and other hydrocarbon substances now and hereafter in and under said land, or which may be produced therefrom, but with no right of entry upon said land, as reserved by Title Insurance and T... Company, in deed recorded October 30, 1959 as Instrument No. 927707 of Official ... of Riverside County, California.

Dated: September 29, 1988

P.D.C. Housing Group, a Californi... partnership
By: Petralia Development Co., Inc... California corporation (Partn...
VINCENT PETRALIA – PRES...

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On October 5, 1988 before me, the undersigned, a Notary Public in and for said State, personally appeared Vincent Petralia and personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as President and Secretary, on behalf of Petralia Development Co., Inc. the corporation therein named, and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors, said corporation being known to me to be the general partner of P.D.C. Housing Group the limited partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same
WITNESS my hand and official seal.
Signature Shirley Ann Crawford
OFFICIAL SEAL Shirley Ann Crawford NOTARY PUBLIC - CALIFORNIA PRINCIPAL OFFICE IN LOS ANGELES COUNTY My Commission Expires Feb. 3, 1989
(This area for official notarial seal)

RIVERSIDE, CA Document:DD 1989.65419
Printed on:5/4/2015 2:01 PM

RECORDING REQUESTED BY:
When Recorded Mail To:
Frank V. Manning and Elena Manning
25030 Pebble Creek Way
Moreno Valley, CA 92551

Escrow No. 7173-CW
Title Order No.
TRA 021

210256
RECEIVED FOR RECORD AT 8:00AM
MAY 26 1998

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
DOCUMENTARY TRANSFER TAX IS $ 0.00 CITY TAX $ 0.00 Tax Parcel No.
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of s...
OR transfer is exempt from tax for the following reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.
FRANK V. MANNING, A SINGLE MAN
hereby GRANT(s) to
FRANK V. MANNING and ELENA MANNING, HUSBAND AND WIFE
the following described real property in the City of Moreno Valley
County of RIVERSIDE, State of California

LOT 15 OF TRACT 21806, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, S... AS SHOWN BY MAP ON FILE IN BOOK 176 PAGES 1 TO 4 OF MAPS, RECORDS O... CALIFORNIA.

DATED: May 15, 1998

STATE OF CALIFORNIA
COUNTY OF Riverside
ON 5-16-98 before me, personally appeared
Frank V. Manning
Frank V. Manning

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
(This area for official notary se...
MAIL TAX STATEMENTS TO: Frank V. Manning and Elena Manning 25030 Pebble Creek Wa...

RIVERSIDE, CA Document:DD 1998.210256
Printed on:5/4/2015 2:01 PM

Branch :025 User:SRES
FIRST AMERICAN TITLE COMPANY OF RIVERSIDE
Order No. 1783015
Escrow No. 19-3571
RECORDING REQUESTED BY
When Recorded Mail to:
FIRST NATIONAL BANK OF NORTH COUNTY
131 AMERICAN BANK
CARDIFF-BY-THE-SEA, CA 92007
LOAN NO:40-M89/21891
VA LOAN NO. 2038-031
65420
RECEIVED FOR RECORD AT 2:00 O'CLOCK P.M. MAR - 2 1989

DEED OF TRUST
With Assignment of Rents
CALIFORNIA

NOTICE: THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF THE VETERANS ADMINISTRATION OR ITS AUTHORIZED AGENT.
The attached RIDER is made a part of this instrument.

This Deed of Trust, made this 16TH day of FEBRUARY, 19 89, Between FRANK V. MANNING, A SINGLE MAN, as TRUSTOR, whose address is 25030 PEBBLE CREEK (Street and number) MORENO VALLEY (City) CA (State) 92388
COMMONWEALTH LAND TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, as TRUSTEE, and
FIRST NATIONAL BANK OF NORTH COUNTY, A CALIFORNIA CORPORATION, as BENEFICIARY,
Witnesseth: That Trustor irrevocably GRANTS, TRANSFERS, and ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, and if there be more than one Trustee, THEN in JOINT TENANCY and with LIKE POWER OF SALE, the property in RIVERSIDE County, California, described as:
LOT 15 OF TRACT 21806, AS SHOWN BY MAP ON FILE IN BOOK 176 PAGES 1,2,3, AND 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BORROWERS DECLARATION TO LENDER ATTACHED HERETO AND MADE A PART HEREOF

Together with the improvements thereon and the hereditaments and appurtenances thereunto belonging, and the rents, issues, and profits thereof, SUBJECT, HOWEVER, to the right, power, and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues, and profits; and all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following-described household appliances, which are, and shall be deemed to be, fixtures and a part of the realty, and are a portion of the security for the indebtedness herein mentioned:

FOR THE PURPOSE OF SECURING Performance of each agreement of Trustor herein contained and payment of the sum of $ 100,568.00 with interest thereon according to the terms of a promissory note, dated FEBRUARY 16, 19 89, payable to Beneficiary or order and made by Trustor.

3A(CA)
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