Recording Requested By:
WFG Title Company of California, San Diego

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS: OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

Renovation Realty, Inc.
4830 Viewridge Avenue, Suite D
San Diego, CA 92123

DOC# 2025-0026238

Jan 31, 2025 04:27 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $104.00 (SB2 Atkins: $75.00)

PAGES: 5

Order No.: n/a
Escrow No: n/a
A.P.N. **415-082-02-00**

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

DEED OF TRUST

This Deed of Trust, made this **31st day of January, 2025**, between Alfonso Navarro and Cynthia Navarro, husband and wife as joint tenants, herein called Trustor, whose address is 712 Archer Street, San Diego, CA 92109; Renovation Realty, Inc., a California Corporation, herein called Trustee, and Renovation Realty, Inc., a California Corporation, herein called Beneficiary,

Witnesseth: That Trustor **IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE,** that property in San Diego County, California, described as:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 3 AND 4 IN BLOCK 2 OF BUENA VISTA TRACT IN THE CITY OF SAN DIEGO , COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 929, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY NOVEMBER 5, 1904.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.
For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith in the amount of **$197,979.00**, and any extension or renewal thereof, executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire, vandalism and malicious mischief insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor.

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

TESLA, INC.
ATTN: RECORDINGS
12832 S FRONTRUNNER BLVD, SUITE 100
DRAPER, UT 84020

TITLE NO. 25-102629
ESCROW NO. C11787-JD

DOC# 2025-0026152

Jan 31, 2025 04:03 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 3

THIS SPACE FOR RECORDER'S USE

UCC FINANCING STATEMENT AMENDMENT

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

TESLA, INC.
ATTN: RECORDINGS
12832 S FRONTRUNNER BLVD, SUITE 100
DRAPER, UT 84020

TITLE NO. 25-102629
ESCROW NO. C11787-JD

DOC# 2025-0026153

Jan 31, 2025 04:03 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 3

THIS SPACE FOR RECORDER'S USE

UCC FINANCING STATEMENT AMENDMENT

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:
WFG National Title Company - San Diego

Mail Tax Statements and Recorded Document To:
Kofler Family Trust
12252 Mannix Road
San Diego, CA 92129

Escrow No.: C11787-JD
Title No.: #25-102629

APN: 309-451-06-00

DOC# 2025-0026154

Jan 31, 2025 04:03 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $2,220.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

☐ This transfer is exempt from the documentary transfer tax.
☑ **The documentary transfer tax is $2,200.00** and is computed on:
  ☑ the full value of the interest or property conveyed.
  ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
☑ The property is located in the City of San Diego

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

Jeffrey Mark Winter and Lisa Williams Winter Co-Trustees of Jeffrey Mark Winter and Lisa Williams Winter Family Trust dated May 19, 1998

hereby GRANT(S) to

Earl Kofler and Victoria Kofler, Trustees of the Kofler Family Trust, dated June 11, 2018, and any amendments thereto

the following described real property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 134 OF PENASQUITOS PARK VIEW ESTATES NO. 11 AND 12, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11863, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 21, 1987.

More Commonly known as: 12252 Mannix Road, San Diego, CA 92129

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Recording Requested By:
WFG Title Company of
California, San Diego

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENTS TO:

Miss Robin Horton
3867 Sherbourne Drive #67I
Oceanside, CA 92056

DOC# 2025-0026006

Jan 31, 2025 02:54 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $763.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 5

Title Order No.: 24-215531 **Escrow No.:** 003764-RD
AP#: 157-040-82-06

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $737.00
[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 Oceanside **AND**

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

Taylor Kitasato and Haley Kitasato, Husband and Wife as Community Property

hereby GRANTS to:

Robin Horton, a Single Woman

the real property in the City of Oceanside, County of San Diego, State of California, described as:

See Exhibit "A" attached hereto and made a part thereof.

Also Known as: 5085 Cascade Way #104, Oceanside, CA 92057

DATED: January 23, 2025

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS AS DIRECTED ABOVE

After Recording Return To:
Cornerstone First Mortgage, LLC C/O
Docprobe
Attn: Final Document Department
1133 Ocean Avenue
Lakewood, NJ 08701

DOC# 2025-0026007

Jan 31, 2025 02:54 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $80.00 (SB2 Atkins: $0.00)

PAGES: 23

Recording Requested By:
WFG Title Company of California
San Diego

24-215531
003764RD

[Space Above This Line For Recording Data]

Document Date of Instrument: **January 28, 2025**

Loan Number: **2411090641**

Property Address: **5085 Cascade Way Unit 104**
Oceanside, CA 92057

DEED OF TRUST
DOCUMENT TITLE

The undersigned declares that the document to which this page is affixed and made a part of is exempt from the fee imposed by the Building Homes & Jobs Act (SB2-2017) (GC 27388.1).

Reason for exemption:

- ☐ Not related to real property – GC 27388.1(a)(1)
- ☑ Recorded concurrently "in connection with" a transfer subject to the imposition of Documentary Transfer Tax – GC 27388.1(a)(2)
- ☐ Transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(a)(2)
- ☐ Recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(a)(2)
- ☐ Maximum $225.00 fee per transaction reached – GC 27388.1(a)(1)

Signature

1/30/2025
Date

THIS PAGE IS ADDED TO PROVIDE DECLARATION OF BUILDING HOMES & JOBS ACT (SB2-2017) FEE EXEMPTION

ADDITIONAL RECORDING FEE APPLIES

Recording Requested By:
WFG Title Company of
California, San Diego

After Recording Return To:
OCMBC, Inc.
C/O DocProbe
1133 Ocean Avenue
mail stop code: DP1949
Lakewood, NJ 08701

Prepared By:
Ashley Ortega
OCMBC, Inc
19000 MacArthur Blvd, Suite 200
Irvine, CA 92612

Fresno County Recorder
Paul Dictos, CPA
2025-0009330
Recorded at the request of:
ERECORDING PARTNERS NETWORK
01/31/2025 02:50 15
Titles: 1 Pages: 16
Fees: $64.00
CA SB2 Fees:$75.00
Taxes: $0.00
Total: $139.00

Title Order No.: 24-220858
LOAN #: 2412142414
ESC NO - FEEC-10471-NR

[Space Above This Line For Recording Data]

DEED OF TRUST

FHA Case No.
047-0931321-703

MIN 1004455-0000156072-1
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 15, 18, 23, and 24.. Certain rules regarding the usage of words used in this document are also provided in Section 16.

Parties

(A) "Borrower" is **PAUL DELEON, III., AN UNMARRIED MAN**

currently residing at **1301 North Roosevelt Avenue, Fresno, CA 93728.**

Borrower is the trustor under this Security Instrument.
(B) "Lender" is **OCMBC, INC..**

Lender is **a California Corporation,** organized and existing under the laws of **California.** Lender's address is **19000 MacArthur Blvd., Ste. 200, Irvine, CA 92612.**
The term "Lender" includes any successors and assigns of Lender.

Electronically
Recorded in Official Records
San Bernardino County

Assessor-Recorder-County Clerk

DOC# 2025-0021583

01/31/2025 Titles: 3 Pages: 10
02:34 PM
SAN

	Fees	$95.00
	Taxes	$0.00
T1585	CA SB2 Fee	$225.00
	Total	$320.00

RECORDING REQUESTED BY
WFG NATIONAL TITLE COMPANY
WHEN RECORDED MAIL TO

FEDERAL HOME LOANS CORPORATION
3914 MURPHY CANYON ROAD SUITE A-250
SAN DIEGO, CA 92123
PATRIOT HOMES, INC/9447K
ORDER #25-107819

APN: 3067-491-07

SPACE ABOVE THIS LINE FOR RECORDERS USE

CONSTRUCTION DEED OF TRUST, SECURITY AGREEMENT AND ASSIGNMENT OF RENTS

*THIS DOCUMENT CONSTITUTES A FIXTURE FILING IN ACCORDANCE WITH SECTION 9402 OF THE CALIFORNIA UNIFORM COMMERCIAL CODE (THE "**Uniform Commercial Code**").*

THIS CONSTRUCTION DEED OF TRUST, SECURITY AGREEMENT AND ASSIGNMENT OF RENTS (this "Deed of Trust") is dated for reference purposes on January 29, 2025, between **PATRIOT HOMES, INC, a CALIFORNIA CORPORATION** (collectively, "Borrower") whose address is P.O. BOX 5513, NORCO, CA 92860, **SBS TRUST DEED NETWORK**, A CALIFORNIA CORPORATION ("Trustee") and **SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF** ("Lender") (collectively, "Lender") whose address is 3914 MURPHY CANYON ROAD SUITE A-250 SAN DIEGO, CA 92123

PURPOSE AND GRANTING CLAUSES

BORROWER, for the purpose of securing (a) the repayment of the indebtedness evidenced by Borrower's promissory note in the principal sum of U.S. **$260,000.00** (the "Note") and the Construction Loan Agreement and Loan Documents referred to therein between Lender and Borrower (the "Loan Agreement"), both of even date herewith, with payment of interest thereon, the payment of other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; (b) the performance of the covenants of Borrower contained herein and in the Note and Loan Agreement and Loan Documents referred to therein; (c) future advances, with interest thereon, made to Borrower by Lender pursuant hereto or the Loan Agreement ("Future Advances"); and (d) any extensions, modifications or renewals of the Note, this Deed of Trust or the Loan Agreement on the same or different terms (all of the foregoing is called the "Loan" in this Deed of Trust); in consideration of the indebtedness herein recited and the trust herein created;

BORROWER irrevocably grants, transfers, conveys and assigns to Trustee, its successors and assigns, in trust, with power of sale, and with the right of entry and possession, the following described real and personal property, now or hereafter acquired, together with all accessions, substitutions, proceeds and modifications thereof (collectively the "Property"):

(a) That certain real property located in the County of SA BERNARDINO, State of California, described as follows: LEGAL DESCRIPTION: THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT B ATTACHED HERETOAND MADE A PART HEREOF.Commonly know as : Vacant land, Wintergreen Rd, Pinon Hills CA 92372 (herein "Property Address"); together with all of the easements, rights, privileges, franchises, tenements, hereditaments and appurtenances now or hereafter belonging or in any way pertaining thereto (the "Real Property");

(b) All structures, buildings and improvements of every kind or nature now or hereafter located upon the Real Property;

(c) All machinery, equipment, apparatus, fittings now or hereafter located upon the Real Property;

(d) All articles of personal property except furniture, clothing and personal effects now or hereafter affixed to or located upon the Real Property;

DOC# 2025-0025761

Jan 31, 2025 12:39 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $36.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 5

RECORDING REQUESTED BY:
WFG National Title Company of California

MAIL TAX STATEMENTS AND WHEN RECORDED MAIL TO:
Louis G. Muth and Christa D. Muth
3571 Emma Lane
Vista, CA 92084

Order No.: 25-103689
APN: 181-071-16-00
TRA: 96099

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S): This conveyance transfers an interest into or out of a Living Trust, R & T 11930.
DOCUMENTARY TRANSFER TAX is $0 CITY TAX $0

☐ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale,
☒ Unincorporated area ☐ City of Vista, and

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

Louis G. Muth and Christa D. Muth, cotrustees of The Muth Family Trust, dated August 12, 2005

hereby GRANT(S) to

Louis G. Muth and Christa D. Muth, husband and wife as joint tenants,

the following described real property in an Unincorporated area of the City of Vista, County of San Diego, State of California:

SEE ATTACHED EXHIBIT "A"

The property more commonly known as: 3571 Emma Lane, Vista, CA 92084

Dated: Jan. 27, 2025

The Muth Family Trust, dated August 12,2005

Louis G. Muth, TRUSTEE

Christa D. Muth, TRUSTEE

→ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier

Recording Requested By:
WFG Title Company of
California, San Diego
Return To:
San Diego County Credit Union
ATTN: Loan Servicing
6545 Sequence Drive
San Diego, CA 92121
(877) 732-2848

DOC# 2025-0025762

Jan 31, 2025 12:39 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $55.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 10

Prepared By:
Molly Chadwick
San Diego County Credit Union
6545 Sequence Drive
San Diego, CA 92121
(877) 732-2848
25-103689

[Space Above This Line For Recording Data]

Exempt from fee per GC27388.1, document is recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier

Muth
Loan #: 3100061435

Trustor/Borrower:
Christa D. Muth
3571 Emma Ln, Vista, CA 92084 United States

DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust and Assignment of Rents ("Deed of Trust") secures an obligation which calls for payment of interest at a variable interest rate.

THIS DEED OF TRUST is made this 27th day of January, 2025 between Louis G. Muth and Christa D. Muth, husband and wife as joint tenants whose address is, 3571 Emma Ln, Vista, CA 92084 United States, herein called "Trustor," REFS INC. a California Corporation, herein called "Trustee," and San Diego County Credit Union, herein called "Beneficiary."

Trustor irrevocably grants, transfers and assigns to Trustee, in trust and with power of sale, all of the real property in the City or Town of Vista, County of San Diego, State of California, having the street address of 3571 Emma Ln and more specifically described as:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF. See Exhibit A

Parcel ID Number: 181-071-16-00 together with all improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Beneficiary to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property."

1. THIS DEED OF TRUST SECURES:

a. All of the obligations of Trustor in favor of Beneficiary or order under the terms of a Home Equity Line of Credit Agreement and Disclosure Statement (the "Agreement") dated January 27, 2025, herein called Agreement. The Agreement provides, among other things, for the payment of all sums advanced by Beneficiary from time to time pursuant to the Agreement and for the payment of interest. The maximum principal obligation under the Agreement to be secured by this Deed of Trust at any one time is Two Hundred Thousand And 00/100 Dollars ($200,000.00) unless Beneficiary, with Trustor's written consent, hereafter increases this amount. The Agreement has a maturity date of January 27, 2055. Advances made by Beneficiary to protect the security of this Deed of Trust or to preserve the Property shall not be subject to the limitation of the preceding sentence.

RECORDING REQUESTED BY
WFG National Title Company of California

AND WHEN RECORDED MAIL TO
Jenna Renee Wheaton and Daniel Brown
3574 Hatfield Drive
Oceanside CA 92056

Order No.: 24-208669
APN: 169-280-12-00

DOC# 2025-0025730

Jan 31, 2025 12:28 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $187.00 (SB2 Atkins: $150.00)
PCOR: N/A
PAGES: 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

The undersigned Beneficiary(ies), Joyce Race Wheaton, in and under the provisions of that certain Deed of Trust executed by Jenna Renee Wheaton and Daniel Brown, Trustor, to Connections Escrow, Trustee for Joyce Race Wheaton, Beneficiary, which Deed of Trust was recorded August 6, 2024, as Instrument No. 2024-0208430, of Official Records of San Diego, California and hereby substitutes Joyce Race Wheaton as Trustee in lieu of the Trustee herein.

Joyce Race Wheaton hereby accepts said appointment as Trustee under the above Deed of Trust, and as successor Trustee, and pursuant to the request of said owner and holder and in accordance with the provisions of said Deed of Trust, does hereby RECONVEY WITHOUT WARRANTY, to the person or persons legally entitled thereto, all the estate now held by it under said Deed of Trust.

IN WITNESS WHEREOF the present Beneficiary above named, and Joyce Race Wheaton as substitute Trustee, has caused this instrument to be executed, each in its respective interest.

Dated this 27 day of January, 2025.

Recording Requested By:
WFG Title Company of
California, San Diego and When
Recorded Return To:
KIND LENDING, LLC
ATTN: POST CLOSING-TRAILING
DOCS
4 HUTTON CENTRE DRIVE, SUITE
1000
SANTA ANA, CA 92707

DOC# 2025-0025731

Jan 31, 2025 12:28 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $137.00 (SB2 Atkins: $75.00)

PAGES: 16

Prepared By:
SADIE WRIGHT
KIND LENDING, LLC
4 HUTTON CENTRE DRIVE SUITE
1000
SANTA ANA, CA 92707
888-250-5463

24-208669

[Space Above This Line For Recording Data]

DEED OF TRUST

WHEATON
Loan #: 7000092131
MIN: 100330770000921319
MERS Phone: 1-888-679-6377
PIN: 169-280-12-00

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is JENNA RENEE WHEATON, A SINGLE WOMAN AND DANIEL BROWN, A SINGLE MAN, AS JOINT TENANTS, currently residing at 3574 HATFIELD CIRCLE, OCEANSIDE, CA 92056 US. Borrower is the trustor under this Security Instrument.

(B) "Lender" is KIND LENDING, LLC. Lender is a LLC organized and existing under the laws of KY. Lender's address is 4 HUTTON CENTRE DRIVE SUITE 1000, SANTA ANA, CA 92707. The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is WFG NATIONAL TITLE COMPANY OF CALIFORNIA. Trustee's address is 9665 GRANITE RIDGE DRIVE, STE 210, SAN DIEGO, CA 92123. The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated JANUARY 24, 2025, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender SIX HUNDRED FORTY THOUSAND AND 00/100 Dollars (U.S. $640,000.00) plus interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than FEBRUARY 1, 2055.

DOC# 2025-0025715

Jan 31, 2025 12:21 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $95.00 (SB2 Atkins: $75.00)
PCOR: YES
PAGES: 3

RECORDING REQUESTED BY:
WFG National Title Company of California

MAIL TAX STATEMENTS AND WHEN RECORDED MAIL TO:
Ryan Withouski
121 Palm Ave
Coronado, CA 92118
Order No.: 25-102621

APN: 536-301-12-00
TRA: 02002

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S): The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11925(d).

DOCUMENTARY TRANSFER TAX is $0.00 CITY TAX $0.00

☐ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale,
☐ Unincorporated area ☒ City of Coronado, and

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

RJB Develpments LLC, a California Limited Liability Company,

hereby GRANT(S) to

Ryan Withouski, a married man as his sole and separate property,

the following described real property in the City of Coronado, County of San Diego, State of California:

SEE ATTACHED EXHIBIT "A"

The property more commonly known as: 465-69 E Avenue, Coronado, CA 92118

Dated: 1/29/25

* By. Ryan Capital LLC, A California Limited Liability Company, managing member

By. Ryan Withouski, manager

* RJB DEVELOPMENT LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

DOC# 2025-0025716

Jan 31, 2025 12:21 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $92.00 (SB2 Atkins: $75.00)
PCOR: YES
PAGES: 2

RECORDING REQUESTED BY:
WFG National Title Company of California
9665 Granite Ridge Drive Suite 210
San Diego, CA 92123
MAIL TAX STATEMENTS AND WHEN RECORDED MAIL TO:
Ryan Withouski
121 Palm Ave
Coronado, CA 92118

Order No.: 25-102621

APN: 536-301-12-00
TRA: 02002

INTERSPOUSAL TRANSFER GRANT DEED

(Excluded from reappraisal under California Constitution Article 13 A Section 1 et seq.)

It is the express intent of the Grantor, being the spouse of the grantee, to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole property. This conveyance establishes sole and separate property of a spouse, R & T 11911

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is $0.00 CITY TAX $ 0.00

- ☐ computed on full value of property conveyed, or
- ☐ computed on full value less liens and encumbrances remaining at time of sale,
- ☐ Is exempt from imposition of the documentary Transfer Tax pursuant to Revenue and Taxation Code Section 11927(a), on transferring community, quasi-community, or quasi-marital property, assets between spouses pursuant to a judgment, and order, or a written agreement between spouses in contemplation of any such judgment or order.
- ☑ A Creation, transfer, or termination, solely between spouses, of any co-owner's interest.

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

Taylor Jo Withouski, spouse of the Grantee herein

hereby GRANT(S) to

Ryan Withouski, a married man as his sole and separate property,

the following described real property in the City of Coronado, County of San Diego, State of California:

SEE ATTACHED EXHIBIT "A"

Dated: 1/29/25

Taylor Jo Withouski
Taylor Jo Withouski
Jo Withouski

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 San Diego } SS.

On 01/29/2025, before me, Philip F. Bailey, Notary Public, personally appeared TAYLOR JO WITHOUSKI
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 Philip F. Bailey

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

CSC1 PHILIP F. BAILEY
COMM. #2385249
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
DECEMBER 13, 2025 CSC1

Recording Requested By:
WFG Title Company of
California, San Diego and When
Recorded Return To:
First American Mortgage
Solutions
ATTN: 'Homebridge Financial
Services, Inc.'
1795 International Way
Idaho Falls, ID 83402
208-528-9895

DOC# 2025-0025717

Jan 31, 2025 12:21 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $143.00 (SB2 Atkins: $75.00)

PAGES: 19

Prepared By:
Maggie Macias
Homebridge Financial Services,
Inc.
99 Wood Avenue South
Iselin, NJ 08830
(855) 442-7434

25-102621

[Space Above This Line For Recording Data]

DEED OF TRUST

Withouski
Loan #: 2401085945
Serv. #: 8010417066
MIN: 100288224010859459
MERS Phone: 1-888-679-6377
PIN: 536-301-12-00

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is Ryan Withouski, A Married Man as His Sole and Separate Property, currently residing at 121 Palm Ave, Coronado, CA 92118 US. Borrower is the trustor under this Security Instrument.

(B) "Lender" is HomeBridge Financial Services, Inc.. Lender is a Corporation organized and existing under the laws of NJ. Lender's address is 99 Wood Avenue South Suite 301, Iselin, NJ 08830. The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is Trustee Corp. Trustee's address is 17100 Gillette Ave, Irvine, CA 92614. The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated January 29, 2025, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender One Million Six Hundred

2025-004403
eRecording Partners Network,
11:58 am 01/31/2025 DT Fee: $116.00
Count of Pages 8
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

Recording Requested By:
WFG Title Company of
California, San Diego

After Recording Return To:
First American Mortgage Solutions
Mail Stop: 142-C
C/O CrossCountry Mortgage, LLC
1795 International Way
Idaho Falls, ID 83402

Prepared By:
Celena Webber
CrossCountry Mortgage, LLC
2160 Superior Avenue
Cleveland, OH 44114
877-336-5206

Escrow No.: 25-102057
LOAN #: 81532412615510

DEED OF TRUST

MIN 1007191-0003229837-2
MERS PHONE #: 1-888-679-6377

THIS DEED OF TRUST is made this **27th** day of **January, 2025,** among the Trustor,
VAN S. ENRIQUEZ, AND HEIDI SANTOS , HUSBAND AND WIFE AS JOINT TENANTS

whose address is

481 Fernwood Dr, San Bruno, CA 94066

(herein "Borrower") and

WFG Title

(herein "Trustee").
The Beneficiary is Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). MERS is organized and existing under the laws of Delaware, and has an address and telephone number of PO Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
CrossCountry Mortgage, LLC, a Limited Liability Company

organized and existing under the laws of **Delaware** whose address is
2160 Superior Avenue, Cleveland, OH 44114

(herein "Lender").

Modified by ICE Mortgage Technology, Inc. All rights reserved.
ICE Mortgage Technology, Inc.

RECORDING REQUESTED BY:

WFG Title Company of California, San Diego

AND WHEN RECORDED MAIL TO

Eric Glenn Plotner
Michael James Kleinheinz
1111 West River Pkwy, 17D
Minneapolis, MN 55415

DOC # 2025-0031825
01/31/2025 11:29 AM Fees: $66.00
Page 1 of 9
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: TERESA #134

Space above this line for recorder's use only

ORDER NO.: 24-209973
APN: 009-603-932, 511-530-021

ASSIGNMENT, ACCEPTANCE AND AGREEMENT AND CONSENT

Title of Document

TRA: 011-003

DTT: $330.00

Pursuant to Assembly Bill 1466 – Real Property: Discriminatory Restrictions (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2.00) may be charged for recording the first page 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.

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] This document is a transfer that is subject to the imposition of documentary transfer tax.
- [ ] This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.
  Document reference:_____
- [ ] This document is a transfer of real property that is a residential dwelling to an owner-occupier.
- [ ] This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
  Document reference:_____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY:
WFG NATIONAL TITLE CO - SD

AND WHEN RECORDED
MAIL TO:

CASIANO LAW FIRM
4967 NEWPORT AVENUE #12-172
SAN DIEGO, CA 92107
ATTN: VINCENT M. CASIANO

DOC# 2025-0025576

Jan 31, 2025 11:11 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $140.00 (SB2 Atkins: $0.00)

PAGES: 43

THIS SPACE FOR RECORDER'S USE

AGREEMENT PERTAINING TO REAL PROPERTY

(Please fill in document title(s) on this line)

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on JAN 31 2025 (date*) as document number 2025-0025147 of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

This document is delivered to Recorder as an accommodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of
California, San Diego

MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:
Durga Prasad Janapaneedi and Naga Prasanthi Bobbili
12624 Cabezon Pl
San Diego, CA 92129

24-204991

DOC# 2025-0025533

Jan 31, 2025 10:56 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $1,728.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

Space Above This Line for Recorder's Use Only

A.P.N.: 315-181-36-00

File No.: ESC-7215961 (LJ)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX $**1,705.00**; CITY TRANSFER TAX $ 0.00

[X] computed on the consideration or full value of property conveyed, OR
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[ ] unincorporated area; [**X**] City of **San Diego**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Jon S. Tuckwell and Lisa Tuckwell, husband and wife as joint tenants**

hereby GRANTS to **Durga Prasad Janapaneedi and Naga Prasanthi Bobbili, a married couple as joint tenants**

the following described property in the City of **San Diego**, County of **San Diego**, State of **California**:

See exhibit "A" attached hereto and made a part hereof

Mail Tax Statements To: **SAME AS ABOVE**

DOC# 2025-0025534

Jan 31, 2025 10:56 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $71.00 (SB2 Atkins: $0.00)

PAGES: 20

Recording Requested By:
WFG Title Company of
California, San Diego

After Recording Return To:
Mission Federal Credit Union
PO Box 919023, MS-60
San Diego, CA 92191-9023
858-546-2368

Closing Dept.
Mission Federal Credit Union
PO Box 919023 MS-61
San Diego, CA 92191-9023

Parcel Number: 315-181-36-00

24-204991
7215961LJ

[Space Above This Line For Recording Data]

→ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax

DEED OF TRUST

MIN: **1001306-0000096094-6**
Loan #: **XXXXXX7233**

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) **"Security Instrument"** means this document, which is dated **January 27, 2025**, together with all Riders to this document.
(B) **"Borrower"** is **Durga Prasad Janapaneedi and Naga Prasanthi Bobbili, a married couple as joint tenants**. Borrower's address is **7404 Cortile Bellaza, San Diego, CA 92129**. Borrower is the trustor under this Security Instrument.
(C) **"Lender"** is **Mission Federal Credit Union**. Lender is a **Federal Credit Union** organized and existing under the laws of **THE STATE OF CALIFORNIA**. Lender's address is **PO Box 919023, MS-60, San Diego, CA 92191-9023**.
(D) **"Trustee"** is **First American Title Insurance Company, 1 First American Way, Santa Ana, CA 92707**.
(E) **"MERS"** is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
(F) **"Note"** means the promissory note signed by Borrower and dated **January 27, 2025**. The Note states that Borrower owes Lender **ONE MILLION THREE HUNDRED EIGHTY FIVE THOUSAND AND NO/100** Dollars (U.S. **$1,385,000.00**) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **February 01, 2055**.
(G) **"Property"** means the property that is described below under the heading "Transfer of Rights in

DOC# 2025-0025530

Jan 31, 2025 10:55 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $125.00 (SB2 Atkins: $75.00)

PAGES: 12

Recording Requested By:
WFG Title Company of
California, San Diego

After Recording Return To:
Nationwide Title Clearing
ATTN: Final Docs - DHVFD
2704 Alternate 19N
Palm Harbor, FL 34683

Prepared By:
Dana Schneider
Deephaven Mortgage LLC
3530 Toringdon Way, Suite 300
Charlotte, NC 28277
704-628-4100

Title Order No.: 24-208508
Escrow No. 1620-SP
LOAN #: 4241282504

DEED OF TRUST

MIN 1011942-2023092004-9
MERS PHONE #: 1-888-679-6377

THIS DEED OF TRUST is made this **27th** day of **January, 2025,** among the Trustor, **ANGIE NGOC TRAN, A SINGLE WOMAN**

whose address is **7810 Inception Way, San Diego, CA 92108**

(herein "Borrower") and **BNT Title of California**

(herein "Trustee").
The Beneficiary is Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). MERS is organized and existing under the laws of Delaware, and has an address and telephone number of PO Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
Deephaven Mortgage LLC, a Limited Liability Company

organized and existing under the laws of **Delaware** whose address is **3530 Toringdon Way, Suite 300, Charlotte, NC 28277**

(herein "Lender").

Modified by ICE Mortgage Technology, Inc. All rights reserved.
ICE Mortgage Technology, Inc.

Initials: AT
CACSECLD 1221
CACSECLD (CLS)
01/23/2025 01:52 PM PST

DOC# 2025-0025144

Jan 31, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 3

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

Jeffrey A. French, Esq.
GREEN BRYANT & FRENCH, LLP
402 West Broadway, Suite 1950
San Diego, CA 92101

Title No.: 24-180343
Escrow No.: 73724007767

THIS SPACE FOR RECORDER'S USE

RELEASE OF NOTICE OF DELINQUENT ASSESSMENTS AND CLAIM OF ASSESSMENT LIEN

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0025145

Jan 31, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 4

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

LOS ANGELES COUNTY CSSD
5500 S EASTERN AVE
COMMERCE, CA 90040

Title No.: 24-180343
Escrow No.: 73724007767

THIS SPACE FOR RECORDER'S USE

RELEASE OF JUDGMENT LIEN

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

3

RECORDING REQUESTED BY:
WFG NATIONAL TITLE OF CA - SD

AND WHEN RECORDED
MAIL TO:

RIVABELLA MAINTENANCE CORP
148 E 30TH STREET SUITE 103
NATIONAL CITY, CA 91950
24-180343

DOC# 2025-0025146

Jan 31, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $64.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 13

THIS SPACE FOR RECORDER'S USE

LICENSE, MAINTENANCE AND INDEMNITY AGREEMENT REGARDING ARCHITECTURAL IMPROVEMENTS

(Please fill in document title(s) on this line)

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

_____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

4

DOC# 2025-0025147

Jan 31, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $537.80 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

RECORDING REQUESTED BY:
WFG National Title Company of California

When Recorded Mail Document and Tax Statement To:
Lina Nabil Saba
4501 Collwood Blvd Unit 15
San Diego, CA 92115

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Title No.: 24-180343

Escrow No.: 73724007767

APN/Parcel ID(s): 466-260-35-15

GRANT DEED

The undersigned grantor(s) declare(s)

☐ This transfer is exempt from the documentary transfer tax.
☑ **The documentary transfer tax is $514.80** and is computed on:
  ☑ the full value of the interest or property conveyed.
  ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in ☑ the **City of San Diego**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Salaam Lindsey, Administrator for the Estate of Jerry Lynn Lindsey AKA, Jerry L. Lindsey deceased pursuant to probate Case No. 24PE001387C

hereby GRANT(S) to Lina Nabil Saba, a married woman as her sole and separate property

the following described real property in the City of San Diego, County of San Diego, State of California:

For APN/Parcel ID(s): 466-260-35-15

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
A CONDOMINIUM COMPOSED OF:
PARCEL 1:
AN UNDIVIDED ONE-TWENTY-SECOND (1/22ND) INTEREST AS TENANT-IN-COMMON IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY:
LOT 1 OF COLLWOOD, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 9836 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 16, 1980.
EXCEPTING THEREFROM THE FOLLOWING:
(A) ALL LIVING UNITS SHOWN UPON PARK COLLWOOD CONDOMINIUM PLAN RECORDED OCTOBER 24,1980 AS FILE NO. 80-355164, IN THE OFFICIAL RECORDS, SAN DIEGO COUNTY, CALIFORNIA AND FIRST AMENDMENT TO PARK COLLWOOD RECORDED MARCH 28, 2005 AS FILE NO. 2005-0251240, IN THE OFFICIAL RECORDS, SAN DIEGO COUNTY, CALIFORNIA

MAIL TAX STATEMENTS AS DIRECTED ABOVE

5

DOC# 2025-0025148

Jan 31, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

RECORDING REQUESTED BY:
WFG National Title Company of California

When Recorded Mail Document and Tax Statement To:
Lina Nabil Saba
4501 Collwood Blvd Unit 15
San Diego, CA 92115

Title No.: 24-180343

Escrow No.: 73724007767

APN/Parcel ID(s): 466-260-35-15

SPACE ABOVE THIS LINE FOR RECORDER'S USE

→ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax

INTERSPOUSAL TRANSFER DEED

(Excluded from reappraisal under California Constitution Article 13 A Section 1 et seq.)

The undersigned grantor(s) declare(s)

☑ This transfer is exempt from the documentary transfer tax.
This conveyance establishes sole and separate property of a spouse, R & T 11911.

☑ The documentary transfer tax is $ 0.00 and is computed on:
☐ the full value of the interest or property conveyed.
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in ☑ the **City of San Diego.**

This is an Interspousal Transfer and not a change in ownership under Section 63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from reappraisal:

– A creation, transfer, or termination, solely between spouses, of any co-owner's interest.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Maher Kamel Saba, spouse of Lina Nabil Saba

hereby GRANT(S) to Lina Nabil Saba, a married woman as her sole and separate property

the real property in the City of San Diego, County of San Diego, State of California:

For APN/Parcel ID(s): 466-260-35-15

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
A CONDOMINIUM COMPOSED OF:
PARCEL 1:
AN UNDIVIDED ONE-TWENTY-SECOND (1/22ND) INTEREST AS TENANT-IN-COMMON IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY:
LOT 1 OF COLLWOOD, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 9836 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 16, 1980.
EXCEPTING THEREFROM THE FOLLOWING:

MAIL TAX STATEMENTS AS DIRECTED ABOVE

6

DOC# 2025-0025149

RECORDING REQUESTED BY:
WFG National Title Company of California
Title No.: 24-180343

Escrow No.: 73724007767

When Recorded Mail To:
POST CLOSING
United Wholesale Mortgage
700 South Boulevard E.
Pontiac, MI 48341

Jan 31, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $86.00 (SB2 Atkins: $0.00)

PAGES: 25

APN/Parcel ID(s): 466-260-35-15

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST

Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY:
WFG NATIONAL TITLE OF CA - SD

AND WHEN RECORDED
MAIL TO:

RIVABELLA MAINTENANCE CORP
148 E 30TH STREET SUITE 103
NATIONAL CITY, CA 91950
24-180343

DOC# 2025-0025150

Jan 31, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $64.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 13

THIS SPACE FOR RECORDER'S USE

LICENSE, MAINTENANCE AND INDEMNITY AGREEMENT REGARDING ARCHITECTURAL IMPROVEMENTS

(Please fill in document title(s) on this line)

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

_____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19 *The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

This document was electronically submitted to Yolo County for recording

2025-0001508

Jesse Salinas
Yolo County - Clerk-Recorder
01/31/2025 08:37 AM

Recorded at the request of:
WFG NATIONAL TITLE CO | GLEN

Titles: 1 Pages: 23

Fees: $93.00
Taxes: $0.00
Total: $168.00

Recording Requested By:
WFG Title Company of California, San Diego

Return To: BMO Bank N.A.
Attn: Retail Post Closing
401 N. Executive Drive
Brookfield, WI 53005

Prepared By: Yaira Aguillon
1200 E. Warrenville Road
Naperville, IL 60563

Assessor's Identification Number:
046-270-038-000

Property Address:
2105 Davis Rd
West Sacramento, CA 95691

Construction Deed of Trust

Definitions. Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) *"Borrower"* is Anatoliy Russ and Anna Russ, husband and wife as community property with right of survivorship, currently residing at 1343 May St, West Sacramento, CA 95605. Borrower is the trustor under this Security Instrument.

(B) *"Lender"* is BMO Bank N.A.. Lender is a national bank organized and existing under the laws of the United States of America. Lender's address is 320 S Canal St, Chicago, IL 60606. Lender is the beneficiary under this Security Instrument. The term "Lender" includes any successors and assigns of Lender.

(C) *"Trustee"* is WFG National Title Co of CA. Trustee's address is 2111 Palomar Airport Rd, Suite 130, Carlsbad, CA 92011. The term "Trustee" includes any substitute/successor Trustee.

Documents

(D) *"Note"* means the promissory note dated January 29, 2025, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form,

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Alexander E. Brown and Tori E. Brown
835 Mulberry Drive
San Marcos, CA 92069

ORDER NO.: 25-102333

DOC# 2025-0024984

Jan 31, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

THIS SPACE FOR RECORDER'S USE

GRANT DEED

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☑ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

CALIFORNIA COAST CREDIT UNION
PO BOX 502080
SAN DIEGO, CA 92150-2080
LOAN NUMBER: XXXX82-88

ORDER NO.: 25-102333

DOC# 2025-0024985

Jan 31, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $59.00 (SB2 Atkins: $0.00)

PAGES: 16

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☑ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0024986

Jan 31, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $95.00 (SB2 Atkins: $75.00)
PCOR: YES
PAGES: 3

RECORDING REQUESTED BY:
WFG National Title Company of California

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:
Nicole Colloca Garcia
1743 Avenida Regina
San Marcos, CA 92069
Order No.: 24-206221
APN: 361-261-40-42
TRA: 08118

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S): This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11911.

DOCUMENTARY TRANSFER TAX is $0.00 CITY TAX $0.00

☐ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale,
☐ Unincorporated area ☒ City of San Diego, and

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

Nicole Colloca Garcia, an unmarried woman, who acquired title as a married woman as her sole and separate property,

hereby GRANT(S) to

Nicole Colloca Garcia, an unmarried woman,

the following described real property in the City of San Diego, County of San Diego, State of California:

SEE ATTACHED EXHIBIT "A"

The property more commonly known as: 5402 Balboa Arms Drive, Unit 450, San Diego, CA 92117

Dated: 01/30/2025

Nicole Colloca Garcia
Nicole Colloca Garcia

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 SAN DIEGO } SS.

On JANUARY 30, 2025, before me, GREG LUNA, Notary Public, personally appeared NICOLE COLLOCA GARCIA

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

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GREG LUNA
COMM. #2418185
Notary Public - California
San Diego County
My Comm. Expires Oct. 10, 2026

Recording Requested By:
WFG Title Company of California, San Diego and When Recorded Return To:
Rocket Mortgage, LLC
1050 Woodward Ave
Detroit, MI 48226-1906
(313) 373-0000

Prepared By:
Jose M Contreras
Rocket Mortgage, LLC
1050 Woodward Ave
Detroit, MI 48226-1906
(800) 226-6308

DOC# 2025-0024987

Jan 31, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $155.00 (SB2 Atkins: $75.00)

PAGES: 23

2A-206221

[Space Above This Line For Recording Data]

DEED OF TRUST

Colloca Garcia
Loan #: 3553920438
MIN: 100039035539204387
MERS Phone: 1-888-679-6377
PIN: 361-261-40-42

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is Nicole Colloca Garcia, an unmarried woman, currently residing at 1743 Avenida Regina, San Marcos, CA 92069 USA. Borrower is the trustor under this Security Instrument.

(B) "Lender" is Rocket Mortgage, LLC. Lender is a Limited Liability Company organized and existing under the laws of the State of Michigan. Lender's address is 1050 Woodward Ave, Detroit, MI 48226-1906. The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is Anthony Dunn. Trustee's address is 1050 Woodward Ave, Detroit, MI 48226. The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated January 30, 2025, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender Two Hundred Sixty-Five Thousand And 00/100 Dollars (U.S. $265,000.00) plus interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than February 1, 2055.

Q1035539204380020200023 3c52092ad-0c4c-4d2d-b69b-a812b19ac6050116

Recording Requested By:
WFG Title Company of
California, San Diego
MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Andrew Zichichi and Basil Xipolitos
2 Stanford Drive
Rancho Mirage, CA 92270

DOC# 2025-0024983

Jan 31, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $837.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

Title Order No.: 24-217579 **Escrow No.:** 02-011448-GR
AP#: 445-600-09-54

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $814.00

[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 San Diego **AND**

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

Enrique David Ramos, Trustee, or his Successor Trustee, in the Enrique David Ramos Revocable Trust created under declaration of trust dated January 18, 2017, and any amendments thereto

hereby GRANT(s) to:

Andrew W. Zichichi and Basil Xipolitos, Trustees of the Zichichi/Xipolitos Revocable Trust dated July 28, 2005

the real property in the City of San Diego, County of San Diego, State of California, described as:

A Condominium composed of:

Parcel 1:
An undivided 1/67th fractional interest as tenant in common in and to the following real property:

Parcel 4 of Parcel Map No. 15461, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, November 18, 1988 AS MORE PARTICULARLY DESCRIBED ON "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF.

DATED: December 11, 2024

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS TO PARTY SHOWN ABOVE:

DOC# 2025-0024980

Jan 31, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $131.00 (SB2 Atkins: $75.00)

PAGES: 14

Recording Requested By:
WFG Title Company of California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXX58-96

25-104580

[Space Above This Line For Recording Data]

DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 10, 12, 17, 19 and 20. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated January 27, 2025, together with all Riders to this document.
(B) "Borrower" is ADRIAN SNOWDEN and MARLA J. SNOWDEN, husband and wife as joint tenants
BORROWER'S ADDRESS IS 7990 ANDERS CIRCLE, LA MESA, CALIFORNIA 91942.

Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Trustee" is FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
1 FIRST AMERICAN WAY, SANTA ANA, CALIFORNIA 92707
(E) "Note" means the promissory note signed by Borrower and dated January 27, 2025.
The Note states that Borrower owes Lender ONE HUNDRED SIXTY-FIVE THOUSAND AND 00/100 Dollars (U.S. $ 165,000.00)

RECORDING REQUESTED BY:
WFG National Title Company of California
WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

Christofer A. Combado
1413 Cardinal Ave
Nashville, TN 37216

APN: 644-382-50-00
TITLE ORDER NO.: 24-217684
ESCROW NO.: 10596-CH

DOC# 2025-0024841

Jan 30, 2025 04:02 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $26.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 5

THIS SPACE FOR RECORDER'S USE ONLY

INTERSPOUSAL GRANT DEED
(Excluded from reappraisal under California Constitution Article 13A §1 et seq.)

The undersigned Grantor(s) declare(s) that the **DOCUMENTARY TRANSFER TAX IS: ***0*****
This conveyance establishes the sole and separate property of a spouse, and the Grantor received nothing in return, R&T 11911.

This is an interspousal transfer and not a change in ownership under §63 of the Revenue and Taxation Code.

Signature of declarant or agent determining tax — Firm Name: WFG

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Jaymie Nichole Combado, spouse of Grantee

HEREBY GRANTS to Christofer A. Combado a married man as his sole and separate property

All that real property situated in the City of Chula Vista, County of San Diego, State of California, described as: See attached Exhibit "A" attached hereto and made a part hereof

→ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax

RECORDING REQUESTED BY:
WFG National Title Company of California

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

Trang Dai Thi Ho and Justin Thanh Nguyen
1013 Camino Levante
Chula Vista, CA 91913

APN: 644-382-50-00
TITLE ORDER NO.: 24-217684
ESCROW NO.: 10596-CH

DOC# 2025-0024842

Jan 30, 2025 04:02 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $1,060.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 5

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) declare(s) that the **DOCUMENTARY TRANSFER TAX IS: $1,034.00 County**
XX computed on the full value of the interest of property conveyed, or
___computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
___OR transfer is EXEMPT from tax for the following reason:

Signature of declarant or agent determining tax — Firm Name: WFG

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Christofer A. Combado, a married man as his sole and separate property who acquired title as Christofer A. Combado, a Single Man

HEREBY GRANT(S) to

Trang Dai Thi Ho, a Single Woman and Justin Nguyen, a Single Man as Joint Tenants

All that real property situated in the City of Chula Vista, County of , State of California, described as:
See attached Exhibit "A" attached hereto and made a part hereof

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DOC# 2025-0024843

Jan 30, 2025 04:02 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $86.00 (SB2 Atkins: $0.00)

PAGES: 25

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
A&D MORTGAGE LLC
899 W CYPRESS CREEK RD
FT. LAUDERDALE, FLORIDA 33309
Loan Number: 1093519

24-217684
10596-CH

[Space Above This Line For Recording Data]

Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax

DEED OF TRUST

MIN: 100743000010935195

MERS Phone: 888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is TRANG DAI THI HO, A SINGLE WOMAN AND JUSTIN NGUYEN, A SINGLE MAN AS JOINT TENANTS

currently residing at 1013 CAMINO LEVANTE, CHULA VISTA, CALIFORNIA 91913

Borrower is the trustor under this Security Instrument.
(B) "Lender" is A&D MORTGAGE LLC

Lender is a FLORIDA LIMITED LIABILITY COMPANY organized and existing under the laws of FLORIDA . Lender's address is 899 W CYPRESS CREEK RD, FT. LAUDERDALE, FLORIDA 33309
The term "Lender" includes any successors and assigns of Lender.
(C) "Trustee" is CLEAR RECON CORP

DOC# 2025-0024742

Jan 30, 2025 03:17 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $196.00 (SB2 Atkins: $150.00)
PCOR: N/A
PAGES: 6

Recording Requested By:
WFG Title Company of
California, San Diego

WHEN RECORDED MAIL TO:

LJCG Servicing, Inc.
12636 High Bluff Drive
STE 400
San Diego
California, 92130

25-107418 ESC: N18851-EG

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 436-385-11-00

DEED OF TRUST AND ASSIGNMENT OF RENTS

This DEED OF TRUST, made 01/28/2025, between CJAG, LLC, a California Limited Liability Company, herein called Trustor, whose address is 10620 Noakes Rd. La Mesa CA 91941 and WFG National Title Company herein called TRUSTEE, and Black Jackal Capital Inc., a California corporation as to an undivided 255,000/330,000ths interest, PEL Industries, Inc., Retirement Trust as to an undivided 75,000/330,000ths interest, herein called BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the County of San Diego, State of California, described as:
LOT 11 IN BLOCK 10 OF SILVER TERACE ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 695, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 436-385-11-00

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: (1) Performance of each agreement of Trustor incorporated by reference or contained herein. (2) Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the **PRINCIPAL SUM OF $330,000.00** executed by Trustor in favor of Beneficiary or order. (3) Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it so secured.

The following is a copy of provisions (1) to (14), inclusive, of the fictitious Deed of Trust, recorded in each county in California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as set forth at length therein.

To protect the Security of this Deed of Trust, Trustor Agrees:
(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

DOC# 2025-0024745

Jan 30, 2025 03:19 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 2

RECORDING REQUESTED BY
SAN BERNARDINO DCSS

COUNTY CODE: 0607100

WHEN RECORDED MAIL TO

SAN BERNARDINO DCSS

10417 MOUNTAIN VIEW AVE, LOMA LINDA CA

92354-2030

FOR RECORDER'S USE ONLY

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN BERNARDINO
STREET ADDRESS: 14455 CIVIC DR STE 100
MAILING ADDRESS: 14455 CIVIC DR STE 100
CITY AND ZIP CODE: VICTORVILLE 92392-2312
BRANCH NAME: VICTORVILLE DISTRICT CHILD SUPPORT DIVISION

200000001144649

PETITIONER/PLAINTIFF: COUNTY OF SAN BERNARDINO

RESPONDENT/DEFENDANT: ABIGAIL P GIL

RELEASE OF JUDGMENT LIEN

[X] **GENERAL** [ ] **SPECIFIC PROPERTY**

CASE NUMBER: CSWS1201940

1. Judgment creditor or Judgment creditor's assignee (*name and address*):
   SAN BERNARDINO COUNTY DEPARTMENT OF CHILD SUPPORT SERVICES
   10417 MOUNTAIN VIEW AVE, LOMA LINDA CA 92354-2030
2. Judgment debtor (*name and address*):
   ABIGAIL P GIL
   1707 MANZANA WAY, SAN DIEGO CA 92139-4012

This document is delivered to Recorder as an accommodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

3. A judgment was entered at (*name of court*): SAN BERNARDINO
   Case Number: CSWS1201940
   Renewals entered on (*dates*):
   Judgment was entered on (*date*):
4. An abstract has been recorded as follows:

COUNTY	DATE OF RECORDING	INSTRUMENT NUMBER	BOOK NUMBER	PAGE NUMBER
SAN DIEGO/CA	08/24/2012	2012-0508242		

5. The Local Child Support Agency (LCSA) hereby releases the lien created as specified below.
   a. [X] GENERAL: This release applies to all property of the debtor subject to the lien.
   b. [ ] SPECIFIC PROPERTY: This release only applies to the debtor's interest in the following property (*specify*):
   c. **This release is not a satisfaction of the judgment.** By release of the lien, the LCSA makes no statement as to the judgment debtor's compliance with the judgment. This release of lien does not affect the amount of support owed now or in the future.
6. **NOTICE TO JUDGMENT DEBTOR:** This release of judgment lien will have to be recorded in each county shown above in order to release the judgment lien.

(*Date*): 01/06/2025

By DEBORAH OROZCO
(TYPE OR PRINT NAME)

Deborah V Orozco
(REPRESENTATIVE OF THE LOCAL CHILD SUPPORT AGENCY)

DOC# 2025-0024746

Jan 30, 2025 03:19 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 2

RECORDING REQUESTED BY
SAN BERNARDINO DCSS

COUNTY CODE: 0607100

WHEN RECORDED MAIL TO

SAN BERNARDINO DCSS

10417 MOUNTAIN VIEW AVE, LOMA LINDA CA

92354-2030

FOR RECORDER'S USE ONLY

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN BERNARDINO
STREET ADDRESS: 14455 CIVIC DR STE 100
MAILING ADDRESS: 14455 CIVIC DR STE 100
CITY AND ZIP CODE: VICTORVILLE 92392-2312
BRANCH NAME: VICTORVILLE DISTRICT CHILD SUPPORT DIVISION

200000001144649

PETITIONER/PLAINTIFF: ABIGAIL P. GIL

RESPONDENT/DEFENDANT: WILLIAM M. GIL

RELEASE OF JUDGMENT LIEN

[X] **GENERAL** [ ] **SPECIFIC PROPERTY**

CASE NUMBER: CSWS1403192

1. Judgment creditor or Judgment creditor's assignee (*name and address*):
   SAN BERNARDINO COUNTY DEPARTMENT OF CHILD SUPPORT SERVICES
   10417 MOUNTAIN VIEW AVE, LOMA LINDA CA 92354-2030
2. Judgment debtor (*name and address*):
   ABIGAIL P GIL
   1707 MANZANA WAY, SAN DIEGO CA 92139-4012

This document is delivered to Recorder as an accommodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

3. A judgment was entered at (*name of court*): SAN BERNARDINO
   Case Number: CSWS1403192
   Renewals entered on (*dates*):
   Judgment was entered on (*date*): 07/30/2012
4. An abstract has been recorded as follows:

COUNTY	DATE OF RECORDING	INSTRUMENT NUMBER	BOOK NUMBER	PAGE NUMBER
SAN DIEGO/CA	10/19/2015	2015-0544831		

5. The Local Child Support Agency (LCSA) hereby releases the lien created as specified below.
   a. [X] GENERAL: This release applies to all property of the debtor subject to the lien.
   b. [ ] SPECIFIC PROPERTY: This release only applies to the debtor's interest in the following property (*specify*):
   c. **This release is not a satisfaction of the judgment.** By release of the lien, the LCSA makes no statement as to the judgment debtor's compliance with the judgment. This release of lien does not affect the amount of support owed now or in the future.
6. **NOTICE TO JUDGMENT DEBTOR:** This release of judgment lien will have to be recorded in each county shown above in order to release the judgment lien.

(*Date*): 01/06/2025

By DEBORAH OROZCO
(TYPE OR PRINT NAME)

Deborah V Orozco
(REPRESENTATIVE OF THE LOCAL CHILD SUPPORT AGENCY)

DOC# 2025-0024599

Jan 30, 2025 02:31 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $1,167.30 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

RECORDING REQUESTED BY:
WFG National Title Company of California

When Recorded Mail Document and Tax Statement To:

Neal C. Duckworth IV and Mildred G. Duckworth
1318 Steiner Drive
Chula Vista, CA 91911

Escrow No.: 214358RN
Title No.: 24-219897

APN: 641-193-72-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

☐ This transfer is exempt from the documentary transfer tax.
☑ **The documentary transfer tax is $1,147.30** and is computed on:
  ☑ the full value of the interest or property conveyed.
  ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
☑ The property is located in the City of Chula Vista

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

Nestor S. Olaes and Evelyn S. Olaes, as Trustees of The Nestor and Evelyn Olaes Family Trust dated August 28, 2012

hereby GRANT(S) to

Neal C. Duckworth IV and Mildred G. Duckworth, Husband and Wife as Joint Tenants

the following described real property:

PARCEL 1:

LOT 223 OF CHULA VISTA TRACT NO. 90-07 SUNBOW PHASE 2A, UNITS 8, 9, 10 & 12, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14076, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 21, 2000, AS MORE FULLY DESCRIBED IN THE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly known as:

1318 Steiner Drive, Chula Vista, CA 91911

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DOC# 2025-0024600

Jan 30, 2025 02:31 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $71.00 (SB2 Atkins: $0.00)

PAGES: 20

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

UNITED WHOLESALE MORTGAGE LLC
700 SOUTH BLVD EAST
PONTIAC, MI 48341
ATTN: POST CLOSING MANAGER

TITLE NO.: 24-219897
ESCROW NO.: 214358RN

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of
California, San Diego

DOC# 2025-0024535

Jan 30, 2025 01:55 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $161.00 (SB2 Atkins: $75.00)

PAGES: 24

After Recording Return To:
Cornerstone First Mortgage, LLC C/O
Docprobe
Attn: Final Document Department
1133 Ocean Avenue
Lakewood, NJ 08701

Prepared By:
Cornerstone First Mortgage, LLC
2655 Camino Del Rio
North #100
San Diego, CA 92108
858-514-3600

Title Order No.: 25-102192
Escrow No.: 25-102192
LOAN #: 2412092117

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 1009128-0000077111-1
MERS PHONE #: 1-888-679-6377

DEFINITIONS
Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.
(A) "Security Instrument" means this document, which is dated **January 28, 2025,** together with all Riders to this document.
(B) "Borrower" is **CARSON TRUJILLO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY.**

Borrower's address is **1410 Grand Ave, San Diego, CA 92109.**

Borrower is the trustor under this Security Instrument.
(C) "Lender" is **Cornerstone First Mortgage, LLC.**

Lender is **a Corporation,** organized and existing under the laws of **California.**
Lender's address is **2655 Camino Del Rio, North #100, San Diego, CA 92108.**

Recording Requested By:
WFG Title Company of
California, San Diego

WHEN RECORDED, RETURN TO:

TGP Opportunity Fund I, LLC
261 N Highway 101 Ste 1160
Solana Beach, California 92075

Loan No. 01212024-1238
Property ID No.: 424-062-04-00
25-101173

DOC# 2025-0024522

Jan 30, 2025 01:46 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $359.00 (SB2 Atkins: $225.00)
PCOR: N/A
PAGES: 26

DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING, AND SECURITY AGREEMENT

Exempt from fee per GC 27388.1(a)(1);
fee cap of $225.00 reached.

Note Amount: **$540,000.00**
Property Address: **2143-2145 Balboa Avenue, San Diego, California 92109**

THIS DOCUMENT CONSTITUTES A FIXTURE FILING IN ACCORDANCE WITH THE CALIFORNIA UNIFORM COMMERCIAL CODE.

This Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement (the "Security Instrument" or "Deed of Trust") is made as of January 22, 2025, among BEACHSIDE DEV HOLDINGS, LLC, a California limited liability company ("Borrower"), whose address is 7419 Las Lunas, San Diego, California 92127; California TD Specialists, as trustee ("Trustee"); and TGP Opportunity Fund I, LLC, a California limited liability company, as beneficiary ("Lender"), whose address is 261 N Highway 101 Ste 1160, Solana Beach, California 92075.

TRANSFER OF RIGHTS IN THE PROPERTY

To secure the full and timely payment of the Indebtedness and the full and timely performance and discharge of the Obligations (as defined in this Security Instrument), Borrower GRANTS, BARGAINS, SELLS, AND CONVEYS to Trustee the Mortgaged Property, with power of sale and right of entry, subject only to the Permitted Encumbrances, to have and to hold the Mortgaged Property to Trustee, its successors in trust, and the Trustee's assigns forever, and Borrower does hereby bind itself, its successors, and its assigns to warrant and forever defend the title to the Mortgaged Property to Trustee against anyone lawfully claiming it or any part of it. As additional security for the full and timely payment of the Indebtedness and the full and timely performance and discharge of the Obligations, Borrower grants to Lender a security interest in the Personalty, Fixtures, Leases, and Rents under Article Nine of the Uniform Commercial Code in effect in the state where the Mortgaged Property is located. Borrower further grants, bargains, conveys, assigns, transfers, and sets over to Trustee, acting as both a trustee and an agent for Lender under this Security Instrument, a security interest in and to all of Borrower's right, title, and interest in, to, and under the Personalty, Fixtures, Leases, Rents, and Mortgaged Property (to the extent characterized as personal property) to secure the full and timely payment of the Indebtedness and the full and timely performance and discharge of the Obligations.

Borrower agrees to execute and deliver, from time to time, such further instruments, including, but not limited to, security agreements, assignments, and UCC financing statements, as may be requested by Lender to confirm the lien of this Security Instrument on any of the Mortgaged Property. Borrower further irrevocably grants, transfers, and assigns to Lender the Rents. This assignment of Rents is to be effective to create a present security interest in existing and future Rents of the Mortgaged Property.

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Recording Requested By:
WFG Title Company of
California, San Diego

WHEN RECORDED, RETURN TO:

TGP Opportunity Fund I, LLC
261 N Highway 101 Ste 1160
Solana Beach, California 92075

Loan No. 01212024-1154
Property ID No.: 424-062-03-00
25-101163

DOC# 2025-0024478

Jan 30, 2025 01:19 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $359.00 (SB2 Atkins: $225.00)
PCOR: N/A
PAGES: 26

DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING, AND SECURITY AGREEMENT

Exempt from fee per GC 27388.1(a)(1);
fee cap of $225.00 reached.

Note Amount: **$535,000.00**
Property Address: **2139-2141 Balboa Avenue, San Diego, California 92109**

THIS DOCUMENT CONSTITUTES A FIXTURE FILING IN ACCORDANCE WITH THE CALIFORNIA UNIFORM COMMERCIAL CODE.

This Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement (the "Security Instrument" or "Deed of Trust") is made as of January 22, 2025, among BEACHSIDE DEV HOLDINGS, LLC, a California limited liability company ("Borrower"), whose address is 7419 Las Lunas, San Diego, California 92127; California TD Specialists, as trustee ("Trustee"); and TGP Opportunity Fund I, LLC, a California limited liability company, as beneficiary ("Lender"), whose address is 261 N Highway 101 Ste 1160, Solana Beach, California 92075.

TRANSFER OF RIGHTS IN THE PROPERTY

To secure the full and timely payment of the Indebtedness and the full and timely performance and discharge of the Obligations (as defined in this Security Instrument), Borrower GRANTS, BARGAINS, SELLS, AND CONVEYS to Trustee the Mortgaged Property, with power of sale and right of entry, subject only to the Permitted Encumbrances, to have and to hold the Mortgaged Property to Trustee, its successors in trust, and the Trustee's assigns forever, and Borrower does hereby bind itself, its successors, and its assigns to warrant and forever defend the title to the Mortgaged Property to Trustee against anyone lawfully claiming it or any part of it. As additional security for the full and timely payment of the Indebtedness and the full and timely performance and discharge of the Obligations, Borrower grants to Lender a security interest in the Personalty, Fixtures, Leases, and Rents under Article Nine of the Uniform Commercial Code in effect in the state where the Mortgaged Property is located. Borrower further grants, bargains, conveys, assigns, transfers, and sets over to Trustee, acting as both a trustee and an agent for Lender under this Security Instrument, a security interest in and to all of Borrower's right, title, and interest in, to, and under the Personalty, Fixtures, Leases, Rents, and Mortgaged Property (to the extent characterized as personal property) to secure the full and timely payment of the Indebtedness and the full and timely performance and discharge of the Obligations.

Borrower agrees to execute and deliver, from time to time, such further instruments, including, but not limited to, security agreements, assignments, and UCC financing statements, as may be requested by Lender to confirm the lien of this Security Instrument on any of the Mortgaged Property. Borrower further irrevocably grants, transfers, and assigns to Lender the Rents. This assignment of Rents is to be effective to create a present security interest in existing and future Rents of the Mortgaged Property.

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RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

Renovation Realty
4830 Viewridge Ave. Suite D
San Diego, CA 92123

ORDER NO.: 24-217282

DOC# 2025-0024451

Jan 30, 2025 12:57 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)

PAGES: 4

THIS SPACE FOR RECORDER'S USE

COLLATERAL ASSIGNMENT OF DEED OF TRUST

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Amanda L. Tolbert
9665 Granite Ridge Drive, #210
San Diego, CA 92123
Attn: Dana Holloway

ORDER NO.: 24-217282

DOC# 2025-0024452

Jan 30, 2025 12:57 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $26.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 5

THIS SPACE FOR RECORDER'S USE

INTERSPOUSAL TRANSFER GRANT DEED

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:
WFG National Title Company of California

MAIL TAX STATEMENTS AND WHEN RECORDED MAIL TO:

Previti Realty Fund, L.P. C/O Guardian Capital
5780 Fleet Street #225
Carlsbad, CA 92008

Escrow No.: 24-217282
Order No.: 24-217282
APN: 428-440-21-00
TRA: 08001

DOC# 2025-0024453

Jan 30, 2025 12:57 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $828.50 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX is $808.50 CITY TAX $0.00

☒ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale,
☐ Unincorporated area ☒ City of San Diego, and

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

Amanda L. Tolbert, a married woman as her sole and separate property,

hereby GRANT(S) to

Previti Realty Fund, L.P., a California limited partnership,

the following described real property in the City of San Diego, County of San Diego, State of California:

SEE ATTACHED EXHIBIT "A"

The property more commonly known as: 2687 Elyssee Street, San Diego, CA 92123

DOC# 2025-0024321

Jan 30, 2025 11:30 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $149.00 (SB2 Atkins: $75.00)

PAGES: 20

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
UNITED WHOLESALE MORTGAGE, LLC
700 SOUTH BLVD EAST
PONTIAC, MI 48341
ATTN: POST CLOSING MANAGER
Loan Number: 1525006529

25-102717
FEEC-10499-NR

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 101650725010963552 **MERS Phone: 888-679-6377**

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is Tuan Hoang Ngo, a married man as his sole and separate property

currently residing at 8531 Pinecrest Ave, San Diego, California 92123

Borrower is the trustor under this Security Instrument.
(B) "Lender" is Secure Choice Lending

Lender is a CORPORATION organized and existing under the laws of CALIFORNIA . Lender's address is 1650 Spruce Street Suite 500, Riverside, California 92507
The term "Lender" includes any successors and assigns of Lender.
(C) "Trustee" is David E. Fennell, Esq., Northwest Trustee Services

DOC# 2025-0023575

Jan 30, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $36.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 5

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Harley A. Krych and Frederick P. Krych III
22050 Japatul Road
Alpine, CA 91901

ORDER NO.: 25-104939

THIS SPACE FOR RECORDER'S USE

GRANT DEED

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☑ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18 *The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0023576

Jan 30, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $62.00 (SB2 Atkins: $0.00)

PAGES: 17

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CA 92150
LOAN NO.: XXXX85-85

ORDER NO.: 25-104939

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☑ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18 *The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

Kelly L. Hinds
900 Pier View Way, PO BOX 299
Oceanside, CA 92049

Title No.: 24-220240

DOC# 2025-0023530

Jan 29, 2025 03:25 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $26.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 5

THIS SPACE FOR RECORDER'S USE

LETTERS OF ADMINISTRATION

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

2

Recording Requested By:
WFG Title Company of California, San Diego

Order No. **24-220240**
Escrow No. **CC-4391-DH**
Parcel No. **236-335-52-00**

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

TLP1, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY. TLT ASSOCIATES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, MANAGING MEMBER
1200 NEWPORT CENTER DRIVE SUITE 295
NEWPORT BEACH, CA 92660

DOC# 2025-0023531

Jan 29, 2025 03:25 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $957.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

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 **$0.00**

- ☒ computed on full value of property conveyed, or
- ☐ computed on full value less liens or encumbrances remaining at the time of sale.
- ☐ unincorporated area: ☒ **Escondido**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Jacquelyn Nicole Walker, Administrator of The Estate of Timothy Mark Walker, AKA Timothy M. Walker, Deceased, Pursuant to Probate Case# 24PE002104C**

hereby GRANT(S) to TLP **1, LLC, A Delaware Limited Liability Company**

the following described real property in the County of **San Diego**, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF.
More commonly known as: **945 Berkshire Court, Escondido, CA 92025**

Date January 23, 2025

The Estate of Timothy Mark Walker, AKA Timothy M. Walker, Deceased, Pursuant to Probate Case# 24PE002104C

, Administrator

By: Jacquelyn Nicole Walker, Administrator * Jacquelyn

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 San Diego } S.S.

On Jan 29, 2025, before me, Michael Gavin Chance, Notary Public personally appeared Jacquelyn Nicole Walker 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 _____ (Seal)

MICHAEL GAVIN CHANCE
Notary Public - California
San Diego County
Commission # 2465865
My Comm. Expires Nov 2, 2027

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

3

Recording Requested By:
WFG Title Company of
California, San Diego

AND WHEN RECORDED, MAIL TO:

Genesis Capital, LLC,
a Delaware limited liability company
15303 Ventura Boulevard, Suite 700
Sherman Oaks, CA 91403
Attention: Lending Department

24-220240

CC-4391-DH

DOC# 2025-0023532

Jan 29, 2025 03:25 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $335.00 (SB2 Atkins: $225.00)
PCOR: N/A
PAGES: 19

Property Address:945 Berkshire Court, Escondido, CA 92025
County: San Diego
APN.: 2363355200
Loan No.: G25018162

→ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax

THIS INSTRUMENT COVERS GOODS THAT ARE OR WILL BECOME FIXTURES ON THE DESCRIBED REAL PROPERTY AND SHOULD BE FILED FOR RECORD IN THE REAL PROPERTY RECORDS WHERE MORTGAGES AND DEEDS OF TRUST ON REAL ESTATE ARE RECORDED. THIS INSTRUMENT SHOULD ALSO BE INDEXED AS A UNIFORM COMMERCIAL CODE FINANCING STATEMENT COVERING GOODS THAT ARE OR WILL BECOME FIXTURES ON THE DESCRIBED REAL PROPERTY, THE MAILING ADDRESSES OF THE SECURED PARTY AND THE DEBTOR ARE WITHIN.

THIS INSTRUMENT SECURES FUTURE ADVANCES.

CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING

THIS CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING (the "**Security Instrument**") is made as of 1/27/2025 by TLP 1, LLC, a Delaware Limited Liability Company ("**Borrower**"), having its principal place of business at 1200 Newport Center Drive Ste 295, Newport Beach, California 92660, as grantor, to WFG National Title Company of California ("**Trustee**"), having an address at 9655 Granite Ridge Drive Ste 210, San Diego, California 92123, as trustee, for the benefit of GENESIS CAPITAL, LLC, a Delaware limited liability company ("**Beneficiary**"), having an address at 15303 Ventura Boulevard, Suite 700, Sherman Oaks, CA 91403, as beneficiary.

1. **DEFINITIONS**. Certain terms used in this Security Instrument are defined below; and certain other terms used in this Security Instrument are defined elsewhere in this Security Instrument. Except as otherwise indicated: terms defined in the Note shall have the same meaning when used in this Security Instrument or other Loan Document; and terms defined in the Loan Documents other than this Security Instrument shall have the same meaning when used herein or in the Note.

"**Event of Default**" means the occurrence of any "**Event of Default**" as defined in the Loan Agreement.

"**Loan**" means the loan evidenced by the Note.

4

DOC# 2025-0023533

Jan 29, 2025 03:25 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $77.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 8

Recording Requested By:
WFG Title Company of California
San Diego

2A-220240
CC-A391-DH

WHEN RECORDED MAIL TO:
Genesis Capital, LLC,
a Delaware limited liability company
ATTENTION: LENDING DEPARTMENT
15303 Ventura Boulevard, Suite 700
Sherman Oaks, CA 91403
LOAN NO. G25018162
APN(S): 2363355200

Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax

FOR RECORDER'S USE ONLY

ADDENDUM TO CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING

This Modification to Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (this "**Modification**") is dated as of 1/27/2025, by and between TLP 1, LLC, a Delaware Limited Liability Company (the "**Borrower**"), and GENESIS CAPITAL, LLC, a Delaware limited liability company (the "**Beneficiary**"), in connection with a loan in the principal amount of $924,375.00 (the "**Loan**"). The Loan is secured by (i) that certain Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of event date and recorded herewith, made by Borrower for the benefit of Beneficiary (the "**Security Instrument**"). The Security Instrument encumbers certain real property commonly known as 945 Berkshire Court, Escondido, CA 92025 (the "**Property**"), as more particularly described therein and in Exhibit A attached hereto. Beneficiary and Borrower hereby modify the Security Instrument as set forth below.

A. The Security Instrument is hereby amended as follows:

1. The following shall be added after the introductory paragraph and prior to Section 1 of the Security Instrument: "THIS SECURITY INSTRUMENT, INCLUDING THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE IN THE FOLLOWING ORDER OF PRIORITY (A) FIRST, ON A SENIOR, FIRST PRIORITY BASIS, (I) PAYMENT OF A LOAN IN A MAXIMUM PRINCIPAL AMOUNT OF $924,375 DOLLARS AND THE OTHER INDEBTEDNESS UNDER THE LOAN DOCUMENTS (INCLUDING, WITHOUT LIMITATION, ANY FUTURE ADVANCES UNDER THE LOAN AGREEMENT) AND (II) PAYMENT AND PERFORMANCE OF ANY AND ALL OBLIGATIONS OF THE BORROWER UNDER THE LOAN AGREEMENT, THE NOTE, THE LOAN DOCUMENTS, AND THIS SECURITY INSTRUMENT, (B) SECOND, ON A SUBORDINATE, SECOND PRIORITY BASIS, (I) PAYMENT OF ALL ADDITIONAL SUMS WITH INTEREST AS MAY BE PRESENTLY OR LATER BORROWED FROM

S

DOC# 2025-0023534

Jan 29, 2025 03:25 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $26.00 (SB2 Atkins: $0.00)

PAGES: 5

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

GENESIS CAPITAL, LLC
ATTN: LENDING DEPARTMENT
15303 VENTURA BLVD, SUITE 700
SHERMAN OAKS, CA 91403

Title No.: 24-220240
Escrow No.: CC-4391-DH

THIS SPACE FOR RECORDER'S USE

UCC FINANCING STATEMENT

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of California, San Diego
Order No. 24-209682
Escrow No. 10-0116-LG
Parcel No. 492-580-47-00

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:

DAVID MICHAEL PINA, III
571 Tilling Way
El Cajon, CA 92020

DOC# 2025-0023490

Jan 29, 2025 03:08 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $2,110.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS **$2,090.00**
- [x] computed on full value of property conveyed, or
- [ ] computed on full value less liens or encumbrances remaining at the time of sale.
- [ ] unincorporated area: [x] **El Cajon**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Safaa H. Hanna, a single man and Mi B. La, a single woman, and Isam E. Aziez, a married man sole and separate, as tenants in common**

hereby GRANT(S) to Obydullah Abuzar Bilal and Hira Bilal, husband and wife, and David Michael Pina III and Carine Rodrigues de Souza*, husband and wife as joint tenants
the following described real property in the County of **San Diego**, State of California: * Pina
PARCEL A:
PARCEL 2 OF PARCEL MAP NO. 14053, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED

More commonly known as: **571 Tilling Way, El Cajon, CA 92020**

Date December 18, 2024

Safaa H. Hanna

Mi B. La

Isam E. Aziez
Aziez

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 San Diego } S.S.

On 12/19/2024, before me, Dannys Ballesteros, Notary Public, personally appeared Safaa H. Hanna, Isam E. Aziez and Mi B. La 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 _____ (Seal)

DANNYS BALLESTEROS
COMM. #2492467
Notary Public - California
San Diego County
My Comm. Expires June 17, 2028

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

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

DAVID MICHAEL PENA III
2850 ADRIAN STREET
SAN DIEGO, CA 92110

Title No.: 24-209682
Escrow No.: 10-0116-LG

DOC# 2025-0023491

Jan 29, 2025 03:08 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 3

THIS SPACE FOR RECORDER'S USE

POWER OF ATTORNEY - SPECIAL

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

UNITED WHOLESALE MORTGAGE LLC
700 SOUTH BLVD EAST
PONTIAC, MI 48341
ATTN: POST CLOSING MANAGER

Title No.: 24-209682
Escrow No.: 10-0116-LG

DOC# 2025-0023492

Jan 29, 2025 03:08 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $80.00 (SB2 Atkins: $0.00)

PAGES: 23

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0023409

Jan 29, 2025 02:33 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $164.00 (SB2 Atkins: $75.00)

PAGES: 25

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
A&D MORTGAGE LLC
899 W CYPRESS CREEK RD
FT. LAUDERDALE, FLORIDA 33309
Loan Number: 1091853

24-217367

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 100743000010918530 **MERS Phone: 888-679-6377**

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is JAMES PANDER AND SUSANNA LILJEGREN BERGMAN, HUSBAND AND WIFE AS JOINT TENANTS, AS TO AN UNDIVIDED 62% INTEREST, AND STEVEN L. BERNASEK, A WIDOWER, AS TO AN UNDIVIDED 38% INTEREST, AS TENANTS IN COMMON

currently residing at 1080 PARK BLVD #415, SAN DIEGO, CALIFORNIA 92101

Borrower is the trustor under this Security Instrument.
(B) "Lender" is A&D MORTGAGE LLC

Lender is a FLORIDA LIMITED LIABILITY COMPANY organized and existing under the laws of FLORIDA . Lender's address is 899 W CYPRESS CREEK RD, FT. LAUDERDALE, FLORIDA 33309
The term "Lender" includes any successors and assigns of Lender.
(C) "Trustee" is CLEAR RECON CORP

Recording Requested By:
WFG Title Company of
California, San Diego

Order No. **24-220436**
Escrow No. **003919-AC**
Parcel No. **230-410-48-04**
Mail tax bills
AND WHEN RECORDED MAIL TO:

JENNA PATRICIA C. GUTIERREZ
505 SAN PASQUAL VALLEY ROAD, # 164
ESCONDIDO, CA 92027

DOC# 2025-0023309

Jan 29, 2025 01:34 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $536.70 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS **$513.70** and CITY $0.00

- ☒ computed on full value of property conveyed, or
- ☐ computed on full value less liens or encumbrances remaining at the time of sale.
- ☐ unincorporated area: ☒ **Escondido,** and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Scott R. Holslag and Diana L. Holslag, Trustees of the Crazy Chicken Family Trust**

hereby GRANT(S) to **Jenna Patricia C. Gutierrez, a single woman**

the following described real property in the County of **San Diego**, State of California:

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

More commonly known as: **505 San Pasqual Valley Road, # 164, Escondido, CA 92027**

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

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

UNITED WHOLESALE MORTGAGE LLC
700 SOUTH BLVD EAST
PONTIAC, MI 48341
ATTN: POST CLOSING MANAGER

Title No.: 24-220436
Escrow No.: 003919-AC

DOC# 2025-0023310

Jan 29, 2025 01:34 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $95.00 (SB2 Atkins: $0.00)

PAGES: 28

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Leonard James Gibson Jr.
1505 Astor Court
Chula Vista, CA 91913

Order No.: 24-222743

DOC# 2025-0023264

Jan 29, 2025 01:07 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

THIS SPACE FOR RECORDER'S USE

INTERSPOUSAL TRANSFER GRANT DEED

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☑ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of
California, San Diego

DOC# 2025-0023265

Jan 29, 2025 01:07 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $86.00 (SB2 Atkins: $0.00)

PAGES: 25

After Recording Return To:
Homeowners Financial Group C/O
DocProbe
Attn: Final Document Department
1133 Ocean Avenue
Mail stop code: DP6735
Lakewood, NJ 08701

Prepared By:
Homeowners Financial Group USA, LLC
4800 North Scottsdale Road, Suite 6000
Scottsdale, AZ 85251

Title Order No.: 24-222743
Escrow No.: 24-222743
LOAN #: 1196000211

[Space Above This Line For Recording Data]

CASE #: 77-77-6-5545567

→ Exempt from fee per GC27388.1, document is recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier

DEED OF TRUST

MIN 1003775-1300309434-4
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is **LEONARD J GIBSON JR. AKA LEONARD JAMES GIBSON JR, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY**

currently residing at **1505 Astor Ct, Chula Vista, CA 91913.**

Borrower is the trustor under this Security Instrument.

Recording Requested By:
WFG Title Company of
California, San Diego
Order No. **24-217205**
Escrow No. **10-0136-LG**
Parcel No. **642-291-27-00**

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:

JERRY CHAU
3851 Marron Street
San Diego, CA 92115

DOC# 2025-0023218

Jan 29, 2025 12:31 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $1,021.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS **$1,001.00**
- [x] computed on full value of property conveyed, or
- [ ] computed on full value less liens or encumbrances remaining at the time of sale.
- [ ] unincorporated area: [x] **Chula Vista**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Thomas S. Gordon and Shashney C. Gordon, Husband And Wife As Community Property with the Rights of Survivorship**

hereby GRANT(S) to Jerry Chau and Viriya Chau, husband and wife as joint tenants

the following described real property in the County of **San Diego**, State of California:
LEGAL DESCRIPTION:

PARCEL 1:
LOT 27 OF ENCORE BONITA ESTATES, AS MORE PARTICULALRLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
More commonly known as: **1322 Rain Forest Road, Chula Vista, CA 91910**

Date January 13, 2025

Thomas S. Gordon

Shashney C. Gordon

Shashney C. Gordon

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 San Bernardino } S.S.

See Attached

On January 14, 2025, before me, E. Ballejos Notary Public, personally appeared Thomas S. Gordon and Shasney C. Gordon, 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 _____ (Seal)

E. BALLEJOS
Notary Public - California
San Bernardino County
Commission # 2402561
My Comm. Expires May 17, 2026

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

DOC# 2025-0023219

Jan 29, 2025 12:31 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $71.00 (SB2 Atkins: $0.00)

PAGES: 20

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

PHH MORTGAGE CORPORATION
ATTN: JEFFERY SCOTT STEINMAN
1 MORTGAGE WAY
MT. LAUREL, NJ 08054

Title No.: 24-217205
Escrow No.: 10-0136-LG

THIS SPACE FOR RECORDER'S USE

PURCHASE MONEY DEED OF TRUST

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY
WHEELHOUSE CREDIT UNION
WHEN RECORDED MAIL TO

Name: WAYNE DOUGLAS HARMER
Street Address: 10811 DUNBAR WAY
City, State Zip: RANCHO CORDOVA, CA 95670-4944

Property Address: 10811 DUNBAR WAY
RANCHO CORDOVA, CA 95670-4944

APN: 058-0111-004-0000

Sacramento County
Donna Allred, Clerk/Recorder

Doc # 202501290437		Fees	$193.00
1/29/2025	12:24:15 PM	Taxes	$0.00
RAV	Electronic	PCOR	$0.00
Titles 2		Paid	$193.00
Pages 2			

SUBSTITUTION OF TRUSTEE AND DEED OF FULL RECONVEYANCE

The undersigned Beneficiaries, in and under the provisions of that certain Deed of Trust executed by **WAYNE DOUGLAS HARMER AND OPAL NICKELETTE HARMER, HUSBAND AND WIFE AS JOINT TENANTS**, Trustors, to **WHEELHOUSE CREDIT UNION**, as Trustee for **WHEELHOUSE CREDIT UNION**, Beneficiaries, Dated October 6, 2022, and recorded on October 12, 2022, in the office of the Recorder of State of California, DOC# 202210121187 of Official Records do(es) in accordance with the provisions of said Deed of Trust, hereby give notice of the Substitution and Appointment of **WHEELHOUSE CREDIT UNION** in place and instead of **WHEELHOUSE CREDIT UNION** the Trustee above named, and do(es) hereby vest in said substituted Trustee, all the rights, title, estate, power, duty and trusts conferred by said Deed of Trust upon the Trustee therein named. And whereas the indebtedness secured, to be paid by the Deed of Trust above mentioned has been fully paid and/or satisfied.

NOW THEREFORE, **the undersigned hereby substitute(s) itself/himself/herself/themselves as Trustee under said Deed of Trust and** does hereby GRANT AND RECONVEY unto the parties entitled thereto without warranty, all the estate and interest derived to the said Trustee under said Deed of Trust in the lands therein described, situated in the City of RANCHO CORDOVA, County of SACRAMENTO, State of California. Reference being hereby made specifically to said Deed of Trust and the record thereof for a particular description of said lands. See attached Exhibit "A."

Dated: January 29, 2025

Andrea Reza, AVP of Lending for Wheelhouse Credit Union Beneficiary and Substitute Trustee

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 SAN DIEGO) SS.
)

On 01-29-2025 before me, Misti L. Lawton-Grotewiel, Notary Public, personally appeared — ANDREA REZA —, 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 Misti L Lawton

Misti L. Lawton-Grotewiel
COMM # 2380564
SAN DIEGO County
California Notary Public
Comm Exp Nov. 23, 2025

This document is delivered to Recorder as an accommodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

RECORDING REQUESTED BY
WHEELHOUSE CREDIT UNION
WHEN RECORDED MAIL TO

Name: SHANNON MILLER
Street Address: 17453 UTOPIA RD
City, State Zip: SAN DIEGO, CA 92128-2214

Property Address: 8626 VIA COLONIA
SAN DIEGO CA 92126

APN: 311-200-22-75

DOC# 2025-0023046

Jan 29, 2025 11:01 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $187.00 (SB2 Atkins: $150.00)
PCOR: N/A
PAGES: 2

SUBSTITUTION OF TRUSTEE AND DEED OF FULL RECONVEYANCE

The undersigned Beneficiaries, in and under the provisions of that certain Deed of Trust executed by

SHANNON MILLER, AN UNMARRIED WOMAN, Trustors, to

SAN DIEGO METROPOLITAN CREDIT UNION, as Trustee for

SAN DIEGO METROPOLITAN CREDIT UNION, Beneficiaries,

Dated JUNE 30, 2008, and recorded on July 3, 2008, in the office of the Recorder of State of California, DOC# 2008-0358609 of Official Records

do(es) in accordance with the provisions of said Deed of Trust, hereby give notice of the Substitution and Appointment of

SAN DIEGO METROPOLITAN CREDIT UNION in place and instead of

SAN DIEGO METROPOLITAN CREDIT UNION,

the Trustee above named, and do(es) hereby vest in said substituted Trustee, all the rights, title, estate, power, duty and trusts conferred by said Deed of Trust upon the Trustee therein named. And whereas the indebtedness secured, to be paid by the Deed of Trust above mentioned has been fully paid and/or satisfied.

NOW THEREFORE, **the undersigned hereby substitute(s) itself/himself/herself/themselves as Trustee under said Deed of Trust and** does hereby GRANT AND RECONVEY unto the parties entitled thereto without warranty, all the estate and interest derived to the said Trustee under said Deed of Trust in the lands therein described, situated in the City of SAN DIEGO, County of SAN DIEGO, State of California. Reference being hereby made specifically to said Deed of Trust and the record thereof for a particular description of said lands. See attached Exhibit "A."

Dated: January 29, 2025

This document is delivered to Recorder as an accommodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

Andrea Reza, AVP of Lending for Wheelhouse Credit Union (Formerly San Diego Metropolitan Credit Union) Beneficiary and Substitute Trustee

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 SAN Diego) SS.
)

On 01-29-2025 before me, Misti L. Lawton-Grotewiel, Notary Public, personally appeared — Andrea Reza —,

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 Misti L Lawton

Misti L. Lawton-Grotewiel
COMM # 2380564
SAN DIEGO County
California Notary Public
Comm Exp Nov. 23, 2025

RECORDING REQUESTED BY:
WFG National Title Company of California

AND WHEN RECORDED MAIL TO: TAX AND STMT:
Thomas R. Maland and Jill D.S Maland
1592 Martingale Court
Carlsbad, CA 92011

DOC# 2025-0023047

Jan 29, 2025 11:01 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

THIS SPACE FOR RECORDER'S USE

GRANT DEED

(Please fill in document title(s) on this line)

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____(date) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____(date) as document number(s) _____of Official Records, or

5 ☒ Exempt from fee per GC27388.1; document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or

6 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____, or,

7 ☐ Exempt from fee per GC27388.1 due to it being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

_____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

 *The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

Amherst Dev 1, LLC
430 Tamarack Avenue
Carlsbad, CA 92008

Order No.: 24-204395

DOC# 2025-0023017

Jan 29, 2025 10:48 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)

PAGES: 4

THIS SPACE FOR RECORDER'S USE

RELEASE OF MECHANIC'S LIEN

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☑ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on JANUARY 7, 2025 (date*) as document number(s) 20250004221, 20250004222, 20250004223 of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

This page is part of your document - DO NOT DISCARD

20250058120

Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/29/25 AT 08:00AM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
PAID:	28.00

LEADSHEET

202501290300018

00025191080

015114702

SEQ:
01

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E656375

24-196696

RECORDING REQUESTED BY
WFG Title Company of California

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Zashchita, LLC

STREET ADDRESS
518 Old Santa Fe Trail, Suite 1 #649

CITY, STATE &
ZIP CODE
Santa Fe, NM 87505

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT DEED

Pursuant to Assembly Bill 1466 – Restrictive Covenant (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2) for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded per each single transaction per parcel of real property, except those expressly exempted from payment of recording fees, as authorized by each county's board of supervisors and in accordance with applicable constitutional requirements.

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 fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer subject to the imposition of documentary transfer tax (DTT).**
- [ ] **Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded 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)

This page is part of your document - DO NOT DISCARD

20250058121

Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/29/25 AT 08:00AM

FEES:	28.00
TAXES:	13,300.00
OTHER:	0.00
PAID:	13,328.00

LEADSHEET

202501290300018

00025191081

015114702

SEQ:
02

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E656375

24-196696

FOR REFERENCE ONLY: 20250058121

RECORDING REQUESTED BY:
WFG National Title Company of California

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENTS TO:

Occidental Rentals LLC
1110 N. Virgil Avenue, #161
Los Angeles, CA 90029

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 24-196696 **Escrow No.:** 143667-007
AP#: 5401-027-014

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $2,612.50 **CITY TRANSFER TAX** $10,687.50
[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 Los Angeles **AND**

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

Zashchita, LLC, a New Mexico limited liability company

hereby GRANT(s) to:

Occidental Rentals, LLC, a California limited liability company

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

Lot 25 of the Walbrook Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 17, Page 111 of Maps, in the Office of the County Recorder of said County.

Also Known as: 2916 Marathon Street and 756 Parkman Avenue, Los Angeles, CA 90026

DATED: January 23, 2025

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

This page is part of your document - DO NOT DISCARD

20250058122

Pages:
0017

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/29/25 AT 08:00AM

FEES:	112.00
TAXES:	0.00
OTHER:	0.00
PAID:	112.00

LEADSHEET

202501290300018

00025191082

015114702

SEQ:
03

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E656375

24-196696

FOR REFERENCE ONLY: 20250058122

RECORDING REQUESTED BY
WFG Title Company of California

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Luxury Mortgage Corp c/o Docprobe
STREET ADDRESS ATTN: Final Doc Dept.
1133 Ocean Ave, Mailstop DP6933

CITY, STATE & ZIP CODE
Lakewood, NJ 08701

SPACE ABOVE FOR RECORDER'S USE ONLY

DEED OF TRUST, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT

Pursuant to Assembly Bill 1466 – Restrictive Covenant (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2) for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded per each single transaction per parcel of real property, except those expressly exempted from payment of recording fees, as authorized by each county's board of supervisors and in accordance with applicable constitutional requirements.

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 fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer subject to the imposition of documentary transfer tax (DTT).**
- [ ] **Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded 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)

Recording Requested By:
WFG Title Company of
California, San Diego

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:

Cory Lomberg
1353 Evergreen Drive
Encinitas, CA 92007

Title No.: 25-102762
Escrow No.: 01-250010-TH
APN: 260-671-46-00

DOC# 2025-0022908

Jan 29, 2025 10:05 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $914.90 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 1

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS $900.90
__X__ Computed on full value of property conveyed, or
_____ Computed on full value less liens and encumbrances remaining at time of the sale
_____ Unincorporated area __X__ City of Encinitas

For valuable consideration, receipt of which is hereby acknowledged, Thomas E. Fawcett, Surviving Trustee of The Fawcett Family Trust

hereby GRANT(S) to Cory Lomberg, a single woman

the real property situated in the County of San Diego, State of California, more particularly described as follows: Lot 215 of Cardiff Properties Unit No. 7, in the County of San Diego, State of California, according to Map thereof No. 7394, filed in the Office of the County Recorder of San Diego County August 9, 1972.
Dated: January 14, 2025

The Fawcett Family Trust

By: _____
Thomas E. Fawcett, Surviving Trustee

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 SAN DIEGO } S.S.

On 01.21.2025, before me, Levi Lopez, Notary Public,
Personally appeared Thomas E. Fawcett
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 _____ (Seal)

LEVI LOPEZ
Notary Public - California
San Diego County
Commission # 2436004
My Comm. Expires Feb 23, 2027

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

The David Karpol Revocable Living Trust
7992 Auberge Circle
San Diego, CA 92127

Title No.: 24-221348
Escrow No.: 01-250010-TH

DOC# 2025-0022909

Jan 29, 2025 10:05 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $40.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 5

THIS SPACE FOR RECORDER'S USE

LONG FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of
California, San Diego

When recorded return to:
VACHON
9222 LOS COCHES RD
LAKESIDE, CA 92040

DOC# 2025-0022771

Jan 29, 2025 09:32 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SAN DIEGO COUNTY TREASURER-TAX COLLECTOR
1600 Pacific Highway Room 162
San Diego, CA 92101

RELEASE OF TAX LIEN

The office of the Treasurer - Tax Collector of the County of San Diego, State of California, does hereby remise, release and discharge all personal and real property from any lien imposed thereon by the filing and recording of that certain **' EXTENSION OF CERTIFICATE OF TAX LIEN '** File/Page No. **20-0377554** on **July 15, 2020** , Official Records of the County of SAN DIEGO, State of CALIFORNIA, for unpaid property taxes and penalties due from:

ASSESSEE AND ADDRESS	TAX RATE	YEAR	BILL NO.	AMOUNT
VACHON DONALD NEW IMAGE CONSTRUCTION NEW IMAGES CONCRETE 9222 LOS COCHES RD #6 LAKESIDE CA 92040	82184	2010	080712	$358.72

Dated this 12th day of December 2024

DAN McALLISTER,
SAN DIEGO COUNTY TREASURER-TAX COLLECTOR

By:
Deputy , AGAMBLE

agamble

Recording Requested By:
WFG Title Company of
California, San Diego

When recorded return to:

VACHON
9222 LOS COCHES RD
LAKESIDE, CA 92040

DOC# 2025-0022772

Jan 29, 2025 09:32 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 1

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SAN DIEGO COUNTY TREASURER-TAX COLLECTOR
1600 Pacific Highway Room 162
San Diego, CA 92101

RELEASE OF TAX LIEN

The office of the Treasurer - Tax Collector of the County of San Diego, State of California, does hereby remise, release and discharge all personal and real property from any lien imposed thereon by the filing and recording of that certain **' EXTENSION OF CERTIFICATE OF TAX LIEN '** File/Page No. **21-0566526** on **August 10, 2021** , Official Records of the County of SAN DIEGO, State of CALIFORNIA, for unpaid property taxes and penalties due from:

ASSESSEE AND ADDRESS	TAX RATE	YEAR BILL NO.	AMOUNT
VACHON DONALD DBA NEW IMAGES CONSTRUCTION DBA NEW IMAGES CONCRETE 9222 LOS COCHES RD #6 LAKESIDE CA 92040	82184	2011-071185	$345.53

Dated this 12th day of December 2024

DAN McALLISTER,
SAN DIEGO COUNTY TREASURER-TAX COLLECTOR

By:
Deputy , AGAMBLE

agamble

Recording Requested By:
WFG Title Company of
California, San Diego

When recorded return to:

VACHON
9222 LOS COCHES RD
LAKESIDE, CA 92040

DOC# 2025-0022773

Jan 29, 2025 09:32 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SAN DIEGO COUNTY TREASURER-TAX COLLECTOR
1600 Pacific Highway Room 162
San Diego, CA 92101

RELEASE OF TAX LIEN

The office of the Treasurer - Tax Collector of the County of San Diego, State of California, does hereby remise, release and discharge all personal and real property from any lien imposed thereon by the filing and recording of that certain **' CERTIFICATE OF TAX LIEN '** File/Page No. **14-0533231** on **December 04, 2014**, Official Records of the County of SAN DIEGO, State of CALIFORNIA, for unpaid property taxes and penalties due from:

ASSESSEE AND ADDRESS	TAX RATE	YEAR	BILL NO.	AMOUNT
VACHON DONALD DBA NEW IMAGES CONCRETE 9222 LOS COCHES RD #6 LAKESIDE CA 92040	82184	2014	057807	$259.46

Dated this 4th day of September 2022

DAN McALLISTER,
SAN DIEGO COUNTY TREASURER-TAX COLLECTOR

By: Amanda Gamble
Deputy , AGAMBLE

agamble

Recording Requested By:
WFG Title Company of
California, San Diego

When recorded return to:

VACHON
9222 LOS COCHES RD
LAKESIDE, CA 92040

DOC# 2025-0022774

Jan 29, 2025 09:32 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 1

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SAN DIEGO COUNTY TREASURER-TAX COLLECTOR
1600 Pacific Highway Room 162
San Diego, CA 92101

RELEASE OF TAX LIEN

The office of the Treasurer - Tax Collector of the County of San Diego, State of California, does hereby remise, release and discharge all personal and real property from any lien imposed thereon by the filing and recording of that certain ' **CERTIFICATE OF TAX LIEN** ' File/Page No. **17-0593296** on **December 19, 2017** , Official Records of the County of SAN DIEGO, State of CALIFORNIA, for unpaid property taxes and penalties due from:

ASSESSEE AND ADDRESS	TAX RATE	YEAR	BILL NO.	AMOUNT
VACHON DONALD DBA NEW IMAGES CONSTRUCTION DBA NEW IMAGES CONCRETE 9222 LOS COCHES RD #6 LAKESIDE CA 92040	82184	2017	066830	$208.20

Dated this 4th day of September 2022

DAN McALLISTER,
SAN DIEGO COUNTY TREASURER-TAX COLLECTOR

By: _____
Deputy , AGAMBLE

agamble

Recording Requested By:
WFG Title Company of
California, San Diego

When recorded return to:

VACHON
9222 LOS COCHES RD
LAKESIDE, CA 92040

DOC# 2025-0022775

Jan 29, 2025 09:32 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 1

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SAN DIEGO COUNTY TREASURER-TAX COLLECTOR
1600 Pacific Highway Room 162
San Diego, CA 92101

RELEASE OF TAX LIEN

The office of the Treasurer - Tax Collector of the County of San Diego, State of California, does hereby remise, release and discharge all personal and real property from any lien imposed thereon by the filing and recording of that certain ' **CERTIFICATE OF TAX LIEN** ' File/Page No. **18-0451003** on **October 29, 2018** , Official Records of the County of SAN DIEGO, State of CALIFORNIA, for unpaid property taxes and penalties due from:

ASSESSEE AND ADDRESS	TAX RATE	YEAR	BILL NO.	AMOUNT
VACHON DONALD 9222 LOS COCHES RD LAKESIDE CA 92040	82184	2018	064814	$209.85

Dated this 4th day of September 2022

DAN McALLISTER,
SAN DIEGO COUNTY TREASURER-TAX COLLECTOR

By
Deputy , AGAMBLE

agamble

Recording Requested By:
WFG Title Company of
California, San Diego

When recorded return to:

VACHON
9222 LOS COCHES RD
LAKESIDE, CA 92040

DOC# 2025-0022776

Jan 29, 2025 09:32 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 1

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SAN DIEGO COUNTY TREASURER-TAX COLLECTOR
1600 Pacific Highway Room 162
San Diego, CA 92101

RELEASE OF TAX LIEN

The office of the Treasurer - Tax Collector of the County of San Diego, State of California, does hereby remise, release and discharge all personal and real property from any lien imposed thereon by the filing and recording of that certain **' CERTIFICATE OF TAX LIEN '** File/Page No. **18-0451004** on **October 29, 2018**, Official Records of the County of SAN DIEGO, State of CALIFORNIA, for unpaid property taxes and penalties due from:

ASSESSEE AND ADDRESS	TAX RATE	YEAR	BILL NO.	AMOUNT
VACHON DONALD DBA NEW IMAGES CONCRETE 9222 LOS COCHES RD #6 LAKESIDE CA 92040	82184	2018	067289	$191.33

Dated this 4th day of September 2022

DAN McALLISTER,
SAN DIEGO COUNTY TREASURER-TAX COLLECTOR

By
Deputy , AGAMBLE

agamble

Recording Requested By:
WFG Title Company of
California, San Diego

When recorded return to:

VACHON
9222 LOS COCHES RD
LAKESIDE, CA 92040

DOC# 2025-0022777

Jan 29, 2025 09:32 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 1

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SAN DIEGO COUNTY TREASURER-TAX COLLECTOR
1600 Pacific Highway Room 162
San Diego, CA 92101

RELEASE OF TAX LIEN

The office of the Treasurer - Tax Collector of the County of San Diego, State of California, does hereby remise, release and discharge all personal and real property from any lien imposed thereon by the filing and recording of that certain **' CERTIFICATE OF TAX LIEN '** File/Page No. **18-0451005** on **October 29, 2018**, Official Records of the County of SAN DIEGO, State of CALIFORNIA, for unpaid property taxes and penalties due from:

ASSESSEE AND ADDRESS	TAX RATE	YEAR	BILL NO.	AMOUNT
VACHON DONALD 9222 LOS COCHES RD LAKESIDE CA 92040	82184	2018	076951	$414.41

Dated this 4th day of September 2022

DAN McALLISTER,
SAN DIEGO COUNTY TREASURER-TAX COLLECTOR

By: _____
Deputy , AGAMBLE

agamble

Recording Requested By:
WFG Title Company of
California, San Diego

When recorded return to:

VACHON
9222 LOS COCHES RD
LAKESIDE, CA 92040

DOC# 2025-0022778

Jan 29, 2025 09:32 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 1

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SAN DIEGO COUNTY TREASURER-TAX COLLECTOR
1600 Pacific Highway Room 162
San Diego, CA 92101

RELEASE OF TAX LIEN

The office of the Treasurer - Tax Collector of the County of San Diego, State of California, does hereby remise, release and discharge all personal and real property from any lien imposed thereon by the filing and recording of that certain **' CERTIFICATE OF TAX LIEN '** File/Page No. **19-0500267** on **November 01, 2019**, Official Records of the County of SAN DIEGO, State of CALIFORNIA, for unpaid property taxes and penalties due from:

ASSESSEE AND ADDRESS	TAX RATE	YEAR	BILL NO.	AMOUNT
VACHON DONALD 9222 LOS COCHES RD LAKESIDE CA 92040	08001	2019	034799	$176.93

Dated this 4th day of September 2022

DAN McALLISTER,
SAN DIEGO COUNTY TREASURER-TAX COLLECTOR

By: _____
Deputy , AGAMBLE

agamble

Recording Requested By:
WFG Title Company of
California, San Diego

When recorded return to:

VACHON
9222 LOS COCHES RD
LAKESIDE, CA 92040

DOC# 2025-0022779

Jan 29, 2025 09:32 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 1

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SAN DIEGO COUNTY TREASURER-TAX COLLECTOR
1600 Pacific Highway Room 162
San Diego, CA 92101

RELEASE OF TAX LIEN

The office of the Treasurer - Tax Collector of the County of San Diego, State of California, does hereby remise, release and discharge all personal and real property from any lien imposed thereon by the filing and recording of that certain **' CERTIFICATE OF TAX LIEN '** File/Page No. **19-0527304** on **November 14, 2019**, Official Records of the County of SAN DIEGO, State of CALIFORNIA, for unpaid property taxes and penalties due from:

ASSESSEE AND ADDRESS	TAX RATE	YEAR	BILL NO.	AMOUNT
VACHON DONALD DBA NEW IMAGES CONSTRUCTION DBA NEW IMAGES CONCRETE 9222 LOS COCHES RD #6 LAKESIDE CA 92040	82184	2019	067370	$213.20

Dated this 4th day of December 2024

DAN McALLISTER,
SAN DIEGO COUNTY TREASURER-TAX COLLECTOR

By: Amanda Gamble
Deputy , AGAMBLE

agamble

Recording Requested By:
WFG Title Company of
California, San Diego

When recorded return to:

VACHON
9222 LOS COCHES RD.
LAKESIDE, CA 92040

DOC# 2025-0022780

Jan 29, 2025 09:32 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 1

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SAN DIEGO COUNTY TREASURER-TAX COLLECTOR
1600 Pacific Highway Room 162
San Diego, CA 92101

RELEASE OF TAX LIEN

The office of the Treasurer - Tax Collector of the County of San Diego, State of California, does hereby remise, release and discharge all personal and real property from any lien imposed thereon by the filing and recording of that certain **' CERTIFICATE OF TAX LIEN '** File/Page No. **20-0645451** on **October 22, 2020** , Official Records of the County of SAN DIEGO, State of CALIFORNIA, for unpaid property taxes and penalties due from:

ASSESSEE AND ADDRESS	TAX RATE	YEAR	BILL NO.	AMOUNT
VACHON DONALD 9222 LOS COCHES RD LAKESIDE CA 92040	08001	2020	025172	$198.69

Dated this 4th day of December 2024

DAN McALLISTER,
SAN DIEGO COUNTY TREASURER-TAX COLLECTOR

By: Amanda Gamble
Deputy , AGAMBLE

agamble

Recording Requested By:
WFG Title Company of
California, San Diego

When recorded return to:

VACHON
9222 LOS COCHES RD
LAKESIDE, CA 92040

DOC# 2025-0022781

Jan 29, 2025 09:32 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 1

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SAN DIEGO COUNTY TREASURER-TAX COLLECTOR
1600 Pacific Highway Room 162
San Diego, CA 92101

RELEASE OF TAX LIEN

The office of the Treasurer - Tax Collector of the County of San Diego, State of California, does hereby remise, release and discharge all personal and real property from any lien imposed thereon by the filing and recording of that certain **' CERTIFICATE OF TAX LIEN '** File/Page No. **20-0694503** on **November 06, 2020**, Official Records of the County of SAN DIEGO, State of CALIFORNIA, for unpaid property taxes and penalties due from:

ASSESSEE AND ADDRESS	TAX RATE	YEAR	BILL NO.	AMOUNT
VACHON DONALD DBA NEW IMAGES CONSTRUCTION DBA NEW IMAGES CONCRETE 9222 LOS COCHES RD #6 LAKESIDE CA 92040	82184	2020	064222	$192.92

Dated this 4th day of December 2024

DAN McALLISTER,
SAN DIEGO COUNTY TREASURER-TAX COLLECTOR

By: Amanda Gamble
Deputy , AGAMBLE

agamble

Recording Requested By:
WFG Title Company of
California, San Diego

When recorded return to:

VACHON
9222 LOS COCHES RD
LAKESIDE, CA 92040

DOC# 2025-0022782

Jan 29, 2025 09:32 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 1

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SAN DIEGO COUNTY TREASURER-TAX COLLECTOR
1600 Pacific Highway Room 162
San Diego, CA 92101

RELEASE OF TAX LIEN

The office of the Treasurer - Tax Collector of the County of San Diego, State of California, does hereby remise, release and discharge all personal and real property from any lien imposed thereon by the filing and recording of that certain **' CERTIFICATE OF TAX LIEN '** File/Page No. **21-0773572** on **November 08, 2021** , Official Records of the County of SAN DIEGO, State of CALIFORNIA, for unpaid property taxes and penalties due from:

ASSESSEE AND ADDRESS	TAX RATE	YEAR	BILL NO.	AMOUNT
VACHON DONALD DBA NEW IMAGES CONSTRUCTION DBA NEW IMAGES CONCRETE 9222 LOS COCHES RD #6 LAKESIDE CA 92040	82184	2021	061393	$174.08

Dated this 4th day of December 2024

DAN McALLISTER,
SAN DIEGO COUNTY TREASURER-TAX COLLECTOR

By: Amanda Gamble
Deputy , AGAMBLE

agamble

Recording Requested By:
WFG Title Company of
California, San Diego

When recorded return to:

VACHON
9222 LOS COCHES RD.
LAKESIDE, CA 92040

DOC# 2025-0022783

Jan 29, 2025 09:32 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 1

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SAN DIEGO COUNTY TREASURER-TAX COLLECTOR
1600 Pacific Highway Room 162
San Diego, CA 92101

RELEASE OF TAX LIEN

The office of the Treasurer - Tax Collector of the County of San Diego, State of California, does hereby remise, release and discharge all personal and real property from any lien imposed thereon by the filing and recording of that certain **' CERTIFICATE OF TAX LIEN '** File/Page No. **22-0432662** on **November 10, 2022** , Official Records of the County of SAN DIEGO, State of CALIFORNIA, for unpaid property taxes and penalties due from:

ASSESSEE AND ADDRESS	TAX RATE	YEAR	BILL NO.	AMOUNT
VACHON DONALD DBA NEW IMAGES CONSTRUCTION DBA NEW IMAGES CONCRETE 9222 LOS COCHES RD #6 LAKESIDE CA 92040	82184	2022	063226	$155.53

Dated this 4th day of December 2024

DAN McALLISTER,
SAN DIEGO COUNTY TREASURER-TAX COLLECTOR

By: Amanda Gamble
Deputy , AGAMBLE

agamble

DOC# 2025-0022414

Jan 29, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $134.00 (SB2 Atkins: $75.00)

PAGES: 15

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT
UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX19-88

25-102818

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 24, 2025, together with all Riders to this document.
(B) "Borrower" is BARRETT MICHAEL FABIAN, an unmarried man as his sole and separate property
BORROWER'S ADDRESS IS 3679 36TH STREET, SAN DIEGO, CALIFORNIA 92104.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

DOC# 2025-0022403

Jan 29, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $134.00 (SB2 Atkins: $75.00)

PAGES: 15

Recording Requested By:
WFG Title Company of California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX97-85

25-105097

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 22, 2025, together with all Riders to this document.
(B) "Borrower" is HECTOR FELIX JR and MALENIE VALENZUELA, husband and wife as joint tenants
BORROWER'S ADDRESS IS 3729 MARZO STREET, SAN DIEGO, CALIFORNIA 92154.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

DOC# 2025-0022402

Jan 29, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $134.00 (SB2 Atkins: $75.00)

PAGES: 15

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT
UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXX82-87

25-106403

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DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 22, 2025, together with all Riders to this document.
(B) "Borrower" is ANDREW B. DUCKWORTH, a single man and PAUL D. MATTEAU, a single man, as joint tenants
BORROWER'S ADDRESS IS 4264 CORINTH STREET, SAN DIEGO, CALIFORNIA 92115.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

DOC# 2025-0022401

Jan 29, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $149.00 (SB2 Atkins: $75.00)

PAGES: 20

Recording Requested By:
WFG Title Company of California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX40-85

25-105526

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 24, 2025, together with all Riders to this document.
(B) "Borrower" is GENNARO R. SALCUNI, Trustee of The Gennaro R. Salcuni Revocable Trust dated August 19, 2022
BORROWER'S ADDRESS IS 12852 CAMINO DE LA BRECCIA, SAN DIEGO, CALIFORNIA 92128.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

Recording Requested By:
WFG Title Company of
California, San Diego

Order No. **24-142800**
Escrow No. **25218-SF**
Parcel No. **121-230-17-00**

MAIL TAX STATEMENT AND WHEN RECORDED MAIL DOCUMENT TO:

MICHAEL SOYLULAR
5057 SAN JACINTO CIRCLE E.
FALLBROOK, CA 92028

DOC# 2025-0022400

Jan 29, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $1,625.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS **$1,595.00** and CITY **$0-**

- ☒ computed on full value of property conveyed, or
- ☐ computed on full value less liens or encumbrances remaining at the time of sale.
- ☒ unincorporated area: ☐ **Fallbrook**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Leslie Anne Myers and William Joseph Myers, Wife And Husband as Joint Tenants

hereby GRANT(S) to **Michael Soylular and Carolyn** Michele Soylular, Husband and Wife as Joint Tenants

the following described real property in the County of **San Diego**, State of California:
Property commonly known as: **5057 San Jacinto Circle E., Fallbrook, CA 92028**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF

Date 01/20/2025

Leslie Anne Myers

William Joseph Myers
Joseph

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 SAN DIEGO } S.S.

On 20 JAN 2025, before me, SETH ESSENFELD Notary Public, personally appeared **Leslie Anne Myers and William Joseph Myers**, 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: _____ (Seal)

SETH ESSENFELD
COMM. #2391527
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXPIRES FEBRUARY 20, 2026

DOC # 2025-0028114
01/28/2025 04:01 PM Fees: $20.00
Page 1 of 3
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: SOOSAN #785

RECORDING REQUESTED BY:

WFG Title Company of California, San Diego

AND WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

Julie Ann Jillson
268 Galileo Lane
Perris, CA 92571

Order No. 25-101547

Space above this line for recorder's use only

GRANT DEED

Title of Document

TRA: 008-181

DTT: $0.00

Pursuant to Assembly Bill 1466 – Real Property: Discriminatory Restrictions (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2.00) may be charged for recording the first page 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.

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).

☐ This document is a transfer that is subject to the imposition of documentary transfer tax.

☐ This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.
Document reference:_____

☒ This document is a transfer of real property that is a residential dwelling to an owner-occupier.

☐ This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
Document reference:_____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

DOC # 2025-0028115
01/28/2025 04:01 PM Fees: $23.00
Page 1 of 4
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: SOOSAN #785

RECORDING REQUESTED BY:

WFG Title Company of California, San Diego

AND WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

Julie Ann Jillson
268 Galileo Lane
Perris, CA 92571

Order No. 25-101547

Space above this line for recorder's use only

INTERSPOUSAL TRANSFER GRANT DEED

Title of Document

TRA: 008-181

DTT: $0.00

Pursuant to Assembly Bill 1466 – Real Property: Discriminatory Restrictions (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2.00) may be charged for recording the first page 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.

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).

☐ This document is a transfer that is subject to the imposition of documentary transfer tax.

☐ This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.
Document reference:_____

☒ This document is a transfer of real property that is a residential dwelling to an owner-occupier.

☐ This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
Document reference:_____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

DOC # 2025-0028116
01/28/2025 04:01 PM Fees: $152.00
Page 1 of 10
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: SOOSAN #785

RECORDING REQUESTED BY:

WFG Title Company of California, San Diego

AND WHEN RECORDED MAIL TO

SDCCU
6545 Sequnce Drive
San Diego, CA 92121

Order No. 25-101547 | Loan No. 3100060429

Space above this line for recorder's use only

DEED OF TRUST AND REQUEST FOR NOTICE OF DEFAULT

Title of Document

TRA: 008-181

DTT: $0.00

Pursuant to Assembly Bill 1466 – Real Property: Discriminatory Restrictions (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2.00) may be charged for recording the first page 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.

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).

☐ This document is a transfer that is subject to the imposition of documentary transfer tax.

☐ This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.
Document reference:_____

☐ This document is a transfer of real property that is a residential dwelling to an owner-occupier.

☒ This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
Document reference: RECORDING HEREWITH

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

Recording Requested By:
WFG Title Company of
California, San Diego
Order No. 24-212868
Escrow No. 10-099-LG
Parcel No. 641-282-32-00

AND WHEN RECORDED MAIL TO:

CARLOS NAVA
1072 RED GRANITE ROAD
SAN DIEGO, CA 91913

DOC# 2025-0022182

Jan 28, 2025 02:57 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $187.00 (SB2 Atkins: $150.00)
PCOR: N/A
PAGES: 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WHEREAS, Carlos Guillermo Nava and Martha Nava, husband and wife as joint tenants was the original Trustor, Ticor Title the original **Trustee** and **PAUL J. IRELAND, SUCCESSOR TRUSTEE OF THE IRELAND TRUST DATED AUGUST 7,1991** the Beneficiary, under that certain Deed of Trust dated **September 14,2020** and recorded **October 5, 2020** as Instrument No. **2020-0596379**, in Book **N/A**, Page(s) **N/A** Official Records of the County of **San Diego**, State of California, and affecting that property more particularly described as follows:

LOT 51 OF CHULA VISTA TRACT NO. 980-6A, OTAY RANCH VILLAGE 1 WEST (SOUTH), AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A TO BE ATTACHED

WHEREAS, the undersigned Beneficiary desires to substitute a new Trustee under said Deed of Trust, now therefore, the undersigned hereby substitutes (theirselves, himself, herself) as Trustee under said Deed of Trust and does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the Estate now held by him thereunder.

Date: December 27, 2024
Substituted Trustee and Beneficiary

The Ireland Trust Dated August 7, 1991

Paul J. Ireland, Successor Trustee – Paul J. Ireland, Successor Trustee

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 } S.S.

On December 30, 2024, before me, Justin Lee, Notary Public,
personally appeared Paul J. Ireland
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 _____ (Seal)

RRS2 JUSTIN LEE COMM. # 2417459 NOTARY PUBLIC-CALIFORNIA ORANGE COUNTY MY COMM. EXP. SEPT 22, 2026 RRS2

DOC# 2025-0022183

Jan 28, 2025 02:57 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $134.00 (SB2 Atkins: $75.00)

PAGES: 16

Recording Requested By:
WFG Title Company of California, San Diego

And After Recording Return To:
SUN WEST MORTGAGE COMPANY, INC.
18303 GRIDLEY RD.
CERRITOS, CALIFORNIA 90703
Loan Number: 124338023900

24-212868
10-099-LG

[Space Above This Line For Recording Data]

FHA Case No: 0446391005703

DEED OF TRUST

MIN: 100107312433802393

MERS Phone: 888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 10, 12, 17, 19 and 20. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated January 23, 2025, together with all Riders to this document.
(B) "Borrower" is CARLOS GUILLERMO NAVA AND MARTHA NAVA, HUSBAND AND WIFE AND ARTHUR NAVA, A SINGLE MAN ALL AS JOINT TENANTS
BORROWER'S ADDRESS IS 1072 RED GRANITE RD, CHULA VISTA, CALIFORNIA 91913.

Borrower is the trustor under this Security Instrument.
(C) "Lender" is SUN WEST MORTGAGE COMPANY, INC.

Lender is a CALIFORNIA CORPORATION organized and existing under the laws of CALIFORNIA
Lender's address is 18303 GRIDLEY ROAD, CERRITOS, CALIFORNIA 90703

(D) "Trustee" is COMMONWEALTH LAND TITLE COMPANY
3480 VINE ST # 100, RIVERSIDE, CALIFORNIA 92507

RECORDING REQUESTED BY:
WFG National Title Company of California

AND WHEN RECORDED MAIL TO:
TAX AND STMT:
Joseph C. Wilson and Robyn I. Wilson
13624 Aubrey Street
Poway, CA 92064

DOC# 2025-0022092

Jan 28, 2025 02:04 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $33.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

[Grant Deed
(Please fill in document title(s) on this line)

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____(date) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____(date) as document number(s) _____of Official Records, or

5 ☒ Exempt from fee per GC27388.1; document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or

6 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____, or,

7 ☐ Exempt from fee per GC27388.1 due to it being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:
_____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

 *The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:
WFG National Title Company of California
TAX AND STMT:
AND WHEN RECORDED MAIL TO:
Maureen C. Benetti
563 Hermes Avenue
Encinitas, CA 92024

DOC# 2025-0022093

Jan 28, 2025 02:04 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $30.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

THIS SPACE FOR RECORDER'S USE

GRANT DEED

(Please fill in document title(s) on this line)

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____(date) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____(date) as document number(s) _____of Official Records, or

5 ☒ Exempt from fee per GC27388.1; document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or

6 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____, or,

7 ☐ Exempt from fee per GC27388.1 due to it being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

_____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

 *The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED
WFG Title Company of California

AND WHEN RECORDED MAIL TO:

THE HALVERSON TRUST
1975 POMONA AVE, APT 7
COSTA MESA, CA 92627

Title No. 24-190436
Escrow No. 12-23078-LD

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder
24.00
* $ R 0 0 1 5 3 8 4 5 7 7 $ *
2025000039187 2:01 pm 01/28/25
9 NC-5 A08 4
0.00 0.00 0.00 0.00 9.00 0.00 0.000.000.00 3.00

AFFIDAVIT - DEATH OF TRUSTEE

(Title of Document)

Per Government Code 27388.1(a)(1) ***"A fee of $75 dollars shall be paid at the time of recording on 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 or real property. "***

☐ **Exempt from SB2 fee per GC 27388.1(a)(2); is a transfer subject to the imposition of documentary transfer tax", or**

☒ **Exempt from SB2 fee per GC 27388.1(a)(2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax", or**

☐ **Exempt from SB2 fee per GC 27388.1(a)(2); is a transfer of real property that is a residential dwelling to an owner-occupier", or**

☐ **Exempt from SB2 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", or**

☐ **Exempt from SB2 fee per GC 27388.1(a)(1); fee cap of $225 reached"**

☐ **Exempt from SB2 fee per GC 27388.1(a)(1); not related to real property**

Failure to include an exemption reason will result in the imposition of the SB2 Building Homes and Jobs Act Fee.

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder

24.00

* $ R 0 0 1 5 3 8 4 5 7 8 $ *

2025000039188 2:01 pm 01/28/25

9 NC-5 G02 5 15

712.25 712.25 0.00 0.00 12.00 0.00 0.000.000.00 0.00

RECORDING REQUESTED
WFG Title Company of California
MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

DP INVESTMENTS, LLC
3615 NELSON PLACE
FULLERTON, CA 92835

Title No. 24-190436
Escrow No. 12-23078-LD

GRANT DEED

(Title of Document)

Per Government Code 27388.1(a)(1) ***"A fee of $75 dollars shall be paid at the time of recording on 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 or real property. "***

☒ **Exempt from SB2 fee per GC 27388.1(a)(2); is a transfer subject to the imposition of documentary transfer tax", or**

☐ **Exempt from SB2 fee per GC 27388.1(a)(2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax", or**

☐ **Exempt from SB2 fee per GC 27388.1(a)(2); is a transfer of real property that is a residential dwelling to an owner-occupier", or**

☐ **Exempt from SB2 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", or**

☐ **Exempt from SB2 fee per GC 27388.1(a)(1); fee cap of $225 reached"**

☐ **Exempt from SB2 fee per GC 27388.1(a)(1); not related to real property**

Failure to include an exemption reason will result in the imposition of the SB2 Building Homes and Jobs Act Fee.

Recording Requested By:
WFG Title Company of California, San Diego

DOC# 2025-0022052

Jan 28, 2025 01:41 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $143.00 (SB2 Atkins: $75.00)

PAGES: 18

After Recording Return To:
Pacific Lending LLC
3800 Concours St
Suite 160
Ontario, CA 91764
866-431-4328

Prepared By:
Pacific Lending LLC
3800 Concours St
Suite 160
Ontario, CA 91764
866-431-4328

Title Order No.: 24-222776
Escrow No.: 24-222776
LOAN #: 24127505

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 1012922-0000031664-5
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is **JOSHUA TIRADO AND MALIA KAI TIRADO, HUSBAND AND WIFE AS COMMUNITY PROPERTY**

currently residing at **1814 David Dr, Escondido, CA 92026.**

Borrower is the trustor under this Security Instrument.

Initials: J.T. _____

DOC# 2025-0022029

Jan 28, 2025 01:18 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Thomas R. Maland and Jill D. S. Maland
1592 Martingale Ct
Carlsbad, CA 92011

ORDER NO.: 24-221348

THIS SPACE FOR RECORDER'S USE

GRANT DEED

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☑ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0022030

Jan 28, 2025 01:18 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $64.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 13

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

SDCCU
ATTN: Loan Servicing
6545 Sequence Drive
San Diego, CA 92121

ORDER NO.: 24-221348

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST AND ASSIGNMENT OF RENTS

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☑ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0021918

Jan 28, 2025 11:40 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $173.00 (SB2 Atkins: $75.00)

PAGES: 28

Recording Requested By:
WFG Title Company of
California, San Diego

After Recording Return To:
Summit Funding Inc. DBA Lead + Wholesale Lending
ATTN: Final Document Department
P.O. Box 601810
Sacramento, CA 95860

Prepared By:
Summit Funding Inc. DBA Lead + Wholesale Lending
2135 Butano Drive, Suite 150
Sacramento, CA 95825
(916) 266-4400

Title Order No.: 25-103272
Escrow No.: 25103272
LOAN #: TPO2501X111360

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 1002411-0611664717-5
MERS PHONE #: 1-888-679-6377

DEFINITIONS
Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.
(A) "Security Instrument" means this document, which is dated **January 24, 2025,** together with all Riders to this document.
(B) "Borrower" is **PABLO A. GONZALEZ, AS TRUSTEE OF THE PABLO A. GONZALEZ REVOCABLE TRUST INITIALLY CREATED THE 10 DAY OF DECEMBER, 2021.**

Borrower's address is **1078 Surrey Drive, Bonita, CA 91902.**

Borrower is the trustor under this Security Instrument.
(C) "Lender" is **Summit Funding Inc. DBA Lead + Wholesale Lending.**

Lender is **a Corporation,** organized and existing under the laws of **California.**
Lender's address is **2135 Butano Drive, Suite 150, Sacramento, CA 95825.**

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

James and Jamie Duffy Family Trust and
The Flint Family Trust
270 Hyacinth Way
Oceanside, CA 92057

ORDER NO.: 25-104193

DOC# 2025-0021738

Jan 28, 2025 10:23 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $379.00 (SB2 Atkins: $225.00)
PCOR: N/A
PAGES: 27

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING, AND SECURITY AGREEMENT; REQUEST FOR NOTICE

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☑ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

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6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:
WFG National Title Company of California

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:
Robert S. Fraser
9057 Dunholme Street
San Diego, CA 92126
Escrow No.: 25-100021
Order No.: 25-100021

DOC# 2025-0021321

Jan 28, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $572.20 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

APN: 318-167-13-00
TRA: 08012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX is $552.20 CITY TAX $0.00

☒ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale,
☐ Unincorporated area ☒ City of San Diego, and

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

Gerald O. Peterson, Trustee of the Gerald O. Peterson Revocable Trust, dated June 2, 2022,

hereby GRANT(S) to

Robert Fraser, an unmarried man,

the following described real property in the City of San Diego, County of San Diego, State of California:

SEE ATTACHED EXHIBIT "A"

The property more commonly known as: 9057 Dunholme Street, San Diego, CA 92126

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

Gerald O. Peterson
61210 Cactus Springs Drive
La Quinta, CA 92253

ORDER NO.: 25-100021

DOC# 2025-0021322

Jan 28, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $40.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 5

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST AND ASSIGNMENT OF RENTS

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

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6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

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8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0021315

Jan 28, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

William B. Hallaran and Nicole D. Hallaran
6438 Lake Athabaska Place
San Diego, CA 92119

ORDER NO.: 25-105031

THIS SPACE FOR RECORDER'S USE

GRANT DEED

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

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THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18 *The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

CALIFORNIA COAST CREDIT UNION
PO BOX 502080
SAN DIEGO, CA 92150-2080
LOAN NUMBER: XXXX11-85

ORDER NO.: 25-105031

DOC# 2025-0021316

Jan 28, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $59.00 (SB2 Atkins: $0.00)

PAGES: 16

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

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THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:
WFG National Title Company of California
2111 Palomar Airport Road Suite 130
Carlsbad, CA 92011
MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:
Flint & Duffy
654 Hunter Street
Oceanside, CA 92058

Order No.: 24-204395

APN: 469-192-04-00

DOC# 2025-0021198

Jan 27, 2025 04:21 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $104.00 (SB2 Atkins: $75.00)

PAGES: 6

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBORDINATION AGREEMENT

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

THIS AGREEMENT, made this 24TH day of January, 2025

by Amherst Dev 1, LLC, a California limited liability company

owner of the land hereinafter described and hereinafter referred to as "Owner", and

James and Jamie Duffy Family Trust and The Flint Family Trust

present owner and holder of the deed of trust and note first hereinafter described and hereinafter referred to as "Beneficiary";

WITNESSETH

THAT WHEREAS, Owner has executed a deed of trust, dated October 3, 2023 to Lawyers Title Company. as trustee, covering:

SEE ATTACHED EXHIBIT "A"

to secure a note in the sum of $75,750.00 dated October 3, 2023, in favor of James and Jamie Duffy Family Trust and The Flint Family Trust, which deed of trust was recorded January 7, 2025 as Instrument No 2023-0275727. , Official Records of said county; and

WHEREAS, Owner has executed, or is about to execute, a deed of trust and note in the sum of $1,475,000.00, dated December 11, 2024, in favor of TGP Opportunity Fund I LLC, a California Limited Liability Company, hereinafter referred to as "Lender", payable with interest and upon the terms and conditions described therein, which deed of trust was recorded on January 7, 2024 as Intrucment NO: 2025-0004223; and

WHEREAS, it is a condition precedent to obtaining said loan that said deed of trust last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien or charge of the deed of trust first above mentioned; and

WHEREAS, Lender is willing to make said loan provided the deed of trust securing the same is a lien or charge upon the above described property prior and superior to the lien or charge of the deed of trust first above mentioned and provided that Beneficiary will specifically and unconditionally subordinate the lien or charge of the deed of trust first above mentioned to the lien or charge of the deed of trust in favor of Lender; and

This document is delivered to Recorder as an accommodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

DOC# 2025-0021179

Jan 27, 2025 04:10 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $38.00 (SB2 Atkins: $0.00)

PAGES: 9

→ **NO CHARGE ON THIS DOCUMENT FOR THE BENEFIT OF A STATE AGENCY FORMED BY THE CITY OF SAN DIEGO**

Recording Requested By:
WFG Title Company of California, San Diego

And When Recorded Mail To:
Christensen & Spath LLP
401 West A Street, Suite 2250
San Diego, CA 92101

24-022021

SUBORDINATION AGREEMENT
(4875 Kansas Street)

THIS SUBORDINATION AGREEMENT ("Subordination Agreement") is dated as of the 6th day of January, 2025, by the San Diego Housing Commission ("Commission"), Marc Weinstein and Joann K. Weinstein, as Co-Trustees of The Weinstein Joint Trust, U/A dated June 5, 2020 ("Borrower") and The Loan Store, Inc, ISAOA ("Lender").

RECITALS

A. Borrower is the owner of certain real property in the City of San Diego, County of San Diego, California ("Property"), described in that certain Deed of Trust ("Commission Deed of Trust"), * executed by the Borrower in favor of the Commission dated as May 1, 2024, and recorded in the Office of the Recorder of the County of San Diego, State of California on May 9, 2024, as Instrument No. 2024-0116964.

* and in 'Exhibit A' attached,

B. Concurrently with recordation of this Subordination Agreement, Borrower is causing a Deed of Trust ("Lender Deed of Trust") made by Borrower in favor of Lender, to be recorded against the Property in the Office of the County Recorder for the County of San Diego.

C. Commission, Lender and Borrower all agree and desire to execute this Subordination Agreement to memorialize their understanding and agreement with regard to the respective priorities of each of the above-referenced documents. It is the intention of the parties that the Lender Deed of Trust shall unconditionally be and remain at all times a lien, claim and charge on the Property prior and superior to the Commission Deed of Trust.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the Commission, Lender and Borrower hereby agree as follows:

AGREEMENT

1. Subordination of the Commission Deed of Trust. The Commission Deed of Trust is hereby irrevocably and unconditionally made subordinate and subject to the Lender Deed of Trust, and to all rights and privileges of the Commission and Borrower thereunder; and the parties agree that

Recording Requested By:
WFG Title Company of
California, San Diego

DOC# 2025-0021180

Jan 27, 2025 04:10 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $161.00 (SB2 Atkins: $75.00)

PAGES: 24

After Recording Return To:
The Loan Store, C/O DocProbe
Attn: Trailing Documents
1133 Ocean Avenue
Mailstop: DP6756
Lakewood, NJ 08701

Prepared By:
Black Mann & Graham LLP
2905 Corporate Circle
Flower Mound, TX 75028

Escrow No.: 24-222221
LOAN #: 800081378

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 1012859-2300058018-8
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is **MARC WEINSTEIN AND JOANN K. WEINSTEIN AS TRUSTEES OF THE WEINSTEIN JOINT TRUST DATED 06/05/2020**

currently residing at **5040 Kensington Drive, San Diego, CA 92116.**

Borrower is the trustor under this Security Instrument.

Recording Requested By:
WFG Title Company of
California, San Diego

Return To:
San Diego County Credit Union
ATTN: Loan Servicing
6545 Sequence Drive
San Diego, CA 92121
(877) 732-2848

DOC# 2025-0021177

Jan 27, 2025 04:07 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $205.00 (SB2 Atkins: $150.00)
PCOR: N/A
PAGES: 9

Prepared By:
Sandy Tran
San Diego County Credit Union
6545 Sequence Drive
San Diego, CA 92121
(877) 732-2848

24-219065

[Space Above This Line For Recording Data]

Masters
Loan #: 3100058233

Trustor/Borrower:
Michelle Masters
29953 Wilkes Rd, Valley Center, CA 92082 United States

DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust and Assignment of Rents ("Deed of Trust") secures an obligation which calls for payment of interest at a variable interest rate.

THIS DEED OF TRUST is made this 17th day of January, 2025 between Michelle Masters, a single woman whose address is, 29953 Wilkes Rd, Valley Center, CA 92082 United States, herein called "Trustor," REFS INC. a California Corporation, herein called "Trustee," and San Diego County Credit Union, herein called "Beneficiary."

Trustor irrevocably grants, transfers and assigns to Trustee, in trust and with power of sale, all of the real property in the City or Town of Valley Center, County of San Diego, State of California, having the street address of 29953 Wilkes Rd and more specifically described as:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF. See Exhibit A

Parcel ID Number: 185-042-12-00 together with all improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Beneficiary to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property."

1. THIS DEED OF TRUST SECURES:

   a. All of the obligations of Trustor in favor of Beneficiary or order under the terms of a Home Equity Line of Credit Agreement and Disclosure Statement (the "Agreement") dated January 17, 2025, herein called Agreement. The Agreement provides, among other things, for the payment of all sums advanced by Beneficiary from time to time pursuant to the Agreement and for the payment of interest. The maximum principal obligation under the Agreement to be secured by this Deed of Trust at any one time is Thirty-Five Thousand And 00/100 Dollars ($35,000.00) unless Beneficiary, with Trustor's written consent, hereafter increases this amount. The Agreement has a maturity date of January 27, 2055. Advances made by Beneficiary to protect the security of this Deed of Trust or to preserve the Property shall not be subject to the limitation of the preceding sentence.

RECORDING REQUESTED BY:
WFG National Title Company of California

When Recorded Mail Document and Tax Statement To:
3815 Villa Terrace LLC, a California Limited Liability Company
1460 Grand Ave
San Diego, CA 92109

Escrow No.: 214412KI
Title No.: 24-222159

DOC# 2025-0021134

Jan 27, 2025 03:47 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $105.00 (SB2 Atkins: $75.00)
PCOR: YES
PAGES: 3

APN: 453-081-06-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

☑ This transfer is exempt from the documentary transfer tax.
"Grantor(s) and grantee(s) are comprised of the same parties, and their proportional interest remains the same immediately following transfer. R&T 11925(d)"

☑ **The documentary transfer tax is $0.00** and is computed on:
- ☐ the full value of the interest or property conveyed.
- ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

☑ The property is located in the City of San Diego

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

Satellite Investments LLC, a California Limited Liability Company

hereby GRANT(S) to

3815 Villa Terrace,LLC, a California Limited Liability Company

the following described real property:

LOT 21 AND THE SOUTH 12-1/2 FEET OF LOT 20 IN BLOCK 67 OF PARK VILLAS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 438, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER, OCTOBER 14, 1887.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DOC# 2025-0021135

Jan 27, 2025 03:47 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $143.00 (SB2 Atkins: $75.00)

PAGES: 19

Recording Requested By:
WFG Title Company of California, San Diego

Return To:
Indecomm
1427 Energy Park Drive
St. Paul, MN 55108
Mail Stop: FD-NX-9500

This instrument was prepared by:
Nexera Holding, LLC dba Newfi Lending
2100 Powell Street, Suite 730
Emeryville, CA 94608
888-415-1620

Assessor's Identification Number:
453-081-06-00

Loan Number: **W2024121091**

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

24-222159
214412KI

DEED OF TRUST

Property Address: **3815-19 Villa Terrace, San Diego, CA 92104**

MIN: **101322200000857253**
SIS Telephone #: **(888) 679-MERS**

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is **3815 Villa Terrace, LLC, A California Limited Liability Company**, currently residing at **842 Arden Drive, Encinitas, CA 92024**. Borrower is the trustor under this Security Instrument.

(B) "Lender" is **Nexera Holding, LLC dba Newfi Lending**. Lender is **A Delaware Corporation** organized and existing under the laws of **DELAWARE**. Lender's address is **2100 Powell Street, Suite 730, Emeryville, CA 94608**. The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is **First American Title Insurance Company**. Trustee's address is **1 First American Way, Santa Ana CA 92707**. The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated **January 24, 2025**, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender **ONE MILLION ONE HUNDRED SIXTY-NINE THOUSAND SIX**

Recording Requested By:
WFG Title Company of
California, San Diego
&
Recording Requested By:
UNITED WHOLESALE MORTGAGE,
LLC 700 SOUTH BLVD EAST
PONTIAC, MI 48341 ATTN: POST
And After Recording Return To:
UNITED WHOLESALE MORTGAGE, LLC
700 SOUTH BLVD EAST
PONTIAC, MI 48341
ATTN: POST CLOSING MANAGER
Loan Number: 1225013777

DOC# 2025-0021023

Jan 27, 2025 02:51 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $143.00 (SB2 Atkins: $75.00)

PAGES: 18

25-102319

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DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

MIN: 100032412250137772 **MERS Phone: 888-679-6377**

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 21, 2025, together with all Riders to this document.
(B) "Borrower" is Junjun Cendana Blancaflor and Racquel Tomas Blancaflor, husband and wife as community property
BORROWER'S ADDRESS IS 10488 Celestial Waters Dr, Spring Valley, California 91977.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is United Wholesale Mortgage, LLC

Lender is a LIMITED LIABILITY COMPANY organized
and existing under the laws of MICHIGAN
Lender's address is 585 South Boulevard E, Pontiac, Michigan 48341

(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.

DOC# 2025-0021015

Jan 27, 2025 02:46 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $161.00 (SB2 Atkins: $75.00)

PAGES: 24

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
CITADEL SERVICING
CORPORATION
3 ADA PARKWAY, SUITE 200A
IRVINE, CALIFORNIA 92618
Loan Number: 3507646

24-209992

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 100741900035076465 **MERS Phone: 888-679-6377**

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is Mohammad Ali Ebrahimi-Fardooee, A Married Man, As His Sole And Separate Property

currently residing at 262 Hillside Drive, Mammoth Lakes, California 93546

Borrower is the trustor under this Security Instrument.
(B) "Lender" is CITADEL SERVICING CORPORATION DBA ACRA LENDING

Lender is a CORPORATION organized and existing under the laws of CALIFORNIA . Lender's address is 3 ADA PARKWAY, SUITE 200A, IRVINE, CALIFORNIA 92618
The term "Lender" includes any successors and assigns of Lender.
(C) "Trustee" is First American Title Insurance Company

Recording Requested By:
WFG Title Company of
California, San Diego

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENTS TO:

Mr. Jason D. Olden
19448 Oak Mountain Road
Ramona, CA 92065

DOC# 2025-0020993

Jan 27, 2025 02:33 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $1,037.50 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

Title Order No.: 24-210815 **Escrow No.:** 18260-1
AP#: 286-031-25-00

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $1,017.50
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[X] Unincorporated area [ ] City of **AND**

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

Kelly Hartigan Goldstein, as Trustee of the Sherry Hartigan McGarry Trust 2020 dated February 23, 2021

hereby GRANT(s) to:

Jason D. Olden, an Unmarried Man

the real property in the County of San Diego, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 19448 Oak Mountain Road, Ramona, CA 92065

DATED: January 16, 2025

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

After Recording Return To:
First American Mortgage Solutions
Mail Stop: 142-C
C/O CrossCountry Mortgage, LLC
1795 International Way
Idaho Falls, ID 83402

DOC# 2025-0020994

Jan 27, 2025 02:33 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $71.00 (SB2 Atkins: $0.00)

PAGES: 20

Recording Requested By:
WFG Title Company of California
San Diego

24-210815
18260-1

[Space Above This Line For Recording Data]

Document Date of Instrument: **January 23, 2025**

Loan Number: **40162412615146**

Property Address: **19448 OAK MOUNTAIN RD**
Ramona, CA 92065

DEED OF TRUST
DOCUMENT TITLE

The undersigned declares that the document to which this page is affixed and made a part of is exempt from the fee imposed by the Building Homes & Jobs Act (SB2-2017) (GC 27388.1).

Reason for exemption:

- ☐ Not related to real property – GC 27388.1(a)(1)
- ☑ Recorded concurrently "in connection with" a transfer subject to the imposition of Documentary Transfer Tax – GC 27388.1(a)(2)
- ☐ Transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(a)(2)
- ☐ Recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(a)(2)
- ☐ Maximum $225.00 fee per transaction reached – GC 27388.1(a)(1)

Signature

JAN. 27TH 2025
Date

THIS PAGE IS ADDED TO PROVIDE DECLARATION OF BUILDING HOMES & JOBS ACT (SB2-2017) FEE EXEMPTION

ADDITIONAL RECORDING FEE APPLIES

DOC# 2025-0020951

Jan 27, 2025 02:15 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $152.00 (SB2 Atkins: $75.00)

PAGES: 21

Recording Requested By:
WFG Title Company of California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX97-86

25-104130

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 23, 2025, together with all Riders to this document.
(B) "Borrower" is JOE J. NAGASE and MARGARET M. NAGASE, Trustees of The Nagase Family Revocable Living Trust dated August 8, 2003
BORROWER'S ADDRESS IS 4076 1ST AVENUE, SAN DIEGO, CALIFORNIA 92108.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

FREE RECORDING IN
ACCORDANCE WITH CALIFORNIA
GOVERNMENT CODE SECTION
27383 AND 27388.1

RECORDING REQUESTED BY: WFG TITLE COMPANY
AND WHEN RECORDED MAIL TO:

CITY OF BAKERSFIELD
ECONOMIC & COMMUNITY DEVELOPMENT
ATTN: CITY CLERK
1600 TRUXTUN AVENUE, 3rd FLOOR
BAKERSFIELD, CA 93301

Laura Avila, Assessor-Recorder
Kern County Official Records

BM
1/27/2025
02:17 PM

Recorded Electronically by:
484 WFG National Title Ins Co

DOC #: 225009075

225009075

Stat Types: 2	Pages: 3
FEES	.00
TAXES	.00
OTHER	.00
PAID	.00

Space above this line for Recorder's Use

24-212673

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

The undersigned, as Trustee, or as substitute Trustee, under that certain Deed of Trust executed by Tonika Alexander dated July 10th, 2001, and recorded on November 20th, 2007, in the Office of the Recorder of the County of Kern, State of California, as Document No. 0207231799 of Official Records, hereby grants and reconveys, without warranty, express or implied as to title, possession, or encumbrance, to the person or persons legally entitled thereto, all the right, title and interest derived by the undersigned, pursuant to said Deed of Trust, in and to the real property described therein.

Exhibit A

IN WITNESS WHEREOF, the undersigned, as such Trustee, has executed this Deed of Reconveyance this 23 day of January, 2025.

TRUSTEE
CITY OF BAKERSFIELD

By Karen Goh
KAREN GOH

MAYOR

DOC# 2025-0020944

Jan 27, 2025 02:07 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $161.00 (SB2 Atkins: $75.00)

PAGES: 24

Recording Requested By:
WFG Title Company of
California, San Diego

After Recording Return To:
Mortgage Research Center, LLC dba
Veterans United Home Loans
Attn: Final Document Department
550 Veterans United Drive
Columbia, MO 65201
800-884-5560

Prepared By:
Emily Clark, Closer
Mortgage Research Center, LLC, DBA
Veterans United Home Loans
1400 Forum Blvd Suite 18
Columbia, MO 65203
573-876-2600 4668

LOAN #: 120024108848591

24-217585

[Space Above This Line For Recording Data]

CASE #: 77-77-6-5545036

DEED OF TRUST

MIN 1003502-9108848591-6
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is **MICHAEL ZAGARS, SINGLE MAN**

currently residing at **10300 Caminito Cuervo Unit 61, San Diego, CA 92108.**

Borrower is the trustor under this Security Instrument.

Initials: MZ

DOC # 2025-0026305
01/27/2025 01:53 PM Fees: $17.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: NORMA #248

RECORDING REQUESTED BY:

WFG Title Company of California, San Diego

AND WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

Benjamin Fernandez, Nikki Cabamungan

14841 Sevilla Court

Moreno Valley, CA 92555

Title No. 25-100036 | Escrow No. 4570725-00001

Space above this line for recorder's use only

GRANT DEED

Title of Document

TRA: 021-410

DTT: $693.00

Pursuant to Assembly Bill 1466 – Real Property: Discriminatory Restrictions (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2.00) may be charged for recording the first page 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.

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] This document is a transfer that is subject to the imposition of documentary transfer tax.
- [ ] This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.
  Document reference:_____
- [ ] This document is a transfer of real property that is a residential dwelling to an owner-occupier.
- [ ] This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
  Document reference:_____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

DOC # 2025-0026306
01/27/2025 01:53 PM Fees: $77.00
Page 1 of 22
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

RECORDING REQUESTED BY:

WFG Title Company of California, San Diego

AND WHEN RECORDED MAIL TO

United Wholesale Mortgage LLC
700 South Blvd East
Pontiac, MI 48341

Title No. 25-100036 | Escrow No. 4570725-00001

This document was electronically submitted to the County of Riverside for recording
Receipted by: NORMA #248

Space above this line for recorder's use only

DEED OF TRUST

Title of Document

TRA: 021-410

DTT: $0.00

Pursuant to Assembly Bill 1466 – Real Property: Discriminatory Restrictions (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2.00) may be charged for recording the first page 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.

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).

☐ This document is a transfer that is subject to the imposition of documentary transfer tax.

☒ This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.
Document reference: RECORDING HEREWITH

☐ This document is a transfer of real property that is a residential dwelling to an owner-occupier.

☐ This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
Document reference: _____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

Recording Requested By:
WFG Title Company of
California, San Diego

MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:
Tavis Hall and Katherine Hall
5530 Lipizzaner Cir
Oceanside, CA 92057

24-2108716

DOC# 2025-0020874

Jan 27, 2025 01:19 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $1,492.60 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

Space Above This Line for Recorder's Use Only

A.P.N.: 122-624-02-00

File No.: ESC-7209223 (LJ)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX $**1,469.60**; CITY TRANSFER TAX $0.00

[X] computed on the consideration or full value of property conveyed, OR
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[ ] unincorporated area; [**X**] City of **Oceanside**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Charles Williams and Lisa Williams, husband and wife as joint tenants**

hereby GRANTS to **Tavis Hall and Katherine Hall, a married couple as joint tenants**

the following described property in the City of **Oceanside**, County of **San Diego**, State of **California**:

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

Mail Tax Statements To: **SAME AS ABOVE**

DOC# 2025-0020875

Jan 27, 2025 01:19 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $80.00 (SB2 Atkins: $0.00)

PAGES: 23

After Recording Return To:
First American Mortgage Solutions C/O
American Pacific Mortgage
Attn: Final Document Department
Mail Stop: 152-C
1795 International Way
Idaho Falls, ID 83402

Recording Requested By:
WFG Title Company of California
San Diego

24-210876
7209223-LJ

[Space Above This Line For Recording Data]

Document Date of Instrument: **January 22, 2025** Loan Number: **001567106**

Property Address: **5530 Lipizzaner Cir**
Oceanside, CA 92057

DEED OF TRUST
DOCUMENT TITLE

The undersigned declares that the document to which this page is affixed and made a part of is exempt from the fee imposed by the Building Homes & Jobs Act (SB2-2017) (GC 27388.1).

Reason for exemption:

- ☐ Not related to real property – GC 27388.1(a)(1)
- ☑ Recorded concurrently "in connection with" a transfer subject to the imposition of Documentary Transfer Tax – GC 27388.1(a)(2)
- ☐ Transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(a)(2)
- ☐ Recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(a)(2)
- ☐ Maximum $225.00 fee per transaction reached – GC 27388.1(a)(1)

Signature

JAN. 27TH 2025
Date

THIS PAGE IS ADDED TO PROVIDE DECLARATION OF BUILDING HOMES & JOBS ACT (SB2-2017) FEE EXEMPTION

ADDITIONAL RECORDING FEE APPLIES

RECORDING REQUESTED BY:
WFG National Title
Order No. **24-162904**
Escrow No. **10-0125-LG**
Parcel No. **315-114-18-05**

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:

CHAM YANG
13695 PASEO CARDIEL #5
SAN DIEGO, CA 92129

DOC# 2025-0020848

Jan 27, 2025 12:53 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $622.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS **$605.00**

- [X] computed on full value of property conveyed, or
- [ ] computed on full value less liens or encumbrances remaining at the time of sale.
- [ ] unincorporated area: [X] **San Diego**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Oscar Pelante, a Married Man as his sole and separate property**

hereby GRANT(S) to Cham Yang, a single man

the following described real property in the County of **San Diego**, State of California:

LOT 1 OF MONTALBAN CONDOMINIUMS IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF
More commonly known as: **13695 Paseo Cardiel #5, San Diego, CA 92129**

Date January 08, 2025

Oscar Pelante

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 FLORIDA
COUNTY OF OSCEOLA } S.S.

On January 08, 2025, before me, Maribel Hughley, Notary Public, personally appeared Oscar Pelante, 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 Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Maribel Hughley

Signer presented U.S. Passport as proof of ID

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC STATE OF FLORIDA

Maribel Hughley
Electronic Notary Public
State of Florida
Commission #: HH 275705
Commission Expires: 08/09/2026

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

DOC# 2025-0020849

Jan 27, 2025 12:53 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $95.00 (SB2 Atkins: $0.00)

PAGES: 28

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

US Bank, Attn: CIC Retail Final Docs
9380 Excelsior Blvd, Floor #3
Hopkins, MN 55343

Title No.: 24-162904
Escrow No.: 10-0125-LG

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT
UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXX27-88

DOC # 2025-0026194
01/27/2025 12:57 PM Fees: $152.00
Page 1 of 18
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Receipted by: CRISTINA #7700

25-104463

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 22, 2025, together with all Riders to this document.
(B) "Borrower" is ADAM WARREN, a married man as his sole and separate property
BORROWER'S ADDRESS IS 39857 AMBERLEY CIRCLE, TEMECULA, CALIFORNIA 92591.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

Recording Requested By:
WFG Title Company of
California, San Diego

WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO:
Patrick Griffin
632 West Maple Street
San Diego, CA 92103

Escrow No.: 240822EM
Title No.: 24-221317

DOC# 2025-0020804

Jan 27, 2025 12:13 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

APN: 452-671-25-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

→ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier

The undersigned grantor(s) declare(s)

☑ This transfer is exempt from the documentary transfer tax. R&T code 11925/GRANTORS AND GRANTEES**
☑ **The documentary transfer tax is $0.00** and is computed on:
- ☐ the full value of the interest or property conveyed.
- ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

☑ The property is located in the City of San Diego

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

SJ PRO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

hereby remises, releases and quitclaims to

Patrick Griffin, A Married Man as His Sole and Separate Property and Quinn Myers, a Married Man as His Sole and Separate Property, as Joint Tenants

the following described real property: See Exhibit A

**ARE COMPRISED OF THE SAME PARTIES AND THEIR PROPORTIONAL INTEREST REMAINS THE SAME IMMEDIATELY FOLLOWING TRANSFER

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Recording Requested By:
WFG Title Company of
California, San Diego

WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO:
Patrick Griffin
632 West Maple Street
San Diego, CA 92103

Escrow No.: 240822EM
Title No.: 24-221317

DOC# 2025-0020805

Jan 27, 2025 12:13 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

APN: 452-671-25-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERSPOUSAL TRANSFER GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

→ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier

☑ This transfer is exempt from the documentary transfer tax.

☑ **The documentary transfer tax is $0.00** and is computed on:
- ☐ the full value of the interest or property conveyed.
- ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

☑ The property is located in the City of San Diego

This conveyance establishes sole and separate property of a spouse, R & T 11911

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

Michelle Walser, Spouse of Patrick Griffin, Grantee, and Melissa Hinkley Myers, Spouse of Quinn Myers, Grantee

hereby GRANT(s) to

Patrick Griffin, A Married Man as His Sole and Separate Property and Quinn Myers, a Married Man as His Sole and Separate Property

the following described real property: See Exhibit A

The grantor is executing this instrument for the purpose of relinquishing all of grantor's rights, title and interest, including, but not limited to, any community property interest in and to the land described herein and placing title in the name of the grantee as his/her separate property.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Recording Requested By:
WFG Title Company of
California, San Diego
&
Recording Requested By:
UNITED WHOLESALE MORTGAGE, LLC 700
SOUTH BLVD EAST PONTIAC, MI 48341 ATTN:
POST CLOSING MANAGER
And After Recording Return To:
UNITED WHOLESALE MORTGAGE, LLC
700 SOUTH BLVD EAST
PONTIAC, MI 48341
ATTN: POST CLOSING MANAGER
Loan Number: 1224901624

DOC# 2025-0020806

Jan 27, 2025 12:13 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $77.00 (SB2 Atkins: $0.00)

PAGES: 22

24-221317
240822EM

[Space Above This Line For Recording Data]

Exempt from fee per GC27388.1, document is recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier

DEED OF TRUST

MIN: 100032412249016244

MERS Phone: 888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is Patrick Griffin, A Married Man as His Sole and Separate Property, as to an undivided 50% interest and Quinn Myers, a Married Man as His Sole and Separate Property, as to an undivided 50% interest as tenants in common

currently residing at 606 Arroyo Drive, San Diego, California 92103

Borrower is the trustor under this Security Instrument.
(B) "Lender" is United Wholesale Mortgage, LLC

Lender is a LIMITED LIABILITY COMPANY organized and existing under the laws of MICHIGAN . Lender's address is 585 South Boulevard E, Pontiac, Michigan 48341
The term "Lender" includes any successors and assigns of Lender.
(C) "Trustee" is David E. Fennell, Esq., Northwest Trustee Services

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder

18.00

* $ R 0 0 1 5 3 8 1 8 5 9 $ *

2025000037806 12:10 pm 01/27/25

498 CR-SC05 G02 3 27

447.43 447.42 0.00 0.00 6.00 0.00 0.000.000.00 0.00

RECORDING REQUESTED BY:
WFG National Title Company of California

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENTS TO:

Salvador & Magdalena Page
28959 Paseo Sabatini
Mission Viejo, CA 92692

Title Order No.: 24-204257 **Escrow No.:** 005318-DL
AP#: 933-747-09

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $894.85

[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 Mission Viejo **AND**

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

Christopher B. Seibert and Jill M. Seibert, Husband and Wife as Joint Tenants

hereby GRANT(s) to:

Salvador M. Page and Magdalena G. Page, Trustees of Page Family Trust, under Revocable Trust Agreement dated 7/1/2004

the real property in the City of Mission Viejo, County of Orange, State of California, described as:

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

AN UNDIVIDED 1/22ND INTEREST IN AND TO PARCEL 3, AS SHOWN ON EXHIBIT "B" ATTACHED TO LOT LINE ADJUSTMENT LL 95-06, IN THE CITY OF MISSION VIEJO, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED JULY 7, 1995 AS INSTRUMENT NO.95-292774 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, is is fully described in Exhibit "A" attached hereto and made a part hereof.

DATED: December 27, 2024

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder

87.00

* $ R 0 0 1 5 3 8 1 8 6 0 $ *

2025000037807 12:10 pm 01/27/25

498 CR-SC05 D11 26

0.00 0.00 0.00 0.00 75.00 0.00 0.000.000.00 0.00

RECORDING REQUESTED BY:

WFG National Title Company of California

AND WHEN RECORDED MAIL TO:

New Leaf Funding Inc
2960 Michelle Drive, Suite 240
Irvine CA 92606

24-204257

THIS SPACE FOR RECORDER'S USE ONLY:

APN No.: 933-747-09

Escrow No.: 005318-DL

DEED OF TRUST
(Please fill in document title(s) on this line)

[X] Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax

[ ] Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which paid on document recorded previously on _____ as document number _____ of Official Records

[ ] Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction

[ ] Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ as document number(s) _____ of Official Records

[ ] Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier

[ ] Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ as document number(s) _____

[ ] Exempt from the fee per GC 27388.1 (a) (1); Not related to real property

[ ] Exempt from fee under GC27388.1 for the following reasons:

_____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY:
WFG National Title Company

Mail Tax Statements and Recorded Document To:
Steven Merrell Rapp and Kelin Hitch Rapp, Trustees of The 2007 Steven Merrell Rapp and Kelin Hitch Rapp Revocable Trust dated April 1, 2007, and any amendments thereto
238 Chenoweth Ln #402
Louisville, KY 40207

Escrow No.: 45854-BH
Title No.: 25-101444

DOC# 2025-0020750

Jan 27, 2025 11:30 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $1,893.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

APN: 357-603-05-27

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

☐ This transfer is exempt from the documentary transfer tax.
☑ **The documentary transfer tax is $1,870.00** and is computed on:
  ☑ the full value of the interest or property conveyed.
  ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
☑ The property is located in the City of San Diego

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

Nancy A. Bushell and Michael J. Bushell, as Trustees of the Nancy A. Bushell Trust dated September 28, 1998

hereby GRANT(S) to

Steven Merrell Rapp and Kelin Hitch Rapp, Trustees of The 2007 Steven Merrell Rapp and Kelin Hitch Rapp Revocable Trust dated April 1, 2007, and any amendments thereto

the following described real property:

See Exhibit "A" attached hereto and made a part hereof.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

This page is part of your document - DO NOT DISCARD

20250050578

Pages:
0022

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/27/25 AT 08:00AM

FEES:	89.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	164.00

LEADSHEET

202501270170006

00025183058

015109793

SEQ:
01

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E465200

24-214772

FOR REFERENCE ONLY: 20250050578

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
AMWEST FUNDING CORP.
6 POINTE DRIVE, SUITE 300
BREA, CALIFORNIA 92821
Loan Number: 2000107702

24-214772

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 100097092000372283 **MERS Phone: 888-679-6377**

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 10, 12, 17, 19 and 20. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated January 16, 2025, together with all Riders to this document.
(B) "Borrower" is DONNA MARIA SPECKMAN, TRUSTEE OR HER SUCCESSORS IN TRUST UNDER THE DONNA SPECKMAN FAMILY TRUST DATED OCTOBER 3, 2012
BORROWER'S ADDRESS IS 3768 OCEAN VIEW AVE, LOS ANGELES, CALIFORNIA 90066.

Borrower is the trustor under this Security Instrument.
(C) "Lender" is AMWEST FUNDING CORP.

Lender is a CALIFORNIA CORPORATION organized and existing under the laws of CALIFORNIA
Lender's address is 6 POINTE DRIVE, SUITE 300, BREA, CALIFORNIA 92821

(D) "Trustee" is WFG NATIONAL TITLE COMPANY OF CALIFORNIA
9665 GRANITE RIDGE DRIVE, SUITE 210, SAN DIEGO, CALIFORNIA 92123

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

ATTN: OPERATIONS
Sunrun Inc.
717 17th St., Suite 200
Denver, CO 80202

Order No.: 24-222349
Escrow No.: 241120AT

DOC# 2025-0020123

Jan 27, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $17.00 (SB2 Atkins: $0.00)

PAGES: 2

THIS SPACE FOR RECORDER'S USE

RELEASE OF NOTICE

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on JAN 24, 2025 (date*) as document number 2025-0019887 of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

This page is part of your document - DO NOT DISCARD

20250050294

Pages:
0005

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/27/25 AT 08:00AM

FEES:	31.00
TAXES:	0.00
OTHER:	0.00
PAID:	31.00

LEADSHEET

202501270110023

00025182798

015109644

SEQ:
01

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E442318

24-222671-ACCOM

FOR REFERENCE ONLY: 20250050294

RECORDING REQUESTED BY
WFG Title Company of California

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Donna Maria Speckman

STREET ADDRESS
3768 Ocean View Avenue

CITY, STATE &
ZIP CODE
Los Angeles, CA 90066

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT DEED

Pursuant to Assembly Bill 1466 – Restrictive Covenant (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2) for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded per each single transaction per parcel of real property, except those expressly exempted from payment of recording fees, as authorized by each county's board of supervisors and in accordance with applicable constitutional requirements.

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).

- [ ] **Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer subject to the imposition of documentary transfer tax (DTT).**
- [x] **Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded 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 document is delivered to Recorder as an accommodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

DOC# 2025-0020097

Jan 27, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $140.00 (SB2 Atkins: $75.00)

PAGES: 17

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT
UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX65-85

25-104460

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 22, 2025, together with all Riders to this document.
(B) "Borrower" is NANCY ELIZABETH HUTH, a married woman, as her sole and separate property
BORROWER'S ADDRESS IS 4701 DATE AVENUE #423, LA MESA, CALIFORNIA 91942.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

Recording Requested By:
WFG Title Company of California, San Diego

Order No. 24-220504
Escrow No. 10-0135-LG
Parcel No. 620-620-15-00

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:

TONI M MADSEN
1410 Aries Court
Chula Vista, CA 91911

DOC# 2025-0020004

Jan 24, 2025 04:26 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $1,062.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS $1,045.00
- [x] computed on full value of property conveyed, or
- [ ] computed on full value less liens or encumbrances remaining at the time of sale.
- [ ] unincorporated area: [x] **Chula Vista**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Ratana Om and Rachelyn Om, husband and wife as Joint Tenants**

hereby GRANT(S) to Toni M. Madsen, an unmarried woman

the following described real property in the County of **San Diego**, State of California:

LOT 15 OF APOLLO UNIT NO. 1, AS MORE PARTICULARLY DESCRBIED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
More commonly known as: **1410 Aries Court, Chula Vista, CA 91911**

Date January 9, 2025

* Ratana Om

Rachelyn Om

* RATANA OM

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 SAN Diego } S.S.

On 1/11/2025, before me, D. Anderson, Notary Public, personally appeared RATANA OM and RACHELYN OM, 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 _____ (Seal)

NRO1 D. ANDERSON
COMM. #2472316
Notary Public - California
San Diego County
My Comm. Expires Dec. 13, 2027 NRO1

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

RESICENTRAL LLC C/O DOC PROBE, ATTN. FINAL DOCUMENT DEPT. 1133 OCEAN AVE., M.S. DP1700 LAKEWOOD, NJ 08701

DOC# 2025-0020005

Jan 24, 2025 04:26 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $65.00 (SB2 Atkins: $0.00)

PAGES: 18

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

(Please fill in document title(s) on this line)

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

_____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0019901

Jan 24, 2025 03:58 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $110.00 (SB2 Atkins: $75.00)

PAGES: 8

RECORDING REQUESTED BY

WFG TITLE COMPANY OF

CALIFORNIA, SAN DIEGO

WHEN RECORDED MAIL TO:

STONE BRIDGE MORTGAGE

514 VIA DE LA VALLE, #202

SOLANA BEACH, CA 92075

24-130197

MODIFICATION OF REAL ESTATE SECURED LOAN

Recording Requested By:
WFG Title Company of
California, San Diego

DOC# 2025-0019887

Jan 24, 2025 03:53 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $779.50 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 5

When Recorded Mail Document and Tax Statement To:
Yvonne Salcido
5261 Olvera Ave
San Diego, CA 92114

Escrow No.: 241120AT
Title No.: 24-222349

APN: 552-090-02-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

☐ This transfer is exempt from the documentary transfer tax.
☑ **The documentary transfer tax is $753.50** and is computed on:
  ☑ the full value of the interest or property conveyed.
  ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
☑ The property is located in the City of San Diego

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

Carlos A. Sanchez and Rocio G. Sanchez, Husband and Wife as Joint Tenants

hereby GRANT(S) to

Yvonne Salcido, an unmarried woman and Andrea Rendon, a single woman, as joint tenants

the following described real property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 2 OF VISTA VALENCIA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 2820, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 25, 1951.

Dated: January 2, 2025

Carlos A. Sanchez

*

Rocio G. Sanchez

* This document is executed in counterpart

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

ZIONS BANCORPORATION, NA DBA CA BANK & TRUST
ATTN. FINAL DOCS DEPT.
4576 RESEARCH FOREST DRIVE
THE WOODLANDS, TX 77381

DOC# 2025-0019888

Jan 24, 2025 03:53 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $68.00 (SB2 Atkins: $0.00)

PAGES: 19

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

(Please fill in document title(s) on this line)

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0019876

Jan 24, 2025 03:49 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $173.00 (SB2 Atkins: $75.00)

PAGES: 28

Recording Requested By:
WFG Title Company of California, San Diego

After Recording Return To:
First American Mortgage Solutions
Mail Stop: 142-C
C/O CrossCountry Mortgage, LLC DBA Valere Financial
1795 International Way
Idaho Falls, ID 83402
877-336-5206

Prepared By:
Celena Webber
CrossCountry Mortgage, LLC DBA Valere Financial
2160 Superior Ave
Cleveland, OH 44114

Title Order No.: 24-221090
Escrow No.: 15722-JM
LOAN #: 16052412614101

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 1007191-0003228500-7
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is **DAVID SALINAS AS TRUSTEE OF THE DAVID SALINAS TRUST DATED FEBRUARY 25,2016,**

currently residing at **9305 MONONA DR, La Mesa, CA 91942.**

Borrower is the trustor under this Security Instrument.

Recording Requested By:
WFG Title Company of
California, San Diego
&
Recording Requested By:
Bret Knettel/Symmetry Lending

DOC# 2025-0019845

Jan 24, 2025 03:40 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $122.00 (SB2 Atkins: $75.00)

PAGES: 11

Return To:
Shenita Murray/Symmetry Lending
6600 Peachtree Dunwoody Rd.
Building 400, Suite 290
Atlanta, Georgia 30328
Attn.: **SHIPPING DEPT./DOC. CONTROL**
Property Tax ID Number: 159-373-10-00
Property Number/Street: 5001 Sunrose Ct

25-100996
LESD2500014

[Space Above This Line For Recording Data]

HOME EQUITY LINE OF CREDIT DEED OF TRUST

(Securing Future Advances)

Borrower has established a line of credit ("Home Equity Line of Credit") with Lender as evidenced by Borrower's Home Equity Line of Credit Agreement And Truth in Lending Disclosure and the Home Equity Addendum (collectively the "Agreement") dated the same date as this Security Instrument, and all renewals, extensions, modifications, replacements and substitutions thereof (collectively, the "Agreement"). Lender has agreed to make advances to Borrower under the terms of the Agreement. Such advances shall be of a revolving nature and may be made, repaid and remade from time to time. Borrower and Lender contemplate a series of advances to be secured by this Security Instrument. The total outstanding principal balance owing at any one time under the Agreement (not including charges and collection costs which may be owing from time to time, and any advances made by Lender to protect its security) shall not exceed (U.S. **$200,000.00**) plus interest thereon (the "Credit Limit"). That sum is referred to in the Agreement as the Credit Limit. The entire indebtedness under the Agreement, if not paid earlier, is due and payable 30 years from the date of the Agreement or on such later date as may be permitted by Lender in writing, or at such earlier date in the event such indebtedness is accelerated in accordance with the terms of the Agreement and/or this Security Instrument.

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 10, 12, 17, 19 and 20. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated **January 17, 2025**, together with all Riders to this document.
(B) "Borrower" is **John Paul Calvanico and Angela Calvanico, husband and wife as community property with right of survivorship**, whose address is **5001 Sunrose Ct, Oceanside, California 92056**. Borrower is the trustor under this Security Instrument.
(C) "Lender" is **GTE Federal Credit Union dba GTE Financial** . Lender is a Federal Credit Union organized and existing under the laws of **United States of America**. Lender's address is **711 East Henderson Ave , Tampa, Florida 33602**. Lender is the beneficiary under this Security Instrument.

DOC# 2025-0019807

Jan 24, 2025 03:27 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $173.00 (SB2 Atkins: $75.00)

PAGES: 28

Recording Requested By:
WFG Title Company of California, San Diego

After Recording Return To:
First American Mortgage Solutions
Mail Stop: 142-C
C/O CrossCountry Mortgage, LLC DBA
Valere Financial
1795 International Way
Idaho Falls, ID 83402
877-336-5206

Prepared By:
Celena Webber
CrossCountry Mortgage, LLC DBA Valere Financial
2160 Superior Ave
Cleveland, OH 44114

Title Order No.: 24-221091
Escrow No.: 15723-JM
LOAN #: 16052412614070

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 1007191-0003228479-4
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is **DAVID SALINAS AS TRUSTEE OF THE DAVID SALINAS TRUST DATED FEBRUARY 25,2016,**

currently residing at **9305 MONONA DR, La Mesa, CA 91942.**

Borrower is the trustor under this Security Instrument.

DOC# 2025-0019575

Jan 24, 2025 01:16 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $190.00 (SB2 Atkins: $150.00)
PCOR: N/A
PAGES: 3

RECORDING REQUESTED BY:
WFG National Title Company

AND WHEN RECORDED MAIL TO:
C&C CAPITAL INVESTMENT GROUP

1358 W. VALLEY PKWY, UNIT 1010
ESCONDIDO CA 92029
APN: 185-414-07-00

Order No. 25-102051

Escrow No.: 9444

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WHEREAS **LUCIA LLC, a Wyoming Limited Liability Company** was the original Trustor, **First American Title Insurance Company, a California Corporation,** was the original Trustee, and **C&C Capital Investment Group LLC., a Wyoming Limited Liability Company** was the original beneficiary under that certain Deed of Trust dated January 26, 2023, and recorded on January 31, 2023, as Doc. No. 2023-0025184 of Official Records of San Diego County, California, describing land as follows:

Lot 23 County San Diego TRACT NO. 4652, in the County of San Diego, State of California, according to map thereof No.12303, filed in the office of the County Recorder of San Diego County, January 26, 1989, and more particularly described in Exhibit A, attached here to and made a part hereof.
Commonly Known As: Vacant land, W. Meadow Glen Way, Valley Center CA 92082

WHEREAS the undersigned Beneficiary desires to substitute a new Trustee under said deed of trust.

NOW THEREFORE, the undersigned hereby substitute themselves as Trustee and Beneficiary under said Deed of Trust and do hereby RECONVEY, without warranty, to the person or persons legally entitled thereto, the estate now held by it thereunder.

(Substituted Trustee and Beneficiary) January 16, 2025
C&C Capital Investment Group, LLC. a Wyoming Limited Liability Company

BY: Mary Menzer
Nicole Montemuro, Managing Member

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)
) SS.
COUNTY OF San Diego)

On January 23, 2025 before me, Lisa Bailey, Notary Public, personally appeared Nicole Montemuro,
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, Notary Public

LISA BAILEY
COMM No 2345934
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
Commission Expires FEBRUARY 9,2025

NOTARY STAMP:

DOC# 2025-0019576

Jan 24, 2025 01:16 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $121.00 (SB2 Atkins: $75.00)
PCOR: N/A
PAGES: 6

RECORDING REQUESTED BY
WFG National Title Company

WHEN RECORDED MAIL TO

FEDERAL HOME LOANS CORPORATION
3914 MURPHY CANYON ROAD SUITE A-250
SAN DIEGO, CA 92123

Order No. 25-102051
Loan No. 9444
APN: 185-414-07-00

SPACE ABOVE THIS LINE FOR RECORDERS USE

Exempt from fee per GC 27388.1(a)(1); fee cap of $225.00 reached.

DEED OF TRUST WITH ASSIGNMENT OF RENTS

(SHORT FORM)

This DEED OF TRUST made January 16, 2025, between **LUCIA LLC, a WYOMING LIMITED LIABILITY COMPANY** herein called TRUSTOR, whose address is 5773 CAMINO DEL CIELO, BONSALL, CA 92003, and **SBS TRUST DEED NETWORK,** a California Corporation, herein called TRUSTEE, and **JANET L. JOHNSTONE, TRUSTEE, OF THE SKINNER FAMILY TRUST B** herein called BENEFICIARY.

WITNESSETH, That Trustor grants to Trustee In Trust, with Power of Sale, that property in the County of SAN DIEGO, State of California, described as follows:
LOT 23 COUNTY SAN DIEGO TRACT NO. 4652, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12303, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 26, 1989, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.
Property Address; W MEADOW GLEN WAY, VALLEY CENTER, CA 92082

DUE-ON-SALE Beneficiary may, at its election, declare all the sums secured by this Trust Deed (including, but not limited to, all the principal an interest under the note) to be immediately due and payable upon the occurrence of any of the following events: (a) the sale or other transfer, or further encumbrance, of all or any part of the property secured hereby ("property"), or any interest in the property, voluntarily or involuntarily, by operation of law or otherwise: or (b) in the event trustor is a corporation, partnership, or other entity, then upon any sale, assignment, or transfer of any ownership interest (whether stock, partnership interest, or otherwise) in Trustor. If the ownership of all or any part of the property becomes vested in a person other than Trustors, beneficiary may, without notice to trustors, deal in a way with such successor or successors in interest with reference to this Trust Deed and other sums secured by this Trust Deed as fully and to the same extent as it might deal with the original parties to this Trust Deed and without in any way releasing or discharging the indebtedness or trustors' liability under any of the security instruments. No sale of all or any part of the property and no grant of forbearance to any person by beneficiary shall operate to release, discharge, modify, change or affect the original liability of trustors either in whole or part. This clause applies in the event that any part of the property is transferred without the consent and approval of the beneficiary (ies).

Together with the rents, issues and profits hereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing the sum of **$100,000.00** with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, and (2) the performance of each agreement of Trustor incorporated by reference or contained herein (3) Payment or additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adapts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all the terms and provisions set forth in subdivision B of the

This page is part of your document - DO NOT DISCARD

20250048198

Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/24/25 AT 08:00AM

FEES:	28.00
TAXES:	566.50
OTHER:	0.00
PAID:	594.50

LEADSHEET

202501240300020

00025180129

015107796

SEQ:
01

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E656375

24-203056

FOR REFERENCE ONLY: 20250048198

RECORDING REQUESTED BY:
WFG National Title Company of California

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:
Ricardo Mota Mercado
916 West 136th Street
Compton, CA 90222
Escrow No.: 24-203056
Order No.: 24-203056

APN: 6144-015-032
TRA: 02800

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX is $566.50 CITY TAX $0.00

☒ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale,
☐ Unincorporated area ☒ City of Compton, and

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

Miguel A. Cerrato, a married man as his sole and separate property,

hereby GRANT(S) to

Ricardo Mota Mercado, a single man,

the following described real property in the City of Compton, County of Los Angeles, State of California:

SEE ATTACHED EXHIBIT "A"

The property more commonly known as: 916 West 136th Street, Compton, CA 90222

This page is part of your document - DO NOT DISCARD

20250048199

Pages:
0016

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/24/25 AT 08:00AM

FEES:	69.00
TAXES:	0.00
OTHER:	0.00
PAID:	69.00

LEADSHEET

202501240300020

00025180130

015107796

SEQ:
02

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E656375

24-203056

FOR REFERENCE ONLY: 20250048199

RECORDING REQUESTED BY

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL DOCUMENT TO:

FIRST AMERICAN MORTGAGE SOLUTIONS ON BEHALF

OF GOLDEN EMPIRE

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402

SPACE ABOVE FOR RECORDER'S USE ONLY

DEED OF TRUST

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).

☒ **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)

Recording Requested By:
WFG Title Company of California
San Diego
~~Recording Requested By:~~
CALIFORNIA COAST CREDIT UNION

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX47-86

DOC# 2025-0018833

Jan 24, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $143.00 (SB2 Atkins: $75.00)

PAGES: 18

24-222514 [Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 14, 2025, together with all Riders to this document.
(B) "Borrower" is CHARLES DAVID HUTCHISON , AS TRUSTEE OF THE CHARLES DAVID HUTCHISON 2012 TRUST DATED MARCH 5, 2012
BORROWER'S ADDRESS IS 5156 BENTON PLACE, SAN DIEGO, CALIFORNIA 92116.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

Recording Requested By:
WFG Title Company of California
San Diego
~~Recording Requested By:~~
CALIFORNIA COAST CREDIT UNION

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX10-87

DOC# 2025-0018832

Jan 24, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $143.00 (SB2 Atkins: $75.00)

PAGES: 18

25-104719 [Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 17, 2025, together with all Riders to this document.
(B) "Borrower" is CHRISTOPHER S. PULLMAN and JULIA A. PULLMAN, TRUSTEES OF THE CHRISTOPHER AND JULIA PULLMAN FAMILY TRUST DECLARATION OF TRUST DATED OCTOBER 10, 2003
BORROWER'S ADDRESS IS 6546 BARNHURST DRIVE, SAN DIEGO, CALIFORNIA 92117.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO: TAX AND STMT:

SEAN M. SAMUELSZ AND KRYSTAL SAMUELSZ
3668 CORRAL CANYON ROAD
BONITA, CA 91902

DOC# 2025-0018830

Jan 24, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

THIS SPACE FOR RECORDER'S USE

GRANT DEED

(Please fill in document title(s) on this line)

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☑ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CA 92150-2080

DOC# 2025-0018831

Jan 24, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $65.00 (SB2 Atkins: $0.00)

PAGES: 18

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

(Please fill in document title(s) on this line)

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☑ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

_____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of California
San Diego
~~Recording Requested By:~~
CALIFORNIA COAST CREDIT UNION

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX18-90

DOC# 2025-0018828

Jan 24, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $140.00 (SB2 Atkins: $75.00)

PAGES: 17

25-1033346 [Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 17, 2025, together with all Riders to this document.
(B) "Borrower" is CHRISTOPHER ZIMMER and AMY ZIMMER, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP
BORROWER'S ADDRESS IS 955 W HAWTHORN STREET #UNIT 18, SAN DIEGO, CALIFORNIA 92101.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

Recording Requested By:
WFG Title Company of California
San Diego

Recording Requested By:
CALIFORNIA COAST CREDIT UNION

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX94-80

DOC # 2025-0024184
01/24/2025 08:00 AM Fees: $149.00
Page 1 of 17
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: CRISTINA #7700

25-100470 [Space Above This Line For Recording Data]

DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 10, 12, 17, 19 and 20. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated January 17, 2025, together with all Riders to this document.
(B) "Borrower" is JOHN GOMEZ and KATIE GOMEZ , HUSBAND AND WIFE COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP
BORROWER'S ADDRESS IS 39807 WELLSLEY COURT, TEMECULA, CALIFORNIA 92591.

Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Trustee" is FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
1 FIRST AMERICAN WAY, SANTA ANA, CALIFORNIA 92707
(E) "Note" means the promissory note signed by Borrower and dated January 17, 2025.
The Note states that Borrower owes Lender ONE HUNDRED FIFTY THOUSAND AND 00/100 Dollars (U.S. $ 150,000.00)

RECORDING REQUESTED BY:
WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO: TAX AND STMT:
WILLIE ROBERTS JR. AND
TERESA WILKERSON
4418 CHEROKEE AVE.
SAN DIEGO, CA 92116

DOC# 2025-0018721

Jan 23, 2025 04:27 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

THIS SPACE FOR RECORDER'S USE

GRANT DEED

(Please fill in document title(s) on this line)

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

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8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

SAN DIEGO COUNTY CREDIT UNION
ATTN. LOAN SERVICING
6545 SEQUENCE DRIVE
SAN DIEGO, CA 92121

DOC# 2025-0018722

Jan 23, 2025 04:27 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $55.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 10

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST AND ASSIGNMENT OF RENTS

(Please fill in document title(s) on this line)

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(Additional recording fee applies)

Rev 1/19

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RECORDING REQUESTED BY:
WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO: TAX AND STMT:
GARRETT J. PONDER
10730 SPUR POINT COURT
SAN DIEGO, CA 92130

DOC# 2025-0018706

Jan 23, 2025 04:23 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

THIS SPACE FOR RECORDER'S USE

GRANT DEED

(Please fill in document title(s) on this line)

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(Additional recording fee applies)

Rev 1/19 *The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

SAN DIEGO COUNTY CREDIT UNION
6545 SEQUENCE DRIVE
SAN DIEGO, CA 92121

DOC# 2025-0018707

Jan 23, 2025 04:23 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $64.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 13

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DEED OF TRUST AND ASSIGNMENT OF RENTS

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(Additional recording fee applies)

Rev 1/19

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RECORDING REQUESTED BY:
WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO: TAX AND STMT:
MAUREEN C. BENETTI
563 HERMES AVE.
ENCINITAS, CA 92024

DOC# 2025-0018653

Jan 23, 2025 04:04 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $33.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

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Rev 1/19

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RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

SAN DIEGO COUNTY CREDIT UNION
ATTN. LOAN SERVICING
6545 SEQUENCE DRIVE
SAN DIEGO, CA 92121

DOC# 2025-0018654

Jan 23, 2025 04:04 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $55.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 10

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DEED OF TRUST AND ASSIGNMENT OF RENTS

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(Additional recording fee applies)

Rev 1/19

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RECORDING REQUESTED BY:
WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO: TAX AND STMT:
JOSEPH WILSON AND ROBYN WILSON
13624 AUBREY STREET
POWAY, CA 92064

DOC# 2025-0018641

Jan 23, 2025 04:00 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $33.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

THIS SPACE FOR RECORDER'S USE

GRANT DEED

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Rev 1/19

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RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

SAN DIEGO COUNTY CREDIT UNION
ATTN. LOAN SERVICING
6545 SEQUENCE DRIVE
SAN DIEGO, CA 92121

DOC# 2025-0018642

Jan 23, 2025 04:00 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $65.00 (SB2 Atkins: $0.00)

PAGES: 18

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

(Please fill in document title(s) on this line)

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(Additional recording fee applies)

Rev 1/19

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Recording Requested By:
WFG Title Company of
California, San Diego

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENTS TO:

Sam Kiriaki, legal owner via non-trust custodial IRA
with AET
228 E J Street
Chula Vista, CA 91910

DOC# 2025-0018590

Jan 23, 2025 03:42 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $845.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

Title Order No.: 25-101363 **Escrow No.:** 004069-PB
AP#: 639-041-03-00

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $825.00
[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 Chula Vista **AND**

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

Malana Doris Orsborn and William Jackson Orsborn, Wife and Husband as Joint Tenant (who acquired title as Malana Doris Linton, a single woman and William Jackson Orsborn, a single man, as joint tenants)

hereby GRANT(s) to:

Sam Kiriaki, legal owner via non-trust custodial IRA with AET

the real property in the City of Chula Vista, County of San Diego, State of California, described as:

LOT 87 OF DALSETH HILLS UNIT NO. 3, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4041, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 19, 1958.

Also Known as: 228 E J Street, Chula Vista, CA 91910

DATED: January 15, 2025

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

RONALDA KIRIAKI
20332 WIND CAVE LANE
HUNTINGTON BEACH, CA 92646

DOC# 2025-0018591

Jan 23, 2025 03:42 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

THIS SPACE FOR RECORDER'S USE

INTERSPOUSAL TRANSFER GRANT DEED

(Please fill in document title(s) on this line)

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(Additional recording fee applies)

Rev 1/19

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Recording Requested By:
WFG Title Company of California
San Diego

~~Recording Requested By:~~
Hometown Equity Mortgage, LLC dba theLender, a Limited Liability Corporation

After Recording Return To:
Hometown Equity Mortgage, LLC dba theLender
ATTN: Final Document Department
25531 Commercentre Drive #250
Lake Forest, CA 92630
833-381-8733

Prepared By:
Hometown Equity Mortgage, LLC dba theLender
25531 Commercentre Drive #250
Lake Forest, CA 92630

DOC# 2025-0018554

Jan 23, 2025 03:22 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $155.00 (SB2 Atkins: $75.00)

PAGES: 22

Title Order No.: 24-210657
Escrow No.: 24-210657
LOAN #: 110100002235

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 1004069-0000080779-1
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is **LUIS ASCOLANI AND LINDSEY ASCOLANI, HUSBAND AND WIFE AS JOINT TENANTS**

currently residing at **1405 DOME ROCK PL, CHULA VISTA, CA 91913.**

Borrower is the trustor under this Security Instrument.

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

SUNRUN INC.
ATTN. OPERATIONS
717 17TH ST., STE. 200
DENVER, CO 80202

DOC# 2025-0018543

Jan 23, 2025 03:15 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 3

THIS SPACE FOR RECORDER'S USE

UCC FINANCING STATEMENT AMENDMENT

(Please fill in document title(s) on this line)

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

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Recording Requested By:
WFG Title Company of
California, San Diego

DOC# 2025-0018544

Jan 23, 2025 03:15 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $1,266.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

When Recorded Mail Document and Tax Statement To:
Aaron Speach
7111 Malta Street
San Diego, CA 92111

Escrow No.: 214488MM
Title No.: 25-101180

APN: 420-382-05-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

☐ This transfer is exempt from the documentary transfer tax.
☑ **The documentary transfer tax is $1,243.00** and is computed on:
  ☑ the full value of the interest or property conveyed.
  ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
☑ The property is located in the City of San Diego

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

Kevin S. Pekkala and Carol L. Pekkala, as Trustees of the Kevin S. Pekkala and Carol L. Pekkala Unified Revocable Living Trust of 2019, Created By Kevin S. Pekkala and Carol L. Pekkala

hereby GRANT(S) to

Aaron Speach and Sophie Isabelle Yvette Crouzet , husband and wife,

the following described real property: as community property with right of survivorship

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

Dated: 1/17/2025

Kevin S. Pekkala and Carol L. Pekkala, as Trustees of the Kevin S. Pekkala and Carol L. Pekkala Unified Revocable Living Trust of 2019, Created By Kevin S. Pekkala and Carol L. Pekkala

BY: _____
Carol L. Pekkala
Trustee

Kevin S. Pekkala and Carol L. Pekkala, as Trustees of the Kevin S. Pekkala and Carol L. Pekkala Unified Revocable Living Trust of 2019, Created By Kevin S. Pekkala and Carol L. Pekkala

BY: _____
Kevin S. Pekkala
Trustee

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

FIRST AMERICAN MORTGAGE SOLUTIONS C/O CROSSCOUNTRY MORTGAGE LLC
1795 INTERNATIONAL WAY, M.S. 142-C
IDAHO FALLS, ID 83402

DOC# 2025-0018545

Jan 23, 2025 03:15 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $62.00 (SB2 Atkins: $0.00)

PAGES: 17

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

(Please fill in document title(s) on this line)

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

_____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:
WFG National Title Company of California, San Diego

When Recorded Mail Document and Tax Statement To:
Sipping SD Estates, LLC, A Wyoming Limited Liability Company
6263 Vacquero Cir
Castle Pines, CO 80108

Escrow No.: 214443KI
Title No.: 25-101112
APN: 445-190-19-00

DOC# 2025-0018519

Jan 23, 2025 02:55 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $105.00 (SB2 Atkins: $75.00)
PCOR: YES
PAGES: 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

☑ This transfer is exempt from the documentary transfer tax.

"This conveyance is a bona fide gift and the grantor received nothing in return. R&T 11911"

☒ **The documentary transfer tax is $0.00** and is computed on:
- ☐ the full value of the interest or property conveyed.
- ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

☑ The property is located in the City of San Diego

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

Garrett Reuter, a married man as his sole and separate property, an undivided 38% interest and TNT Estates, LLC, a Colorado Limited Liability Companyas to an undivided 62% interest

hereby GRANT(S) to

Sipping SD Estates, LLC, A Wyoming Limited Liability Company

the following described real property:

THE WEST 40 FEET OF LOTS 25 TO 28 INCLUSIVE IN BLOCK 80 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING AMENDED MAP THEREOF MADE BY G. A. D'HEMECOURT, FILED IN BOOK 8, PAGE 36 ET SEQ OF LIS PENDENS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

AKA: 1526 Meade Avenue, San Diego CA 92116

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

C/O WHGG TRUST
15821 VENTURA BLVD., STE. 135
ENCINO, CA 91436

DOC# 2025-0018520

Jan 23, 2025 02:55 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $263.00 (SB2 Atkins: $150.00)
PCOR: N/A
PAGES: 20

THIS SPACE FOR RECORDER'S USE

, unrecorded

DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING

(Please fill in document title(s) on this line)

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☑ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

This page is part of your document - DO NOT DISCARD

20250045891

Pages:
0005

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/23/25 AT 08:00AM

FEES:	31.00
TAXES:	0.00
OTHER:	0.00
PAID:	31.00

LEADSHEET

202501230140018

00025177960

015106270

SEQ:
01

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E535543

24-222671

FOR REFERENCE ONLY: 20250045891

RECORDING REQUESTED BY
WFG Title Company of California

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Donna Maria Speckman

STREET ADDRESS
3768 Ocean View Avenue

CITY, STATE & ZIP CODE
Los Angeles, CA 90066

Order No. 24-222671

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT DEED

Pursuant to Assembly Bill 1466 – Restrictive Covenant (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2) for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded per each single transaction per parcel of real property, except those expressly exempted from payment of recording fees, as authorized by each county's board of supervisors and in accordance with applicable constitutional requirements.

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).

- [ ] **Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer subject to the imposition of documentary transfer tax (DTT).**
- [x] **Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded 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)

This page is part of your document - DO NOT DISCARD

20250045892

Pages:
0011

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/23/25 AT 08:00AM

FEES:	94.00
TAXES:	0.00
OTHER:	0.00
PAID:	94.00

LEADSHEET

202501230140018

00025177961

015106270

SEQ:
02

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E535543

24-222671

FOR REFERENCE ONLY: 20250045892

RECORDING REQUESTED BY
WFG Title Company of California

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Rocket Mortgage, LLC

STREET ADDRESS
1050 Woodward Ave

CITY, STATE & ZIP CODE
Detroit, MI 48226-1906

Order No. 24-222671

SPACE ABOVE FOR RECORDER'S USE ONLY

DEED OF TRUST AND REQUEST FOR NOTICE OF DEFAULT

Pursuant to Assembly Bill 1466 – Restrictive Covenant (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2) for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded per each single transaction per parcel of real property, except those expressly exempted from payment of recording fees, as authorized by each county's board of supervisors and in accordance with applicable constitutional requirements.

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- [ ] **Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer subject to the imposition of documentary transfer tax (DTT).**
- [x] **Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded 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)

This page is part of your document - DO NOT DISCARD

20250044705

Pages:
0006

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/23/25 AT 08:00AM

FEES:	34.00
TAXES:	0.00
OTHER:	0.00
PAID:	34.00

LEADSHEET

202501230120008

00025176345

015105292

SEQ:
01

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E441953

24-212676-ACCOM

FOR REFERENCE ONLY: 20250044705

RECORDING REQUESTED BY
WFG Title Company of California

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME ANAHIT JEREDJYAN

STREET ADDRESS
5613 TROOST AVE

CITY, STATE &
ZIP CODE
NORTH HOLLYWOOD, CA 91601

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT DEED

Pursuant to Assembly Bill 1466 – Restrictive Covenant (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2) for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded per each single transaction per parcel of real property, except those expressly exempted from payment of recording fees, as authorized by each county's board of supervisors and in accordance with applicable constitutional requirements.

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- [x] **Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded 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)

This page is part of your document - DO NOT DISCARD

20250044665

Pages:
0005

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/23/25 AT 08:00AM

FEES:	31.00
TAXES:	0.00
OTHER:	0.00
PAID:	31.00

LEADSHEET

202501230970002

00025176315

015105278

SEQ:
01

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E682329

24-219080

FOR REFERENCE ONLY: 20250044665

RECORDING REQUESTED BY
WFG Title Company of California

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Nikki Meletis and Avgoustinos Meletis

STREET ADDRESS
15037 Lodosa Drive

CITY, STATE & ZIP CODE
Whittier, CA 90605

Order No. 24-219080

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT DEED

Pursuant to Assembly Bill 1466 – Restrictive Covenant (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2) for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded per each single transaction per parcel of real property, except those expressly exempted from payment of recording fees, as authorized by each county's board of supervisors and in accordance with applicable constitutional requirements.

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- [ ] **Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer subject to the imposition of documentary transfer tax (DTT).**
- [x] **Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded 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)

This page is part of your document - DO NOT DISCARD

20250044666

Pages:
0010

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/23/25 AT 08:00AM

FEES:	91.00
TAXES:	0.00
OTHER:	0.00
PAID:	91.00

LEADSHEET

202501230970002

00025176316

015105278

SEQ:
02

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E682329

24-219080

RECORDING REQUESTED BY
WFG Title Company of California

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Indecomm

STREET ADDRESS
1427 Energy Park Drive

CITY, STATE & ZIP CODE
St. Paul, MN 55108

Order No. 24-219080

SPACE ABOVE FOR RECORDER'S USE ONLY

DEED OF TRUST AND REQUEST FOR NOTICE OF DEFAULT

Pursuant to Assembly Bill 1466 – Restrictive Covenant (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2) for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded per each single transaction per parcel of real property, except those expressly exempted from payment of recording fees, as authorized by each county's board of supervisors and in accordance with applicable constitutional requirements.

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- [ ] **Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer subject to the imposition of documentary transfer tax (DTT).**
- [x] **Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded 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)

DOC # 2025-0022251
01/23/2025 08:00 AM Fees: $149.00
Page 1 of 17
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

Recording Requested By:
WFG Title Company of California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX51-85

This document was electronically submitted to the County of Riverside for recording
Receipted by: MARIA VICTORIA #411

25-103216

[Space Above This Line For Recording Data]

DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 10, 12, 17, 19 and 20. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) **"Security Instrument"** means this document, which is dated January 17, 2025, together with all Riders to this document.
(B) **"Borrower"** is CARLOS BERNARDO FREGOSO, an unmarried man
BORROWER'S ADDRESS IS 31991 OPAL DRIVE, WINCHESTER, CALIFORNIA 92596.

Borrower is the trustor under this Security Instrument.
(C) **"Lender"** is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) **"Trustee"** is FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
1 FIRST AMERICAN WAY, SANTA ANA, CALIFORNIA 92707
(E) **"Note"** means the promissory note signed by Borrower and dated January 17, 2025.
The Note states that Borrower owes Lender ONE HUNDRED THIRTY-ONE THOUSAND AND 00/100 Dollars (U.S. $ 131,000.00)

DOC# 2025-0017609

Jan 23, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $134.00 (SB2 Atkins: $75.00)

PAGES: 15

Recording Requested By:
WFG Title Company of California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX99-87

25-10180A

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 16, 2025, together with all Riders to this document.
(B) "Borrower" is WESLEY WATSON AND TARA WATSON, HUSBAND AND WIFE AS JOINT TENANTS
BORROWER'S ADDRESS IS 10335 AQUILLA DRIVE, LAKESIDE, CALIFORNIA 92040.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

DOC# 2025-0017608

Jan 23, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $152.00 (SB2 Atkins: $75.00)

PAGES: 21

Recording Requested By:
WFG Title Company of California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXX72-86

24-219919

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 17, 2025, together with all Riders to this document.
(B) "Borrower" is JANET MARIE CALLAHAN, Trustee of The Janet Marie Callahan Revocable Trust dated 6-3-2021
BORROWER'S ADDRESS IS 7602 SAGE COURT, SANTEE, CALIFORNIA 92071.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

RECORDING REQUESTED BY:
WFG National Title Company of California

MAIL TAX STATEMENTS AND WHEN RECORDED MAIL TO:

Rebecca Bartel and Javier Augusto Nunez
658 Cedar Street
San Marcos, CA 92069

Order No.: 24-214930
APN: 218-360-43-00
TRA: 13260

DOC# 2025-0017611

Jan 23, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

→ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S): This conveyance confirms a change of name, and the grantor and grantee are the same party, R & T 11911.

DOCUMENTARY TRANSFER TAX is $0.00 CITY TAX $0.00

☐ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale,
☐ Unincorporated area ☒ City of San Marcos, and

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

Rebecca Bartel and Javier Nunez, wife and husband as community property,

hereby GRANT(S) to

Rebecca Bartel and Javier Augusto Nunez, wife and husband as community property,

the following described real property in the City of San Marcos, County of San Diego, State of California:

SEE ATTACHED EXHIBIT "A"

The property more commonly known as: 658 Cedar Street, San Marcos, CA 92069

Recording Requested By:
WFG Title Company of
California, San Diego

DOC# 2025-0017612

Jan 23, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $44.00 (SB2 Atkins: $0.00)

PAGES: 11

After Recording Return To:
First American Mortgage Solutions C/O
American Pacific Mortgage
Attn: Final Document Department
Mail Stop: 152-C
1795 International Way
Idaho Falls, ID 83402

Prepared By:
American Pacific Mortgage Corporation
3000 Lava Ridge Court, Suite 200
Roseville, CA 95661

Title Order No.: 24-214930
Escrow No.: 24-214930
LOAN #: 001575026

→ Exempt from fee per GC27388.1, document is recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier

DEED OF TRUST

MIN 1002793-0007111920-6
MERS PHONE #: 1-888-679-6377

THIS DEED OF TRUST is made this **16th** day of **January, 2025,** among the Trustor,
REBECCA BARTEL AND JAVIER AUGUSTO NUNEZ, WIFE AND HUSBAND AS COMMUNITY PROPERTY

whose address is
658 Cedar St, San Marcos, CA 92069

(herein "Borrower") and
WFG National Title of California

(herein "Trustee").
The Beneficiary is Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). MERS is organized and existing under the laws of Delaware, and has an address and telephone number of PO Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
American Pacific Mortgage Corporation, a California Corporation

organized and existing under the laws of **California** whose address is
3000 Lava Ridge Court, Suite 200, Roseville, CA 95661

(herein "Lender").

Modified by ICE Mortgage Technology, Inc. All rights reserved.
ICE Mortgage Technology, Inc.

DOC# 2025-0017417

Jan 22, 2025 03:24 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $788.90 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

RECORDING REQUESTED BY:
WFG National Title Company of California

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:
Jennifer Anne Zornjak and Anthony Javier Millican
768 Callecita Aquilla Sur
Chula Vista, CA 91911
Escrow No.: 24-222148
Order No.: 24-222148

APN: 641-123-04-09
TRA: 001-211

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX is $768.90 CITY TAX $0.00

☒ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale,
☐ Unincorporated area ☒ City of Chula Vista, and

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

KHK Holdings Corporation, a California Corporation,

hereby GRANT(S) to

Jennifer Anne Zornjak and Anthony Javier Millican, wife and husband as community property with right of survivorship,

the following described real property in the City of Chula Vista, County of San Diego, State of California:

SEE ATTACHED EXHIBIT "A"

The property more commonly known as: 768 Callecita Aquilla Sur, Chula Vista, CA 91911

DOC# 2025-0017418

RECORDING REQUESTED BY:
WFG National Title Insurance Company

AND WHEN RECORDED MAIL TO:
UNITED WHOLESALE MORTGAGE, LLC
700 SOUTH BLVD EAST
PONTIAC, MI 48341
ATTN: POST CLOSING MANAGER
Loan Number: 1224827242

Jan 22, 2025 03:24 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $83.00 (SB2 Atkins: $0.00)

PAGES: 24

2A-222148

THIS SPACE FOR RECORDER'S USE

Assessor Parcel Number (APN): 641-123-04-09
Street Address: 768 Callecita Aquilla Sur, Chula Vista, CA 91911

Deed of Trust
(Please fill in document title(s) on this line)

1 ☒ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____(date) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____(date) as document number(s) _____of Official Records, or

5 ☐ Exempt from fee per GC27388.1; document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or

6 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____, or,

7 ☐ Exempt from fee per GC27388.1 due to it being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

_____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18 *The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:
WFG National Title Company of California

AND WHEN RECORDED MAIL TO: TAX AND STMT:
Jesse DeLille and Natalie Meehan DeLille
10741 Cariuto Court
San Diego, CA 92124

DOC# 2025-0017391

Jan 22, 2025 03:19 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

THIS SPACE FOR RECORDER'S USE

GRANT DEED

(Please fill in document title(s) on this line)

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____(date) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____(date) as document number(s) _____of Official Records, or

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8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

_____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

 *The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0017337

Jan 22, 2025 03:06 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Michael Joseph Cerrito
954 Emma Drive
Cardiff by the Sea, CA 92007

Order No.: 24-215870

THIS SPACE FOR RECORDER'S USE

GRANT DEED

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

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_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

Wheelhouse Credit Union
9212 Balboa Ave
San Diego, CA 92123

Order No.: 24-215870

DOC# 2025-0017338

Jan 22, 2025 03:06 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $26.00 (SB2 Atkins: $0.00)

PAGES: 5

THIS SPACE FOR RECORDER'S USE

SUBORDINATION AGREEMENT

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

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_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0017339

Jan 22, 2025 03:06 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $74.00 (SB2 Atkins: $0.00)

PAGES: 21

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

NAVIGATOR LENDING SOLUTIONS
1875 N BELCHER RD, SUITE 103
CLEARWATER, FLORIDA 33765
LOAN NO. 39035273

Order No.: 24-215870

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

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_____

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9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0017340

Jan 22, 2025 03:07 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Shannon P. Miller-Rice
8626 Via Colonia
San Diego, CA 92126

Order No.: 24-220124

THIS SPACE FOR RECORDER'S USE

GRANT DEED

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

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_____

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8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0017341

Jan 22, 2025 03:07 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Shannon P. Miller-Rice
8626 Via Colonia
San Diego, CA 92126

Order No.: 24-220124

THIS SPACE FOR RECORDER'S USE

INTERSPOUSAL TRANSFER GRANT DEED

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

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6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

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8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

NAVIGATOR LENDING SOLUTIONS
1875 N BELCHER RD, SUITE 103
CLEARWATER, FLORIDA 33765
LOAN NO. 39035294

Order No.: 24-220124

DOC# 2025-0017342

Jan 22, 2025 03:07 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $92.00 (SB2 Atkins: $0.00)

PAGES: 26

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

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6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0017257

Jan 22, 2025 02:44 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $149.00 (SB2 Atkins: $75.00)

PAGES: 20

Recording Requested By:
WFG Title Company of California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX62-86

25-101898

[Space Above This Line For Recording Data]

DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 10, 12, 17, 19 and 20. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated January 15, 2025, together with all Riders to this document.
(B) "Borrower" is MELANIO R. MOLINA and MARIA CECILIA M. MOLINA , AS TRUSTEES OF THE MOLINA FAMILY TRUST INITIALLY CREATED JULY 31, 2004
BORROWER'S ADDRESS IS 29203 COVENANT LANE, WINCHESTER, CALIFORNIA 92596.

Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Trustee" is FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
1 FIRST AMERICAN WAY, SANTA ANA, CALIFORNIA 92707
(E) "Note" means the promissory note signed by Borrower and dated January 15, 2025.
The Note states that Borrower owes Lender ONE HUNDRED EIGHTY-ONE THOUSAND AND 00/100 Dollars (U.S. $ 181,000.00)

DOC# 2025-0017200

Jan 22, 2025 02:22 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

RECORDING REQUESTED BY:
Mechelle Ranay Tidd

AND WHEN RECORDED
MAIL TO: TAX AND STMT:
Jeremy Joseph Tidd
Mechelle Ranay Tidd
1228 Tower Drive
Vista, CA 92083

THIS SPACE FOR RECORDER'S USE

GRANT DEED

(Please fill in document title(s) on this line)

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

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8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

This page is part of your document - DO NOT DISCARD

20250042311

Pages:
0006

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/22/25 AT 08:00AM

FEES:	34.00
TAXES:	0.00
OTHER:	0.00
PAID:	34.00

LEADSHEET

202501220140013

00025173012

015103157

SEQ:
01

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E535543

24-212676

FOR REFERENCE ONLY: 20250042311

RECORDING REQUESTED BY
WFG Title Company of California

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME ANAHIT JEREDJYAN

STREET ADDRESS
5613 TROOST AVE

CITY, STATE & ZIP CODE
NORTH HOLLYWOOD, CA 91601

Order No. 24-212676

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT DEED

Pursuant to Assembly Bill 1466 – Restrictive Covenant (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2) for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded per each single transaction per parcel of real property, except those expressly exempted from payment of recording fees, as authorized by each county's board of supervisors and in accordance with applicable constitutional requirements.

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).

- [ ] **Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer subject to the imposition of documentary transfer tax (DTT).**
- [x] **Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded 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)

This page is part of your document - DO NOT DISCARD

20250042312

Pages:
0019

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/22/25 AT 08:00AM

FEES:	98.00
TAXES:	0.00
OTHER:	0.00
PAID:	98.00

LEADSHEET

202501220140013

00025173013

015103157

SEQ:
02

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E535543

24-212676

FOR REFERENCE ONLY: 20250042312

RECORDING REQUESTED BY
WFG Title Company of California

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME First American Mortgage Solutions

STREET ADDRESS
1795 International Way, Mail Stop 152-C

CITY, STATE & ZIP CODE
Idaho Falls, ID 83402

Order No. 24-212676

SPACE ABOVE FOR RECORDER'S USE ONLY

DEED OF TRUST

Pursuant to Assembly Bill 1466 – Restrictive Covenant (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2) for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded per each single transaction per parcel of real property, except those expressly exempted from payment of recording fees, as authorized by each county's board of supervisors and in accordance with applicable constitutional requirements.

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).

- [ ] **Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer subject to the imposition of documentary transfer tax (DTT).**
- [x] **Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded 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)

Recording Requested By:
WFG Title Company of California
San Diego
→ **NO CHARGE ON THIS DOCUMENT FOR THE BENEFIT OF A STATE AGENCY FORMED BY THE CITY OF SAN DIEGO**

DOC# 2025-0016339

Jan 22, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $38.00 (SB2 Atkins: $0.00)

PAGES: 9

And When Recorded Mail To:
Christensen & Spath LLP
401 West A Street, Suite 2250
San Diego, CA 92101

24-221792

SUBORDINATION AGREEMENT
(4875 Bancroft Street)

THIS SUBORDINATION AGREEMENT ("Subordination Agreement") is dated as of the 6th day of January, 2025, by the San Diego Housing Commission ("Commission"), Marc Weinstein and Joann K. Weinstein, as Co-Trustees of The Weinstein Joint Trust, U/A dated June 5, 2020 ("Borrower") and The Loan Store, Inc, ISAOA ("Lender").

RECITALS

A. Borrower is the owner of certain real property in the City of San Diego, County of San Diego, California ("Property"), described in that certain Deed of Trust ("Commission Deed of Trust"), * executed by the Borrower in favor of the Commission dated as May 1, 2024, and recorded in the Office of the Recorder of the County of San Diego, State of California on May 9, 2024, as Instrument No. 2024-0116879.

* and described in Exhibit A attached,

B. Concurrently with recordation of this Subordination Agreement, Borrower is causing a Deed of Trust ("Lender Deed of Trust") made by Borrower in favor of Lender, to be recorded against the Property in the Office of the County Recorder for the County of San Diego.

C. Commission, Lender and Borrower all agree and desire to execute this Subordination Agreement to memorialize their understanding and agreement with regard to the respective priorities of each of the above-referenced documents. It is the intention of the parties that the Lender Deed of Trust shall unconditionally be and remain at all times a lien, claim and charge on the Property prior and superior to the Commission Deed of Trust.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the Commission, Lender and Borrower hereby agree as follows:

AGREEMENT

1. Subordination of the Commission Deed of Trust. The Commission Deed of Trust is hereby irrevocably and unconditionally made subordinate and subject to the Lender Deed of Trust, and to all rights and privileges of the Commission and Borrower thereunder; and the parties agree that

Recording Requested By:
WFG Title Company of
California, San Diego

DOC# 2025-0016340

Jan 22, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $161.00 (SB2 Atkins: $75.00)

PAGES: 24

After Recording Return To:
The Loan Store, C/O DocProbe
Attn: Trailing Documents
1133 Ocean Avenue
Mailstop: DP6756
Lakewood, NJ 08701

Prepared By:
Black Mann & Graham LLP
2905 Corporate Circle
Flower Mound, TX 75028

Escrow No.: 24-221792
LOAN #: 800080926

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 1012859-2300057584-0
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is **MARC WEINSTEIN AND JOANN K. WEINSTEIN AS TRUSTEES OF THE WEINSTEIN JOINT TRUST DATED 6/5/2020**

currently residing at **5040 Kensington Drive, San Diego, CA 92116.**

Borrower is the trustor under this Security Instrument.

Recording Requested By:
WFG Title Company of
California, San Diego

After Recording Return To:
First American Mortgage Solutions C/O
Synergy One
Attn: Final Document Department
1795 International Way
Mail Stop: 154-D
Idaho Falls, ID 83402

Prepared By:
Jayelle Franzen
Synergy One Lending, Inc.
610 W. Ash Street, Suite 1505
San Diego, CA 92101

DOC# 2025-0016294

Jan 22, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $152.00 (SB2 Atkins: $75.00)

PAGES: 21

Title Order No.: 24-206599
Escrow No.: 24-206599
LOAN #: 166053476

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 1015466-0000384266-7
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is **NADER PADIDAR AND LALEH MODARRES YAZDI, HUSBAND AND WIFE AS COMMUNITY PROPERTY**

currently residing at **12365 Fairway Pointe Row, San Diego, CA 92128.**

Borrower is the trustor under this Security Instrument.

DOC# 2025-0016295

Jan 22, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $134.00 (SB2 Atkins: $75.00)

PAGES: 15

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT
UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX14-85

25-100279

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 16, 2025, together with all Riders to this document.
(B) "Borrower" is JESSE LEVI ABEEL and HOLLY JO ABEEL, husband and wife as joint tenants
BORROWER'S ADDRESS IS 18947 CAMINO VISTA ROAD, RAMONA, CALIFORNIA 92065.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

Recording Requested By:
WFG Title Company of
California, San Diego

DOC# 2025-0016276

Jan 21, 2025 04:26 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $26.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 5

When Recorded Mail to
And Mail Tax Statements To

David W Plumb 2006 Trust
9173 Larga Vista Court
Spring Valley, CA 91977

Escrow Number: LE-241109-SD

APN: 556-180-31-00
Property: 1042 E 2nd Street, National City, CA 91950

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

AFFIDAVIT OF DEATH OF TRUSTEE

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } *S.S.*

→ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax

Yin Chu Faunce, of legal age, being first duly sworn, deposes and says:

1. That David Wolcott Plumb, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as named as Trustee in that certain Declaration of Trust dated April 20, 2006 and executed by David Wolcott Plumb as Trustor(s).

2. At the time of the decedent's death, decedent was the record owners, as Trustee, of that certain real property commonly known as 1042 E 2nd Street, National City, CA 91950, which property is described in that certain Deed dated April 20, 2006 and executed by David W Plumb to David W Plumb, as Trustee of The David W. Plumb 2006 Trust dated April 20, 2006, which Deed was recorded on April 27 , 2006 as Instrument Number 2006-0297397 of the Official Records of San Diego County, State of California.

3. The said property is described as follows:

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

4. I, Yin Chu Faunce , am the named Successor Trustee under the above-referenced Declaration of Trust, which was in effect at the time of the death of the Decedent mentioned above in Paragraph 1, and which has not yet been revoked, and I hereby consent to act as such.

5. There are no federal estate taxes due as the result of death of the decedent mentioned above in Paragraph 1.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal this 15th day of January, 2025.

Recording Requested By:
WFG Title Company of
California, San Diego

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:

Stockpile Property Ventures LLC
2200 Moser Ave #203
Dallas, TX 75206

Title No.: 24-217890
Escrow No.: LE-241109-SD
APN: 556-180-31-00

DOC# 2025-0016277

Jan 21, 2025 04:26 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $605.20 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS $585.20
X Computed on full value of property conveyed, or
____ Computed on full value less liens and encumbrances remaining at time of the sale
____ Unincorporated area X City of National City

For valuable consideration, receipt of which is hereby acknowledged, Yin Chu Faunce, Successor Trustee of The David W. Plumb 2006 Trust dated April 20, 2006

hereby GRANT(S) to Stockpile Property Ventures LLC, a Texas Limited Liability Company

the real property situated in the County of San Diego, State of California, more particularly described as follows:
LOT 6, BLOCK 1 OF SUNNY HILL, IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1885, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 10R 1926.
Dated: January 15, 2025

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Recording Requested By:
WFG Title Company of California
San Diego

AND WHEN RECORDED MAIL TO:
Ryan A Gamalinda
1313 S Upas Street
Escondido, CA 92025

Order No 24-218807
Escrow No.: 107-042865 (DCH)

DOC# 2025-0016203

Jan 21, 2025 03:55 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 3

Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax

POWER OF ATTORNEY - Special

Ryan A Gamalinda hereby appoints Alexander Sepidoza Gamalinda

my true and lawful attorney in fact to act for me **only with respect to the following real property**:

See Exhibit "A" attached here to and made a part herof
(COMMONLY KNOWN AS 1313 S Upas Street; Escondido, CA 92025)

In Principal's name, place and stead and only as to said real property, said attorney in fact is authorized:

(1) to demand, sue for, collect, and receive all money, debts, accounts, legacies, bequests, interests, dividends, annuities, and demands as are now or shall hereafter become due, payable, or belonging to principal, and to take all lawful means, for the recovery thereof and to compromise the same, and give discharges for the same;

(2) to buy, sell and encumber said land, make contracts of every kind relative to said land, any interest therein or the possession thereof, and to take possession and exercise control over the use thereof;

(3) to buy, sell, mortgage, hypothecate, assign or transfer personal property located on said land, choses in action and certificates or shares of capital stock and to transact every kind of business of whatever nature;

(4) to execute, acknowledge and deliver contracts of sale, escrow instructions, deeds, leases, including leases for minerals and hydrocarbon substances and assignments of leases, covenants, agreements and assignments of agreements, mortgages and assignments of mortgages, conveyances in trust to secure indebtedness or other obligations, and assign the beneficial interest thereunder, subordinations of liens or encumbrances, bills of lading, bills, bonds, notes, receipts, evidences of debts, releases and satisfactions of mortgages, requests to reconvey deeds of trust, partial or full, judgments, and other debts, and other instruments in writing of whatever kind and nature, all upon such terms and conditions as said attorney in fact shall approve.

GIVING AND GRANTING to said attorney in fact full power and authority to do everything relative to any of the foregoing as fully as principal might or could do if personally present and I hereby ratify and approve everything that said attorney in fact lawfully does by authority hereof.

Dated: December 17, 2024

Ryan A Gamalinda

Ryan A Gamalinda

DOC# 2025-0016204

Jan 21, 2025 03:55 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $902.50 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 2

Recording Requested By:
WFG Title Company of
California, San Diego

MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:
Abra Hahm and Hyun Ju Hahm
850 W Mission Bay Drive
San Diego, CA 92109

Space Above This Line for Recorder's Use Only

A.P.N.: 235-310-35-00

File No.: 107-042865 (DCH)
Title Order No.: 24-218807

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX **$885.50**; CITY TRANSFER TAX **$0.00**;
[X] computed on the consideration or full value of property conveyed, OR
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[ ] unincorporated area; [X] City of **Escondido**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Ryan A Gamalinda, an unmarried man**

hereby GRANTS to **Abra Hahm and Hyun Ju Hahm, husband and wife as joint tenants**

the following described property in the City of **Escondido**, County of **San Diego**, State of **California**:

PARCEL 1 OF PARCEL MAP NO. 11922, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 25, 1982.

Dated: January 17, 2025

Ryan A Gamalinda by Alexander Sepidoza Gamalinda-His Attorney in fact.

Ryan A Gamalinda by Alexander Sepidoza Gamalinda as his Attorney in fact

Mail Tax Statements To: **SAME AS ABOVE**

DOC# 2025-0016197

Jan 21, 2025 03:52 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Mulludee Schlitt
481 Hills Lane Drive
El Cajon, CA 92020

Title No. 23-166564
Escrow No. 214447ZE

THIS SPACE FOR RECORDER'S USE

INTERSPOUSAL TRANSFER DEED

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0016198

Jan 21, 2025 03:52 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $874.15 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

RECORDING REQUESTED BY:
WFG National Title Company of California

When Recorded Mail Document and Tax Statement To:
Katy Allison Velazquez and Tanya Velazquez
7623 Rainswept Lane
San Diego, CA 92119

Escrow No.: 214447ZE
Title No.: 23-166564
APN: 371-260-09-12

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

☐ This transfer is exempt from the documentary transfer tax.
☑ **The documentary transfer tax is $854.15** and is computed on:
  ☑ the full value of the interest or property conveyed.
  ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
☑ The property is located in the City of San Diego

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

Risberg Investments, LLC, A California Limited Liabilty Company

hereby GRANT(S) to

Katy Allison Velazquez and Tanya Velazquez , Wife and Wife as Joint Tenants

the following described real property:

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

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DOC# 2025-0016199

Jan 21, 2025 03:52 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $71.00 (SB2 Atkins: $0.00)

PAGES: 20

After Recording Return To:
Paramount Residential Mortgage Group, Inc.
Attn: Post Closing Department
1265 Corona Pointe Court, Suite 301
Corona, CA 92879

Recording Requested By:
WFG Title Company of California
San Diego

23-1660564
2144472E

[Space Above This Line For Recording Data]

Document Date of Instrument: **January 17, 2025** Loan Number: **4256126479**

Property Address: **7623 Rainswept Lane**
San Diego, CA 92119

DEED OF TRUST
DOCUMENT TITLE

The undersigned declares that the document to which this page is affixed and made a part of is exempt from the fee imposed by the Building Homes & Jobs Act (SB2-2017) (GC 27388.1).

Reason for exemption:

- ☐ Not related to real property – GC 27388.1(a)(1)
- ☒ Recorded concurrently "in connection with" a transfer subject to the imposition of Documentary Transfer Tax – GC 27388.1(a)(2)
- ☐ Transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(a)(2)
- ☐ Recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(a)(2)
- ☐ Maximum $225.00 fee per transaction reached – GC 27388.1(a)(1)

Signature _____ Date 1/21/2025

THIS PAGE IS ADDED TO PROVIDE DECLARATION OF BUILDING HOMES & JOBS ACT (SB2-2017) FEE EXEMPTION

ADDITIONAL RECORDING FEE APPLIES

Recording Requested By:
WFG Title Company of
California, San Diego

DOC# 2025-0016167

Jan 21, 2025 03:41 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $955.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

When Recorded Mail to
And Mail Tax Statements To
Tuan Corey Lee
Hyden Avenue
Lubbock, TX 79416

Escrow Number: 1622-JV
Title Number: 24-205279
APN: 479-051-20-00
Property: 3415 Citrus Street, Lemon Grove, CA 91945

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor(s) Declare(s):
Documentary Transfer Tax $935.00 City Tax is $0.00
x Computed on the full value of the interest or property conveyed;
____ Computed on the full value less value of liens or encumbrances remaining at time of sale
____ Unincorporated Area x City of Lemon Grove

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Kathleen Wellard, Surviving Trustee, in the Wellard Family 1982 Trust created under Declaration of Trust dated June 3, 1982 and any amendments thereto**

hereby **GRANT(S)** to **Tuan Corey Lee, a single man**

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

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

DATED: January 2, 2025

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DOC# 2025-0016105

Jan 21, 2025 03:22 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $146.00 (SB2 Atkins: $75.00)

PAGES: 19

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
NAVIGATOR LENDING
SOLUTIONS
1875 N BELCHER RD STE 103
CLEARWATER, FLORIDA 33765
Loan Number: 39035293

24-220597

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DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 14, 2025, together with all Riders to this document.
(B) "Borrower" is TONY LA DELL AND MONICA LA DELL, TRUSTEES OF THE LA DELL FAMILY TRUST DATED JUNE 25 2004
BORROWER'S ADDRESS IS 1229 CALLE PROSPERO, SAN MARCOS, CALIFORNIA 92069-7342.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is WHEELHOUSE CREDIT UNION

Lender is a CALIFORNIA CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is 9212 BALBOA AVENUE, SAN DIEGO, CALIFORNIA 92123

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

DOC# 2025-0016057

Jan 21, 2025 03:06 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $143.00 (SB2 Atkins: $75.00)

PAGES: 18

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
MEGA CAPITAL FUNDING
INC.
26637 AGOURA ROAD, STE 100
CALABASAS, CALIFORNIA 91302
Loan Number: 894306

24-218722

[Space Above This Line For Recording Data]

FHA Case No: 044-6393353-703

DEED OF TRUST

MIN: 100089200008943068

MERS Phone: 888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 10, 12, 17, 19 and 20. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated January 14, 2025, together with all Riders to this document.
(B) "Borrower" is JAHLEL V. HUNTER AND VANESSA D. HUNTER, TRUSTEES OF THE 2024 HUNTER FAMILY TRUST, DATED JULY 1, 2024
BORROWER'S ADDRESS IS 115 Crouch Street, Oceanside, California 92054.

Borrower is the trustor under this Security Instrument.
(C) "Lender" is MEGA CAPITAL FUNDING INC.

Lender is a CALIFORNIA CORPORATION organized and existing under the laws of CALIFORNIA
Lender's address is 26637 AGOURA ROAD, STE 100, CALABASAS, CALIFORNIA 91302

(D) "Trustee" is WFG NATIONAL TITLE COMPANY OF CALIFORNIA
9665 GRANITE RIDGE DRIVE SUITE 210, SAN DIEGO, CALIFORNIA 92123

cadotz2.fha.xml

Recording Requested By:
WFG Title Company of
California, San Diego

DOC# 2025-0015992

Jan 21, 2025 02:43 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $110.00 (SB2 Atkins: $75.00)

PAGES: 7

After Recording Return To:
Indecomm Global Services
Mail Stop - FD-FW-9909
1427 Energy Park Drive
St. Paul, MN 55108

Prepared By:
Document Preparation
Fairway Independent Mortgage Corp
5850 Town and Country Blvd., Suite 601
Frisco, TX 75034
469-252-1000

Escrow No.: 24-221925
LOAN #: 6601500570

OPEN END DEED OF TRUST
(Securing Future Advances)

THIS DEED OF TRUST is made on **January 14, 2025.** The trustor is **GUY D FREED AND JACQUELYN S FREED, HUSBAND AND WIFE AS JOINT TENANTS**

whose address is **10212 Strathmore Dr**
Santee, CA 92071

(herein "Borrower").

The trustee is **Tina Sorum**
4201 Marsh Lane
Carrollton, TX 75007

("Trustee"). The beneficiary is **Fairway Independent Mortgage Corporation, a Corporation,**

whose address is **4201 Marsh Lane**
Carrollton, TX 75007

In this Deed of Trust, the terms "you," "your" and "yours" refer to the trustor(s). The terms "we," "us" and "our" refer to the beneficiary.

Pursuant to a Home Equity Line of Credit Agreement dated the same date as this Deed of Trust ("Agreement"), you may incur maximum unpaid loan indebtedness (exclusive of interest thereon) in amounts fluctuating from time to time up to the maximum principal sum outstanding at any time of **FIFTY THOUSAND AND NO/100*** ********** ********** Dollars (U.S. **$50,000.00**). All amounts due under the Agreement must be paid in full not later than **January 17, 2055.**

DOC# 2025-0015975

Jan 21, 2025 02:37 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $92.00 (SB2 Atkins: $75.00)

PAGES: 2

UCC FINANCING STATEMENT AMENDMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
855-478-6786

B. E-MAIL CONTACT AT FILER (optional)
customercare@sunrun.com

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

Sunrun, Inc.
717 17th Street, Suite 200
Denver, CO 80202

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a. INITIAL FINANCING STATEMENT FILE NUMBER
2016-0410154 08/11/2016 SAN DIEGO

1b. [X] This FINANCING STATEMENT AMENDMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS
Filer: attach Amendment Addendum (Form UCC3Ad) and provide Debtor's name in item 13

2. [X] TERMINATION: Effectiveness of the Financing Statement identified above is terminated with respect to the security interest(s) of Secured Party authorizing this Termination Statement

3. [ ] ASSIGNMENT (full or partial): Provide name of Assignee in item 7a or 7b, and address of Assignee in item 7c and name of Assignor in item 9
For partial assignment, complete items 7 and 9 and also indicate affected collateral in item 8

4. [ ] CONTINUATION: Effectiveness of the Financing Statement identified above with respect to the security interest(s) of Secured Party authorizing this Continuation Statement is continued for the additional period provided by applicable law

5. [ ] PARTY INFORMATION CHANGE:
Check one of these two boxes:
This Change affects [ ] Debtor or [ ] Secured Party of record

AND Check one of these three boxes to:
[ ] CHANGE name and/or address: Complete item 6a or 6b; and item 7a or 7b and item 7c
[ ] ADD name: Complete item 7a or 7b, and item 7c
[ ] DELETE name: Give record name to be deleted in item 6a or 6b

6. CURRENT RECORD INFORMATION: Complete for Party Information Change - provide only one name (6a or 6b)

6a. ORGANIZATION'S NAME

OR

6b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
Rivera	Olga		

7. CHANGED OR ADDED INFORMATION: Complete for Assignment or Party Information Change - provide only one name (7a or 7b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name)

7a. ORGANIZATION'S NAME

OR

7b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX

7c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

8. [ ] COLLATERAL CHANGE: Also check one of these four boxes: [ ] ADD collateral [ ] DELETE collateral [ ] RESTATE covered collateral [ ] ASSIGN collateral
Indicate collateral:

9. NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AMENDMENT: Provide only one name (9a or 9b) (name of Assignor, if this is an Assignment)
If this is an Amendment authorized by a DEBTOR, check here [ ] and provide name of authorizing Debtor

9a. ORGANIZATION'S NAME
Sunrun, Inc.

OR

9b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

10. OPTIONAL FILER REFERENCE DATA:
SRC1611237603A

DOC# 2025-0015976

Jan 21, 2025 02:37 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $158.00 (SB2 Atkins: $75.00)

PAGES: 23

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
AMWEST FUNDING CORP.
6 POINTE DRIVE, SUITE 300
BREA, CALIFORNIA 92821
Loan Number: 2000106628

24-204671
14-10087-MR

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 100097092000391036 **MERS Phone: 888-679-6377**

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) **"Borrower"** is JUAN P. RIVERA AND OLGA RIVERA, TRUSTEES OF THE RIVERA FAMILY REVOCABLE LIVING TRUST DATED MARCH 08, 2023, AND ANY AMENDMENTS THERETO

currently residing at 3637 TRIDLE WAY, SAN YSIDRO, CALIFORNIA 92173

Borrower is the trustor under this Security Instrument.
(B) **"Lender"** is AMWEST FUNDING CORP.

Lender is a CALIFORNIA CORPORATION organized and existing under the laws of CALIFORNIA . Lender's address is 6 POINTE DRIVE, SUITE 300, BREA, CALIFORNIA 92821
The term "Lender" includes any successors and assigns of Lender.
(C) **"Trustee"** is WFG NATIONAL TITLE COMPANY OF CALIFORNIA

Recording Requested By:
WFG Title Company of
California, San Diego

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS: OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

Renovation Realty, Inc.
4830 Viewridge Avenue, Suite D
San Diego, CA 92123

Order No.: n/a
Escrow No: n/a
A.P.N. 397-090-53-00

DOC# 2025-0015947

Jan 21, 2025 02:32 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $107.00 (SB2 Atkins: $75.00)

PAGES: 6

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

DEED OF TRUST

This Deed of Trust, made this **20th day of January, 2025**, between Denis James MacDonnell, a single man, herein called Trustor, whose address is 13386 Scotsman Road, Lakeside, CA 92040; Renovation Realty, Inc., a California Corporation, herein called Trustee, and Renovation Realty, Inc., a California Corporation, herein called Beneficiary,

Witnesseth: That Trustor **IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE,** that property in San Diego County, California, described as:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THOSE PORTIONS OF LOTS 2 AND 3 IN BLOCK 2 OF LAKEVIEW SUBDIVISION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 737, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 23, 1892, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 2 WITH THE EASTERLY LINE OF LAKEVIEW ROAD AS SHOWN ON SAID MAP NO. 737 THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID LAKEVIEW ROAD TO AN INTERSECTION WITH A LINE THAT IS 180.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 2 THENCE NORTH 89°04'30" EAST PARALLEL WITH SAID NORTH LINE 851.00 FEET TO THE TRUE POINT OF BEGINNING THENCE RETRACING SOUTH 89°04'30" WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 851.00 FEET TO THE EASTERLY LINE OF SAID LAKEVIEW ROAD THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID LAKEVIEW ROAD TO AN INTERSECTION WITH A LINE THAT IS 200.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 2 THENCE NORTH 89°04'30" EAST PARALLEL WITH SAID NORTH LINE TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE WESTERLY 5.00 ACRES OF SAID LOT 3, BEING ALSO A POINT ON THE EASTERLY BOUNDARY OF LAND DESCRIBED IN DEED TO SANGSTER AND HAMANN INC, RECORDED JULY 15, 1966 AS FILE NO. 115232 OF OFFICIAL RECORDS THENCE NORTH 29°14'00" EAST ALONG SAID BOUNDARY TO THE NORTHERLY LINE OF SAID LOT 3 THENCE ALONG THE NORTHERLY LINES OF SAID LOTS 3 AND 2, NORTH 75°30'00" WEST TO AN ANGLE POINT IN THE NORTHERLY LINE OF SAID LOT 2 THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT AND RIGHT-OF-WAY FOR ROAD AND UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 40.00 FEET IN WIDTH, LYING WITHIN THOSE PORTIONS OF LOTS 2 AND 3 IN BLOCK 2 OF LAKEVIEW SUBDIVISION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 737, FILED IN THE

Recording Requested By:
WFG Title Company of
California, San Diego

DOC# 2025-0015948

Jan 21, 2025 02:32 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $107.00 (SB2 Atkins: $75.00)

PAGES: 6

WHEN RECORDED MAIL TO:
Desert Lake Advisors, Inc.
P.O. Box 9948
Rancho Santa Fe, CA 92067

COLLATERAL ASSIGNMENT OF DEED OF TRUST AND OTHER LOAN DOCUMENTS

THIS COLLATERAL ASSIGNMENT OF DEED OF TRUST (this "**Assignment**") is made as of January 20, 2025, by Renovation Realty, Inc., a California Corporation ("**Assignor**"), in favor of Desert Lake Advisors, Inc., a Nevada Corporation as to an undivided 100% interest ("**Assignee**"), and is made with reference to the following facts:

A. Assignor has made a loan (the "**Loan**") Denis James MacDonnell, a single man, evidenced by that certain Promissory Note (the "**Note**") dated as of November 25, 2024 in the original principal amount of **$165,990.00.** The Note is secured by that certain Deed of Trust (the "**Deed of Trust**") dated as of January 20, 2025 by Borrower, as trustor, for the benefit of Assignor, as beneficiary and recorded concurrently herewith on January 21, 2025 in the Official records of San Diego, Ca and creating a lien on certain real property (the "Property") described on Exhibit "A" hereto.

B. Assignor desires to assign to Assignee the Deed of Trust and all collateral for the Loan ("**Collateral**"), which includes, but is not limited to, the documents described in Exhibit "B" hereto.

NOW, THEREFORE, Assignor hereby agrees as follows:

1. Assignor hereby assigns, pledges, transfers and sets over and grants to Assignee all of its right, title and interest in and to the Deed of Trust, the other Collateral, and the Property.

2. Without limitation, Assignor is prohibited from transferring, assigning, selling, encumbering, hypothecating or amending the Note, the Deed of Trust and any other Collateral, and is prohibited from foreclosing on the Deed of Trust or any other collateral for the performance of the Loan, without Assignee's prior written consent in its sole and absolute discretion.

IN WITNESS WHEREOF, Assignor has executed this Assignment as of the day and year first above written.

This document is delivered to Recorder as an accommodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

13386 Scotsman Road, Lakeside, CA 92040

DOC# 2025-0015955

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

Jan 21, 2025 02:33 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 3

AND WHEN RECORDED MAIL TO:

GoodLeap, LLC
PO Box 981440
El Paso, TX 79998

Order No.: 24-216995

THIS SPACE FOR RECORDER'S USE

UCC FINANCING STATEMENT AMENDMENT

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☑ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0015956

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

Jan 21, 2025 02:33 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Jesse R. DeLille and Natalie M. DeLille
10741 Cariuto Court
San Diego, CA 92124

Order No.: 24-216995

THIS SPACE FOR RECORDER'S USE

GRANT DEED

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☑ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

SDCCU
ATTN: Loan Servicing
6545 Sequence Drive
San Diego, CA 92121
Loan No.: 3100057797

Order No.: 24-216995

DOC# 2025-0015957

Jan 21, 2025 02:33 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $64.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 13

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST AND ASSIGNMENT OF RENTS

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☑ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0015836

Jan 21, 2025 01:51 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $128.00 (SB2 Atkins: $75.00)

PAGES: 13

Recording Requested By:
WFG Title Company of
California, San Diego

Return To:
Shenita Murray/Symmetry Lending
6600 Peachtree Dunwoody Rd.
Building 400, Suite 290
Atlanta, Georgia 30328
Attn.: **SHIPPING DEPT./DOC. CONTROL**
Property Tax ID Number: 122-580-18-00
Property Number/Street: 1189 Parkview Dr

2A-221882
214404AM

[Space Above This Line For Recording Data]

HOME EQUITY LINE OF CREDIT DEED OF TRUST

(Securing Future Advances)

Borrower has established a line of credit ("Home Equity Line of Credit") with Lender as evidenced by Borrower's Home Equity Line of Credit Agreement And Truth in Lending Disclosure and the Home Equity Addendum (collectively the "Agreement") dated the same date as this Security Instrument, and all renewals, extensions, modifications, replacements and substitutions thereof (collectively, the "Agreement"). Lender has agreed to make advances to Borrower under the terms of the Agreement. Such advances shall be of a revolving nature and may be made, repaid and remade from time to time. Borrower and Lender contemplate a series of advances to be secured by this Security Instrument. The total outstanding principal balance owing at any one time under the Agreement (not including charges and collection costs which may be owing from time to time, and any advances made by Lender to protect its security) shall not exceed (U.S. **$127,700.00**) plus interest thereon (the "Credit Limit"). That sum is referred to in the Agreement as the Credit Limit. The entire indebtedness under the Agreement, if not paid earlier, is due and payable 30 years from the date of the Agreement or on such later date as may be permitted by Lender in writing, or at such earlier date in the event such indebtedness is accelerated in accordance with the terms of the Agreement and/or this Security Instrument.

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 10, 12, 17, 19 and 20. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated **January 8, 2025**, together with all Riders to this document.
(B) "Borrower" is **Aaron Smirnoff and Julia Sepulveda, husband and wife as joint tenants**, whose address is **1189 Parkview Dr, Oceanside, California 92057**. Borrower is the trustor under this Security Instrument.
(C) "Lender" is **GTE Federal Credit Union dba GTE Financial** . Lender is a Federal Credit Union organized and existing under the laws of **United States of America**. Lender's address is **711 East Henderson Ave , Tampa, Florida 33602**. Lender is the beneficiary under this Security Instrument.

RECORDING REQUESTED BY:
WFG National Title Co of California

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENTS TO:

Mr. Christofer James Bengo Tech
7405 Santa Elise Circle
Buena Park, CA 90620

DOC# 2025-0015817

Jan 21, 2025 01:43 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $737.50 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 2

Title Order No.: 24-204008 **Escrow No.:** 003760-RD
AP#: 160-400-07-00

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $720.50
[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 Oceanside **AND**

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

Amarilys Novak, Successor Trustee of The Gloria A. Rivera Revocable Living Trust dated November 15, 2021

hereby GRANTS to:

Christofer James Bengo Tech, a Single Man

the real property in the City of Oceanside, County of San Diego, State of California, described as:

LOT 7 OF DECORA HOMES, OCEANSIDE UNIT NO. 1 IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6882, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 24, 1971.

APN: 160-400-07-00

Also Known as: 176 Fireside Street, Oceanside, CA 92058

DATED: January 15, 2025

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DOC# 2025-0015818

Jan 21, 2025 01:43 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $74.00 (SB2 Atkins: $0.00)

PAGES: 21

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

UNITED WHOLESALE MORTGAGE LLC
700 SOUTH BLVD EAST
PONTIAC, MI 48341
ATTN: POST CLOSING MANAGER

Title No. 24-204008
Escrow No. 003760-RD

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0015651

Jan 21, 2025 12:36 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $713.10 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

RECORDING REQUESTED BY:
WFG National Title Company

AND WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

Fernando Villanueva Gallardo and Maria Norma Hernandez Franco
9110 Winter Gardens Blvd
Lakeside, CA 92040

THIS SPACE FOR RECORDER'S USE ONLY

Title Order No.: **24-154111** Escrow No.: **03-39113-TLY**

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS $683.10
CITY TRANSFER TAX $ 0.00

☒ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☒ unincorporated area: ☐ City of **Lakeside**

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

Debra G. Marshall and Robert D. Marshall, wife and husband as community property

hereby GRANT(S) to

Fernando Villanueva Gallardo, a Married Man as his Sole and Separate Property and Maria Norma Hernandez Franco, a Single Woman, as Joint Tenants

the real property in the County of San Diego, State of California, described as:
All that portion of Lot 120 of Riverview Farms, in the County of San Diego, State of California, according to Map thereof No. 1683, filed in the Office of the County Recorder of said Dan Diego County, February 25, 1916, as more fully described in the Exhibit A Legal Description attached hereto and made a part hereof.

Commonly known as: **9110 Winter Gardens Blvd, Lakeside, CA 92040**

Parcel No. **382-191-37-00**

Dated: December 30, 2024

Signature page attached hereto and made a part hereof

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE

RECORDING REQUESTED BY:
WFG National Title Company

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

FERNANDO VILLANUEVA GALLARDO AND MARIA NORMA HERNANDEZ FRANCO
9110 WINTER GARDENS BLVD
LAKESIDE, CA 92040

DOC# 2025-0015652

Jan 21, 2025 12:36 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

24-154111
03-39113-TLY

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

☒ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or

☐ Exempt from fee per GC27388.1; document transfers real property that is a residential dwelling to an owner-occupier, or,

☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Mail Tax Statements to: SAME AS ABOVE

RECORDING REQUESTED BY:
WFG National Title Company

AND WHEN RECORDED MAIL TO:
CARDINAL FINANCIAL COMPANY
ATTN DOCUMENT MANGEMENT
3530 TORINGDON WAYSTE 200
CHARLOTTE NC 28277

24-154111
03-39113-TLY

DOC# 2025-0015653

Jan 21, 2025 12:36 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $80.00 (SB2 Atkins: $0.00)

PAGES: 23

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Deed of Trust

☒ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or

☐ Exempt from fee per GC27388.1; document transfers real property that is a residential dwelling to an owner-occupier, or,

☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Mail Tax Statements to: SAME AS ABOVE

RECORDING REQUESTED BY:

WFG Title Company of California, San Diego

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENTS TO:

Elizabeth La Londe & Peter Jones

1370 Babel Lane

Concord, CA 94518

Order No.: 24-222331

$R0001318313$

Electronically Recorded
CONTRA COSTA Co Recorder Office
KRISTIN B. CONNELLY, Clerk-Recorder

DOC - 2025-0005793

Tuesday, Jan 21, 2025 11:39:00
Co $1210.00

Total Paid: $1,243.00 Receipt #: 202500005880

19 - eRecording Partners Network LLC 242 / FAPC / 1-4

Space above this line for recorder's use only

GRANT DEED

Title of Document

DTT: $1,210.00

The undersigned declares that the document to which this page is affixed and made a part of is exempt from the tax imposed by the Building Homes & Jobs Act (Gov.Code §27388.1)

Reason for exemption:

- [X] This document is a transfer that is subject to the imposition of documentary transfer tax.
- [ ] This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.
  Document reference:_____
- [ ] This document is a transfer of real property that is a residential dwelling to an owner-occupier.
- [ ] This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
  Document reference:_____

Signature

1/16/2025
Date

THIS PAGE IS ADDED TO PROVIDE DECLARATION OF BUILDING HOMES & JOBS ACT (SB2) TAX EXEMPTION

ADDITIONAL RECORDING FEE APPLIES

Recording Requested by:
WFG Title Company of California

When Recorded Mail to:
First American Mortgage Solutions
C/O CrossCountry Mortgage, LLC
1795 International Way
Idaho Falls, ID 83402

$R0001318314$
Electronically Recorded
CONTRA COSTA Co Recorder Office
KRISTIN B. CONNELLY, Clerk-Recorder
DOC - 2025-0005794
Tuesday, Jan 21, 2025 11:39:00

Total Paid: $68.00 Receipt #: 202500005880
19 - eRecording Partners Network LLC 242 / FAPC / 1-19

Order No.: 24-222331

DEED OF TRUST

DOCUMENT TITLE

The undersigned declares that the document to which this page is affixed and made a part of is exempt from the tax imposed by the Building Homes & Jobs Act (Gov.Code §27388.1)

Reason for exemption:

- [ ] Not related to real property – Gov. Code §27388.1(a)(1)
- [x] Recorded concurrently and in connection with a transfer subject to the imposition of Documentary Transfer Tax – Gov. Code §27388.1(a)(2)
- [ ] Recorded concurrently and in connection with a transfer of real property that is a residential dwelling to an owner-occupier – Gov. Code § 27388.1(a)(2)
- [ ] Maximum $225.00 tax per transaction reached – Gov. Code §27388.1(a)(1)

Signature

1/16/2025
Date

THIS PAGE IS ADDED TO PROVIDE DECLARATION OF BUILDING HOMES & JOBS ACT (SB2) TAX EXEMPTION

ADDITIONAL RECORDING FEE APPLIES

Recording Requested by:
WFG Title Co.of California
TAX AND STMT:
When Recorded Mail to:
KAREN D COX
3798 HOLWAY DRIVE
BYRON, CA 94514

$R0001317923$
Electronically Recorded
CONTRA COSTA Co Recorder Office
KRISTIN B. CONNELLY, Clerk-Recorder
DOC - 2025-0005516
Tuesday, Jan 21, 2025 07:56:00

Total Paid: $36.00 Receipt #: 202500005577
19 - eRecording Partners Network LLC 242 / FAPC / 1-5

THIS SPACE FOR RECORDERS USE ONLY

GRANT DEED

DOCUMENT TITLE

The undersigned declares that the document to which this page is affixed and made a part of is exempt from the tax imposed by the Building Homes & Jobs Act (Gov.Code §27388.1)

Reason for exemption:

- [ ] Not related to real property – Gov. Code §27388.1(a)(1)
- [ ] Recorded concurrently and in connection with a transfer subject to the imposition of Documentary Transfer Tax – Gov. Code §27388.1(a)(2)
- [x] Recorded concurrently and in connection with a transfer of real property that is a residential dwelling to an owner-occupier – Gov. Code § 27388.1(a)(2)
- [ ] Maximum $225.00 tax per transaction reached – Gov. Code §27388.1(a)(1)

Signature

1/17/2025
Date

THIS PAGE IS ADDED TO PROVIDE DECLARATION OF BUILDING HOMES & JOBS ACT (SB2) TAX EXEMPTION

ADDITIONAL RECORDING FEE APPLIES

Recording Requested By:
WFG Title Company of California
San Diego

~~Recording Requested By:~~
CALIFORNIA COAST CREDIT UNION

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX26-85

DOC# 2025-0014935

Jan 21, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $140.00 (SB2 Atkins: $75.00)

PAGES: 17

25-102434 [Space Above This Line For Recording Data]

DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 10, 12, 17, 19 and 20. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated January 14, 2025, together with all Riders to this document.
(B) "Borrower" is DEBRA Y. MCLAREN, an unmarried woman
BORROWER'S ADDRESS IS 561 KILEY ROAD, CHULA VISTA, CALIFORNIA 91910.

Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Trustee" is FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
1 FIRST AMERICAN WAY, SANTA ANA, CALIFORNIA 92707
(E) "Note" means the promissory note signed by Borrower and dated January 14, 2025
The Note states that Borrower owes Lender ONE HUNDRED THOUSAND AND 00/100 Dollars (U.S. $ 100,000.00)

Recording Requested by:
WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

When Recorded Mail to:
CLIFTON J LURKIS, ESQ
870 MARKET ST., STE. 414
SAN FRANCISCO, CA 94102

City and County of San Francisco
Joaquin Torres, Assessor-Recorder

Doc # **2025005871**		Fees	$20.00
1/17/2025	3:34:29 PM	Taxes	$0.00
AL	Electronic	Other	$0.00
Pages 3	Title 149	SB2 Fees	$0.00
Customer	9052	Paid	$20.00

Assessor Parcel Number (APN): Block 5577 Lot 004

Street Address: 9 JOY ST., SAN FRANCISCO, CA 94110

NOTICE OF WITHDRAWAL OF NOTICE OF PENDING ACTION

(Please fill in Document Title(s) above this line)

This document is exempt from the $75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- [ ] Document is a transfer of real property subject to the imposition of transfer tax
- [ ] Document is a transfer of real property that is a residential dwelling to an owner-occupier
- [x] Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:
  Recording date NA Document Number NA
- [ ] The $225 per transaction cap is reached
- [ ] Document is not related to real property

This page added to provide adequate space for recording information (additional recording fee applies)

Recording Requested by:
WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

When Recorded Mail to:
MAIL TAX STATEMENTS
Joshua Jia Qi Wang and Angie Qi Wang
9 Joy St., San Francisco, CA 94110

City and County of San Francisco
Joaquin Torres, Assessor-Recorder

Doc # **2025005872**		Fees	$33.00
1/17/2025	3:34:30 PM	Taxes	$11,400.00
AL	Electronic	Other	$0.00
Pages 4	Title 001	SB2 Fees	$0.00
Customer	9052	Paid	$11,433.00

Assessor Parcel Number (APN): Block 5577 Lot 004

Street Address: 9 Joy St., San Francisco, CA 94110

GRANT DEED

(Please fill in Document Title(s) above this line)

This document is exempt from the $75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- [x] Document is a transfer of real property subject to the imposition of transfer tax
- [ ] Document is a transfer of real property that is a residential dwelling to an owner-occupier
- [ ] Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:
  Recording date _____ Document Number _____
- [ ] The $225 per transaction cap is reached
- [ ] Document is not related to real property

This page added to provide adequate space for recording information
(additional recording fee applies)

Recording Requested by:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

When Recorded Mail to:
UNITED WHOLESALE MORTGAGE LLC
700 SOUTH BLVD. E
PONTIAC, MI 48341
ATTN POST CLOSING MANAGER

City and County of San Francisco
Joaquin Torres, Assessor-Recorder

Doc # **2025005873**		Fees	$83.00
1/17/2025	3:34:30 PM	Taxes	$0.00
AL	Electronic	Other	$0.00
Pages 24	Title 002	SB2 Fees	$0.00
Customer	9052	Paid	$83.00

Assessor Parcel Number (APN): Block 5577 Lot 004

Street Address: 9 JOY STREET, SAN FRANCISCO, CA 94110

DEED OF TRUST

(Please fill in Document Title(s) above this line)

This document is exempt from the $75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- [ ] Document is a transfer of real property subject to the imposition of transfer tax
- [ ] Document is a transfer of real property that is a residential dwelling to an owner-occupier
- [x] Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:
  Recording date NA Document Number NA
- [ ] The $225 per transaction cap is reached
- [ ] Document is not related to real property

This page added to provide adequate space for recording information (additional recording fee applies)

Recording Requested By:
WFG Title Company of California
San Diego

DOC# 2025-0014543

Jan 17, 2025 02:38 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $26.00 (SB2 Atkins: $0.00)

PAGES: 5

When recorded mail to
and mail tax statements to:

SD STAGING

2374 ROMNEY RD

SAN DIEGO, CA 92109

Recorder's Use Only

RELEASE OF MECHANICS' LIEN

(CA Civil Code §§ 8120-8130, 8400 et seq.)

Declaration of Exemption From Gov't Code § 27388.1 Fee

- [x] Transfer is exempt from fee per GC § 27388.1(a)(2):
  - [x] recorded concurrently "in connection with" transfer subject to Documentary Transfer Tax
  - [ ] recorded concurrently "in connection with" a transfer of residential dwelling to an owner-occupier
- [ ] Transfer is exempt from fee per GC 27388.1(a)(1):
  - [ ] Fee cap of $225.00 reached
  - [ ] Not related to real property

The claim of mechanics' lien asserted by SD STAGING
(name of claimant as printed on Contractor's License or Secretary of State records) against
CINDY QUINTANA
(owner(s)) affecting the real property in the city of SAN DIEGO, County of
SAN DIEGO, California, located at (address and/or sufficient description):
4849 CARRIAGE RUN DR, SAN DIEGO, CA 92130

is hereby waived and released, and that certain Mechanics' Lien recorded on 09/03/2024 (date) as Instrument No. 2024-0236210 and/or in Book/Reel N/A, Page/Image N/A, in the official records of SAN DIEGO County, California, is hereby fully satisfied, released, and discharged.

JANAURY 6, 2025
(Date)

SD Staging
JOSIE LEISZ, Owner
(Print Name of Claimant or Authorized Agent)

Josie Leisz
(Signature of Claimant or Authorized Agent)

* See attached Exhibit A

Recording Requested By:
WFG Title Company of
California, San Diego

Order No. 24-129292
Escrow No. 29310-VR
Parcel No. 307-750-15-00
mail Tax Stmts to:
AND WHEN RECORDED MAIL TO:

XIAOJUN XU
4849 CARRIAGE RUN DRIVE
SAN DIEGO, CA 92130

DOC# 2025-0014544

Jan 17, 2025 02:38 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $2,431.50 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS $2,414.50 and CITY $0.00

- ☒ computed on full value of property conveyed, or
- ☐ computed on full value less liens or encumbrances remaining at the time of sale.
- ☐ unincorporated area: ☒ San Diego, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Jing Quintana, a Married Woman as her sole and separate property

hereby GRANT(S) to Xiaojun Xu and Chen Zhang, Husband and Wife as Joint Tenants

the following described real property in the County of San Diego, State of California:
Legal Description Per Exhibit "A" Made A Part Hereof:
More commonly known as: 4849 Carriage Run Drive, San Diego, CA 92130

Date January 10, 2025

Jing Quintana

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 San Diego } S.S.

On 1/10/2025, before me, Shatia R Moore/Notary Public, personally appeared Jing Quintana, 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 Shatia R Moore (Seal)

SHATIA R MOORE
Notary Public - California
San Diego County
Commission # 2434241
My Comm. Expires Jan 14, 2027

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

Recording Requested By:
WFG Title Company of California
San Diego
~~Recording Requested By:~~
CALIFORNIA CREDIT UNION

And After Recording Return To:
CALIFORNIA CREDIT UNION
701 N. BRAND BLVD. 4TH FLOOR
GLENDALE, CALIFORNIA 91203

DOC# 2025-0014545

Jan 17, 2025 02:38 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $92.00 (SB2 Atkins: $0.00)

PAGES: 27

24-129292

[Space Above This Line For Recording Data]

* Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax

DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is XIAOJUN XU AND CHEN ZHANG, HUSBAND AND WIFE AS JOINT TENANTS

currently residing at 4849 CARRIAGE RUN DRIVE, SAN DIEGO, CALIFORNIA 92130

Borrower is the trustor under this Security Instrument.

(B) "Lender" is CALIFORNIA CREDIT UNION

Lender is a CALIFORNIA CORPORATION organized and existing under the laws of CALIFORNIA. Lender's address is 701 N. BRAND BLVD. 4TH FLOOR, GLENDALE, CALIFORNIA 91203

Lender is the beneficiary under this Security Instrument. The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is T.D Service Company

Recording Requested By:
WFG Title Company of
California, San Diego

WHEN RECORDED MAIL TO

FEDERAL HOME LOANS CORPORATION
3914 MURPHY CANYON ROAD SUITE A-250
SAN DIEGO, CA 92123

Order No. 25-102720
Loan No. 9443
APN: 3037-171-16-0000

Electronically
Recorded in Official Records
San Bernardino County

Assessor-Recorder-County Clerk

DOC# 2025-0012062

01/17/2025 Titles: 2 Pages: 5
02:39 PM
SAN

	Fees	$64.00
	Taxes	$0.00
I4311	CA SB2 Fee	$150.00
	Total	$214.00

SPACE ABOVE THIS LINE FOR RECORDERS USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS

(SHORT FORM)

This DEED OF TRUST made January 14, 2025, between **ECLIPSE HOMES LLC , a California Limited Liability Company** herein called TRUSTOR, whose address is 19855 RIM ROCK ROAD E, APPLE VALLEY, CA 92307, and **SBS TRUST DEED NETWORK,** a California Corporation, herein called TRUSTEE, and **SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF**, herein called BENEFICIARY.

WITNESSETH, That Trustor grants to Trustee In Trust, with Power of Sale, that property in the County of SAN BERNARDINO, State of California, described as follows:
PARCEL 4 OF PARCEL MAP 12806, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 160 PAGES 3 AND 4, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY .
Property Address; VACANT LAND, Sunnyslope, PHELAN, CA 92371

DUE-ON-SALE Beneficiary may, at its election, declare all the sums secured by this Trust Deed (including, but not limited to, all the principal an interest under the note) to be immediately due and payable upon the occurrence of any of the following events: (a) the sale or other transfer, or further encumbrance, of all or any part of the property secured hereby ("property"), or any interest in the property, voluntarily or involuntarily, by operation of law or otherwise: or (b) in the event trustor is a corporation, partnership, or other entity, then upon any sale, assignment, or transfer of any ownership interest (whether stock, partnership interest, or otherwise) in Trustor. If the ownership of all or any part of the property becomes vested in a person other than Trustors, beneficiary may, without notice to trustors, deal in a way with such successor or successors in interest with reference to this Trust Deed and other sums secured by this Trust Deed as fully and to the same extent as it might deal with the original parties to this Trust Deed and without in any way releasing or discharging the indebtedness or trustors' liability under any of the security instruments. No sale of all or any part of the property and no grant of forbearance to any person by beneficiary shall operate to release, discharge, modify, change or affect the original liability of trustors either in whole or part. This clause applies in the event that any part of the property is transferred without the consent and approval of the beneficiary (ies).

Together with the rents, issues and profits hereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing the sum of **$85,000.00** with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, and (2) the performance of each agreement of Trustor incorporated by reference or contained herein (3) Payment or additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adapts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964. In the book and

Recording Requested by:
WFG Title Co.of California
TAX AND STMT,
When Recorded Mail to:
KAREN D COX
3798 HOLWAY DRIVE
BYRON, CA 94514

$R0001317640$
Electronically Recorded
CONTRA COSTA Co Recorder Office
KRISTIN B. CONNELLY, Clerk-Recorder
DOC - 2025-0005365
Friday, Jan 17, 2025 13:25:00

Total Paid: $36.00 Receipt #: 202500005425
19 - eRecording Partners Network LLC 199 / CARRIEPC / 1-5

THIS SPACE FOR RECORDERS USE ONLY

GRANT DEED

DOCUMENT TITLE

The undersigned declares that the document to which this page is affixed and made a part of is exempt from the tax imposed by the Building Homes & Jobs Act (Gov.Code §27388.1)

Reason for exemption:

- [ ] Not related to real property – Gov. Code §27388.1(a)(1)
- [ ] Recorded concurrently and in connection with a transfer subject to the imposition of Documentary Transfer Tax – Gov. Code §27388.1(a)(2)
- [x] Recorded concurrently and in connection with a transfer of real property that is a residential dwelling to an owner-occupier – Gov. Code § 27388.1(a)(2)
- [ ] Maximum $225.00 tax per transaction reached – Gov. Code §27388.1(a)(1)

Signature

1/17/2025
Date

THIS PAGE IS ADDED TO PROVIDE DECLARATION OF BUILDING HOMES & JOBS ACT (SB2) TAX EXEMPTION

ADDITIONAL RECORDING FEE APPLIES

Recording Requested by:
WFG Title Co.of California

When Recorded Mail to:
FIRST AMERICAN MORTGAGE SOLUTIONS, M.S. 142-C
C/O CROSSCOUNTRY MTG.
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402

$R0001317641$
Electronically Recorded
CONTRA COSTA Co Recorder Office
KRISTIN B. CONNELLY, Clerk-Recorder
DOC - 2025-0005366
Friday, Jan 17, 2025 13:25:00

Total Paid: $68.00 Receipt #: 202500005425
19 - eRecording Partners Network LLC 199 / CARRIEPC / 1-19

THIS SPACE FOR RECORDERS USE ONLY

DEED OF TRUST

DOCUMENT TITLE

The undersigned declares that the document to which this page is affixed and made a part of is exempt from the tax imposed by the Building Homes & Jobs Act (Gov.Code §27388.1)

Reason for exemption:

- [ ] Not related to real property – Gov. Code §27388.1(a)(1)
- [ ] Recorded concurrently and in connection with a transfer subject to the imposition of Documentary Transfer Tax – Gov. Code §27388.1(a)(2)
- [x] Recorded concurrently and in connection with a transfer of real property that is a residential dwelling to an owner-occupier – Gov. Code § 27388.1(a)(2)
- [ ] Maximum $225.00 tax per transaction reached – Gov. Code §27388.1(a)(1)

Signature

1/17/2025
Date

THIS PAGE IS ADDED TO PROVIDE DECLARATION OF BUILDING HOMES & JOBS ACT (SB2) TAX EXEMPTION

ADDITIONAL RECORDING FEE APPLIES

This document was electronically submitted to Shasta County for recording

2025-0001054

Leslie Morgan
Shasta - Assessor/Recorder
01/17/2025 10:14 AM

Titles: 2 Pages: 3
Fees: $34.00
Taxes: $0.00
CA SB2 Fees:$0.00
Total: $34.00
eebas

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

T&J Holding Real Estate LLC
4269 Cass Street, 281
San Diego, CA 92109

Title No.: 24-167930
Escrow No.: 1582-JV

THIS SPACE FOR RECORDER'S USE ONLY

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

Exempt from Housing fee per GC sec 27388.1(a)(2); recorded concurrently "in connection with" a transfer subject to the imposition of DTT.

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

This document was electronically submitted to Shasta County for recording

2025-0001055

Leslie Morgan
Shasta - Assessor/Recorder
01/17/2025 10:14 AM

Titles: 1 Pages: 5
Fees: $26.00
Taxes: $242.00
CA SB2 Fees:$0.00
Total: $268.00
eebas

Recording Requested By
Cal Pacific Escrow, Inc.
and WFG Title Company of California

When Recorded Mail to
And Mail Tax Statements To
Dion Del Gatto
28345 Lawrence Welk Court
Escondido, CA 92026

Escrow Number: 1582-JV
Title Number: 24-167930

APN: 065-530-005-000
Property: 17171 Flanagan Road, Redding, CA 96003

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor(s) Declare(s):
Documentary Transfer Tax $242.00 City Tax is $0.00
_x_ Computed on the full value of the interest or property conveyed;
____ Computed on the full value less value of liens or encumbrances remaining at time of sale
____ Unincorporated Area _x_ City of Redding

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **T&J Holding Real Estate LLC, a California Limited Liability Company**

hereby **GRANT(S)** to **Dion Del Gatto, a married man, as his sole and separate property**

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

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

DATED: October 7, 2024

MAIL TAX STATEMENTS AS DIRECTED ABOVE

This document was electronically submitted to Shasta County for recording

2025-0001056

Leslie Morgan
Shasta - Assessor/Recorder
01/17/2025 10:14 AM

Titles: 1 Pages: 4
Fees: $23.00
Taxes: $0.00
CA SB2 Fees:$0.00
Total: $23.00
eebas

RECORDING REQUESTED BY:

WFG Title Company of California,
San Diego

WHEN RECORDED MAIL TO AND UNLESS OTHERWISE STATED BELOW, MAIL TAX STATEMENT TO:

Dion Del Gatto
28345 Lawrence Welk Court
Escondido, CA 92026

Title No. 24-167930
Escrow No. 1582-JV

SPACE ABOVE THIS LINE FOR RECORDER USE ONLY

INTERSPOUSAL TRANSFER DEED

DOCUMENT TITLE

☒ **Exempt from Housing fee per GC sec 27388.1(a)(2); recorded concurrently "in connection with" a transfer subject to the imposition of DTT.**

☐ **Exempt from Housing fee per GC sec 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 Housing fee per GC sec 27388.1(a)(1); fee cap of $225 reached.**

DOCUMENTARY TRANSFER TAX: $ 0.00

☒ **COMPUTED ON FULL VALUE OF PROPERTY CONVEYED**

OR

☐ **COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING THREON AT TIME OF SALE.**

SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX

MAIL TAX STATEMENTS TO: Dion Del Gatto, 17171 Flanagan Road, Redding, CA 96003

Separate page pursuant to Government Code § 27361.6

This document was electronically submitted to Shasta County for recording

2025-0001057

Leslie Morgan
Shasta - Assessor/Recorder
01/17/2025 10:14 AM

Titles: 2 Pages: 8
Fees: $49.00
Taxes: $0.00
CA SB2 Fees:$0.00
Total: $49.00
eebas

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

Axis Mortgage Services, Inc
1940 Garnet Ave #230
San Diego, CA 92109

Title No.: 24-167930
Escrow No.: 1582-JV

THIS SPACE FOR RECORDER'S USE ONLY

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

Exempt from Housing fee per GC sec 27388.1(a)(2); recorded concurrently "in connection with" a transfer subject to the imposition of DTT.

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

9/95
Rec.Form #R25

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

ATTN: OPERATIONS
Sunrun Inc.
717 17th St., Suite 200
Denver, CO 80202

Order No.: 24-178375
Escrow No.: FEEC-10478-NR

DOC# 2025-0013609

Jan 17, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $17.00 (SB2 Atkins: $0.00)

PAGES: 2

THIS SPACE FOR RECORDER'S USE

RELEASE OF NOTICE

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on JAN 16, 2025 (date*) as document number 2025-0013343 of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

ATTN: OPERATIONS
Sunrun Inc.
717 17th St., Suite 200
Denver, CO 80202

Order No.: 24-178375
Escrow No.: FEEC-10478-NR

DOC# 2025-0013610

Jan 17, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $17.00 (SB2 Atkins: $0.00)

PAGES: 2

THIS SPACE FOR RECORDER'S USE

RELEASE OF NOTICE

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on JAN 16, 2025 (date*) as document number 2025-0013343 of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

RIVERSIDE COUNTY - DCSS
2041 IOWA AVE
RIVERSIDE, CA 92507

TITLE NO. 24-220087

DOC# 2025-0013533

Jan 17, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 3

THIS SPACE FOR RECORDER'S USE ONLY

ACKNOWLEDGMENT OF SATISFACTION OF JUDGMENT

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

9/95
Rec.Form #R25

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

RIVERSIDE COUNTY - DCSS
2041 IOWA AVE
RIVERSIDE, CA 92507

TITLE NO. 24-220087

DOC# 2025-0013534

Jan 17, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 3

THIS SPACE FOR RECORDER'S USE ONLY

ACKNOWLEDGMENT OF SATISFACTION OF JUDGMENT

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

9/95
Rec.Form #R25

DOC# 2025-0013535

Jan 17, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $134.00 (SB2 Atkins: $75.00)

PAGES: 15

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT
UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX10-85

24-220087

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 9, 2025, together with all Riders to this document.
(B) "Borrower" is RAMONE RUSSELL, a single man and WINIFRED L. EASTWOOD, a single woman, as joint tenants
BORROWER'S ADDRESS IS 10858 CANYON HILL LANE, SAN DIEGO, CALIFORNIA 92126.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

Recording Requested By:
WFG Title Company of California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX73-85

DOC # 2025-0016954
01/17/2025 08:00 AM Fees: $140.00
Page 1 of 14
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: CRISTINA #7700

2A-221724

[Space Above This Line For Recording Data]

DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 10, 12, 17, 19 and 20. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated January 13, 2025, together with all Riders to this document.
(B) "Borrower" is TAWNY SPRATLING, a married woman, as her sole and separate property
BORROWER'S ADDRESS IS 32745 SAFFLOWER STREET, WINCHESTER, CALIFORNIA 92596.

Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Trustee" is FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
1 FIRST AMERICAN WAY, SANTA ANA, CALIFORNIA 92707
(E) "Note" means the promissory note signed by Borrower and dated January 13, 2025.
The Note states that Borrower owes Lender SIXTY THOUSAND AND 00/100 Dollars (U.S. $ 60,000.00)

RECORDING REQUESTED BY:

WFG Title Company
Order: 24-221734

AND WHEN RECORDED
MAIL TO:

Peter Collins
1001-789 Jervis Street
Vancouver, BC
Canada U6E2B1

DOC# 2025-0013451

Jan 16, 2025 04:32 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $29.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 6

THIS SPACE FOR RECORDER'S USE

Affidavit-Death of Trustee

(Please fill in document title(s) on this line)

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

_____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG Title Company
Order: 24-221734

AND WHEN RECORDED
MAIL TO:

Peter Collins
1001-789 Jervis Street
Vancouver, BC
Canada U6E2B1

DOC# 2025-0013452

Jan 16, 2025 04:32 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 3

THIS SPACE FOR RECORDER'S USE

Affidavit-Change of Trustee

(Please fill in document title(s) on this line)

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

_____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0013453

Jan 16, 2025 04:32 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $3,164.60 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

RECORDING REQUESTED BY:
WFG National Title Company of California

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:
Pants Family at Arista LLC, a California limited liability company
4285 Goldfinch Street
San Diego, CA 92103
Escrow No.: 24-221734
Order No.: 24-221734

APN: 443-061-15-00, 443-061-14-00
TRA: 08001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX is $3,141.60 CITY TAX $0.00

☒ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale,
☐ Unincorporated area ☒ City of SAN DIEGO, and

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

Comerica Bank & Trust NA, Successor Trustee of The Collins Family Trust, as to an undivided 2.00% interest and Peter Collins, Successor Trustee of the David Collins Qualified Personal Residence Trust dated July 13, 1999, as to an undivided 49.00% interest and Peter Collins, Successor Trustee of the June Collins Qualified Personal Residence Trust dated July 13, 1999, as to an undivided 49.00% interest,

hereby GRANT(S) to

Pants Family at Arista LLC, a California limited liability company,

the following described real property in an Unincorporated area of the City of San Diego, County of San Diego, State of California:

SEE ATTACHED EXHIBIT "A"

The property more commonly known as: 4430 Arista Street, San Diego, CA 92103

Recording Requested By:
WFG Title Company of
California, San Diego

AND WHEN RECORDED MAIL TO
George Flint

654 Hunter Street
Oceanside, CA 92058

Order No.: 24-204395
APN: 469-192-04-00

DOC# 2025-0013455

Jan 16, 2025 04:33 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $190.00 (SB2 Atkins: $150.00)
PCOR: N/A
PAGES: 5

RESCISSION OF SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

1. A deed of trust was executed by Amherst Dev1, LLC, a California limited liability company as Trustor, in favor of James and Jamie Duffy Family Trust and the Flint Family Trust as Beneficiary, which Deed of Trust was dated October 3, 2023 and recorded October 11, 2023 as Instrument No. 2023-0275727 in Official Records of San Diego County, State of California, describing the following real property situated in said County: See Exhibit "A" Attached hereto and made a part hereof

2. Through inadvertence and mistake the undersigned executed a Substitution of Trustee and Full Reconveyance (hereinafter the "Reconveyance") of said deed of trust, which was recorded on January 7, 2025 as Instrument No. 2025-0004221, Official Records of said County.

3. The undersigned hereby cancels and rescinds the Substitution of Trustee and Full Reconveyance to the same extent and effect as though the Substitution or Full Reconveyance had never been issued and recorded.

DOC# 2025-0013341

Jan 16, 2025 04:02 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 3

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

SUNRUN INC.
ATTN: OPERATIONS
717 17TH ST, SUITE 200
DENVER, CO 80202

Title No. 24-178375
Escrow No. FEEC-10478-NR

THIS SPACE FOR RECORDER'S USE

UCC FINANCING STATEMENT AMENDMENT

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

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6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

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8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0013342

Jan 16, 2025 04:02 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 3

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

SUNRUN INC.
ATTN: OPERATIONS
717 17TH ST, SUITE 200
DENVER, CO 80202

Title No. 24-178375
Escrow No. FEEC-10478-NR

THIS SPACE FOR RECORDER'S USE

UCC FINANCING STATEMENT AMENDMENT

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

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6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

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8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18 *The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By
WFG National Title Company

When Recorded Mail to
And Mail Tax Statements To
Julian A. Rodriguez and Regina Romero Lozano
1035 Worthington Street
San Diego, CA 92114

APN: 583-804-05-00
Escrow Number: FEEC-10478-NR
Title Number: 24-178375

DOC# 2025-0013343

Jan 16, 2025 04:02 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $842.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 2

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) Declare(s):
Documentary Transfer $825.00 City Tax is 0.00
x Computed on the full value of the interest of property
____ Computed on the full value less value of liens or encumbrances remaining at time of sale
____ Unincorporated x City of San Diego

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Javar D. Childress, an unmarried man**

hereby **GRANT(S)** to **Julian A. Rodriguez and Regina Romero Lozano, husband and wife, as joint tenants**

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

LOT 71, HOLLY HILLS VISTA NO. 4, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7071, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 5, 1971.

APN: 583-804-05-00

Commonly Known as: 1035 Worthington Street, San Diego, CA 92114

Signature Page Attached Hereto and Made a part Hereof

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DOC# 2025-0013344

Jan 16, 2025 04:02 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $80.00 (SB2 Atkins: $0.00)

PAGES: 23

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

UNITED WHOLESALE MORTGAGE LLC
700 SOUTH BLVD EAST
PONTIAC, MI 48341
ATTN: POST CLOSING MANAGER

Title No. 24-178375
Escrow No. FEEC-10478-NR

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of California
San Diego

DOC# 2025-0013093

Jan 16, 2025 02:28 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $125.00 (SB2 Atkins: $75.00)

PAGES: 13

WHEN RECORDED MAIL TO:

Fidelis Private Fund, L.P., a
California limited partnership
12481 High Bluff Drive, Suite 160,
San Diego, California 92130

22-394469

SPACE ABOVE FOR RECORDER'S USE ONLY

SUBORDINATION AGREEMENT
(Deed of Trust to Deed of Trust)

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

THIS SUBORDINATION AGREEMENT (**"Agreement"**) is entered into as of December 30, 2024 by and between Bearpaw, LLC, a California limited liability company having an address at 2810 Denver Street, San Diego, California 92117 (**"Owner"**) and Endeavor Bank (the **"Subordinate Lender"**) in favor of and Fidelis Private Fund, L.P., a California limited partnership with a principal place of business at 12481 High Bluff Drive, Suite 160, San Diego, California 92130 (the **"Lender"**).

RECITALS

A. Subject to the terms and provisions of that certain Deed of Trust dated June 16, 2023 executed by Owner in favor of Subordinate Lender and recorded in the official records of San Diego County on June 21, 2023 as Instrument No. 2023-0161568 (**"Subordinate Lender's Deed of Trust"**), Owner granted to Subordinate Lender a security interest in and to the property described in Exhibit A attached hereto and incorporated herein (which property, together will all improvements now or hereafter located on the property, is hereinafter collectively referred to as the "Property") to secure Owner's obligations to Subordinate Lender (the **"Subordinated Debt"**).

B. Owner has executed that certain First Amendment to Commercial Deed of Trust, Security Agreement, Fixture Filing, and Assignment of Leases and Rents dated December 30, 2024, executed by Owner in favor of Lender and (**"Lender's Deed of Trust"**) securing, among other things, a Second Amendment to Promissory Note dated December 30, 2024 (the **"Note"**), in the principal sum of One Million Fifty Thousand and 00/100 Dollars ($1,050,000.00) in favor of Lender (the **"Loan"**). Lender's First Amendment to Commercial Deed of Trust, Security Agreement, Fixture Filing, and Assignment of Leases is being recorded in the official records of San Diego County concurrently herewith.

C. As a condition to Lender making the Loan (the **"Senior Debt"**), Lender requires that Lender's

DOC# 2025-0013094

Jan 16, 2025 02:28 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $236.00 (SB2 Atkins: $150.00)
PCOR: N/A
PAGES: 11

Recording Requested By:
WFG Title Company of California
San Diego

AND
WHEN RECORDED MAIL TO:

Fidelis Private Fund, L.P.
12481 High Bluff Drive, Suite 160
San Diego, California 92130

22-394469

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

FIRST AMENDMENT TO COMMERCIAL DEED OF TRUST, SECURITY AGREEMENT, FIXTURE FILING, AND ASSIGNMENT OF LEASES AND RENTS

THIS FIRST AMENDMENT TO COMMERCIAL DEED OF TRUST, SECURITY AGREEMENT, FIXTURE FILING, AND ASSIGNMENT OF LEASES AND RENTS (**"Amendment"**), dated as of December 30, 2024, is executed by and between Fidelis Private Fund, L.P., a California limited partnership with a principal place of business at 12481 High Bluff Drive, Suite 160, San Diego, California 92130 (the **"Lender"**), and Bearpaw, LLC, a California limited liability company having an address at 2810 Denver Street, San Diego, California 92117 (**"Borrower"**).

→ Exempt from fee per GC 27388.1(a)(1); fee cap of $225.00 reached.

RECITALS

A. Borrower is the owner of: (i) that certain real property, together with all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, and water rights appurtenant thereto, (collectively, the **"Real Property"**) located in the County of San Diego, California, known as 3064 Imperial Avenue, San Diego, California 92102 (APN: 545-292-22-00), and which is more particularly described in Exhibit A attached hereto and incorporated herein by this reference, and (ii) all the improvements erected on the Real Property, together with any and all fixtures, furniture, furnishings, equipment, machinery, and other personal property located on the Real Property (collectively, the **"Improvements"**). The Real Property and the Improvements are collectively referred to as the **"Property."**

B. On or about July 6, 2022, Lender made a loan in the principal amount of Seven Hundred Seventy-Five Thousand and 00/100 dollars ($775,000.00) to Borrower (the **"Loan"**). The Loan was evidenced by that certain Promissory Note dated July 6, 2022, executed by Borrower in favor of Lender as modified by that certain First Amendment to Promissory Note dated as of January 26, 2024 (collectively, the **"Note"**) with a Maturity Date (as defined in the Note) of February 1, 2025. The Loan and Note are secured, among other things, by that certain Commercial Deed of Trust, Security Agreement, Fixture Filing, and Assignment of Leases and Rents of even date recorded on July 11, 2022 as Instrument Number 2022-0283847 in the Official Records of San Diego County (collectively, the **"Deed of Trust"**).

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Jamal Pasha III
9239 Irongate Ln
San Diego, CA 92126

Order No. 24-220034

DOC# 2025-0013096

Jan 16, 2025 02:31 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

THIS SPACE FOR RECORDER'S USE

GRANT DEED

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☑ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0013097

Jan 16, 2025 02:31 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $26.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 5

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO AND WHEN RECORDED MAIL TO:

Jamal Pasha III
9239 Irongate Ln
San Diego, CA 92126

Order No. 24-220034

THIS SPACE FOR RECORDER'S USE

INTERSPOUSAL TRANSFER GRANT DEED

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

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8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

NAVIGATOR LENDING SOLUTIONS
1875 N BELCHER RD SUITE 103
CLEARWATER, FLORIDA 33765
LOAN NO.: 39035261

Order No. 24-220034

DOC# 2025-0013098

Jan 16, 2025 02:31 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $59.00 (SB2 Atkins: $0.00)

PAGES: 16

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

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6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

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8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC # 2025-0015896
01/16/2025 01:55 PM Fees: $98.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

[redacted]

Recording Requested By:
WFG Title Company of California, San Diego

UCC FINANCING STATEMENT AMENDMENT

FOLLOW INSTRUCTIONS

This document was electronically submitted to the County of Riverside for recording
Receipted by: AMINAH #6123

A. NAME & PHONE OF CONTACT AT FILER (optional)
888-765-2489, option #2

B. E-MAIL CONTACT AT FILER (optional)

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

TESLA, INC.
ATTN: RECORDINGS
12832 S Frontrunner Blvd, Suite 100
Draper, UT 84020
24-217497

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a. INITIAL FINANCING STATEMENT FILE NUMBER
2024-0332922 CA: RIVERSIDE Dated: 11/04/2024

1b. ☑ This FINANCING STATEMENT AMENDMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS
Filer: attach Amendment Addendum (Form UCC3Ad) and provide Debtor's name in item 13

2. ☑ TERMINATION: Effectiveness of the Financing Statement identified above is terminated with respect to the security interest(s) of Secured Party authorizing this Termination Statement

3. ☐ ASSIGNMENT (full or partial): Provide name of Assignee in item 7a or 7b, and address of Assignee in item 7c and name of Assignor in item 9
For partial assignment, complete items 7 and 9 and also indicate affected collateral in item 8

4. ☐ CONTINUATION: Effectiveness of the Financing Statement identified above with respect to the security interest(s) of Secured Party authorizing this Continuation Statement is continued for the additional period provided by applicable law

5. ☐ PARTY INFORMATION CHANGE:
Check one of these two boxes: AND Check one of these three boxes to:
This Change affects ☐ Debtor or ☐ Secured Party of record
☐ CHANGE name and/or address: Complete item 6a or 6b; and item 7a or 7b and item 7c
☐ ADD name: Complete item 7a or 7b, and item 7c
☐ DELETE name: Give record name to be deleted in item 6a or 6b

6. CURRENT RECORD INFORMATION: Complete for Party Information Change - provide only one name (6a or 6b)

6a. ORGANIZATION'S NAME

OR

6b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
Gallimore	Jeffery		

7. CHANGED OR ADDED INFORMATION: Complete for Assignment or Party Information Change - provide only one name (7a or 7b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name)

7a. ORGANIZATION'S NAME

OR

7b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX

7c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
24303 Copperhead Circle	Murrieta	CA	92562	US

8. ☐ COLLATERAL CHANGE: Also check one of these four boxes: ☐ ADD collateral ☐ DELETE collateral ☐ RESTATE covered collateral ☐ ASSIGN collateral
Indicate collateral:

9. NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AMENDMENT: Provide only one name (9a or 9b) (name of Assignor, if this is an Assignment)
If this is an Amendment authorized by a DEBTOR, check here ☐ and provide name of authorizing Debtor

9a. ORGANIZATION'S NAME
TESLA, INC.

OR

9b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

10. OPTIONAL FILER REFERENCE DATA:
JB-92522651-00 38850810 Gallimore, Jeffery

Recording Requested By:
WFG Title Company of
California, San Diego and When
Recorded Return To:
LOANDEPOT.COM, LLC
ATTN: DOC CONTROL
6531 IRVINE CENTER DRIVE,
SUITE 100
IRVINE, CA 92618
866-970-7520

Prepared By:
KIM MARTIN
LOANDEPOT.COM, LLC
6561 IRVINE CENTER DRIVE
IRVINE, CA 92618
(858) 736-0782

DOC # 2025-0015897
01/16/2025 01:55 PM Fees: $158.00
Page 1 of 20
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Receipted by: AMINAH #6123

24-217497

[Space Above This Line For Recording Data]

DEED OF TRUST

GALLIMORE
Loan #: 400992313
MIN: 100853704009923130
MERS Phone: 1-888-679-6377
PIN: 906-323-004
Case #: 77-77-6-5545214

NOTICE: THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF THE DEPARTMENT OF VETERANS AFFAIRS OR ITS AUTHORIZED AGENT.

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is JEFFERY GALLIMORE AND BRIDGET MCGINLEY, HUSBAND AND WIFE AS JOINT TENANTS, currently residing at 24303 COPPERHEAD CIR, MURRIETA, CA 92562. Borrower is the trustor under this Security Instrument.

(B) "Lender" is LOANDEPOT.COM, LLC. Lender is a LIMITED LIABILITY COMPANY organized and existing under the laws of DE. Lender's address is 6561 IRVINE CENTER DRIVE, IRVINE, CA 92618. The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is WFG TITLE CO. Trustee's address is 9665 GRANITE RIDGE DRIVE, SUITE 210, SAN DIEGO, CA 92123. The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Recording Requested By:
WFG Title Company of
California, San Diego

AND WHEN RECORDED MAIL TO:
Petroleum LLC

30116 Royal Hunt Street
Menifee, CA 92584
APN: 360-310-006

Order No. 24-218363

Escrow No.: 9442

DOC # 2025-0015693
01/16/2025 11:45 AM Fees: $205.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: AMINAH #6123

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WHEREAS **Petroleum LLC, a California Limited Liability Company** was the original Trustor, **Stewart Title of California, Inc.,** was the original Trustee, and **Donald W. * Family LTD Partnership.** was the original beneficiary under that certain Deed of Trust dated December 29th , 2022, and recorded on December 30, 2022, as Doc. No. 2022-0517641 of Official Records of Riverside County, California, describing land as follows:
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE JULY 6, 1869.
Commonly Known As: Vacant land, Menifee CA 92584

WHEREAS the undersigned Beneficiary desires to substitute a new Trustee under said deed of trust.

NOW THEREFORE, the undersigned hereby substitute themselves as Trustee and Beneficiary under said Deed of Trust and do hereby RECONVEY, without warranty, to the person or persons legally entitled thereto, the estate now held by it thereunder.

(Substituted Trustee and Beneficiary)
Donald W. Petersen Family LTD Partnership
By: D.W. Petersen Enterprises, Inc

* Petersen

BY: Donald W Petersen PRES.
Donald W. Petersen, President

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 ARIZONA)
) SS.
COUNTY OF Mohave)

On 12/28/2024 before me, Wesley Kenneth HICE, Notary Public, personally appeared DONALD W. PETERSEN,
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 Wesley Kenneth Hice

NOTARY STAMP:

WESLEY KENNETH HICE
Notary Public - Arizona
Mohave County
Commission # 619550
My Comm. Expires Jan 8, 2026

This page is part of your document - DO NOT DISCARD

20250032687

Pages:
0005

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/16/25 AT 08:00AM

FEES:	31.00
TAXES:	0.00
OTHER:	0.00
PAID:	31.00

LEADSHEET

202501160260005

00025163404

015096465

SEQ:
01

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E497026

24-213862

FOR REFERENCE ONLY: 20250032687

RECORDING REQUESTED BY
WFG Title Company of California

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Denise Carol Barker

STREET ADDRESS
3615 Country Club Drive

CITY, STATE & ZIP CODE
Long Beach, CA 90807

Order No. 24-213862

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT DEED

Pursuant to Assembly Bill 1466 – Restrictive Covenant (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2) for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded per each single transaction per parcel of real property, except those expressly exempted from payment of recording fees, as authorized by each county's board of supervisors and in accordance with applicable constitutional requirements.

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).

- [ ] **Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer subject to the imposition of documentary transfer tax (DTT).**
- [x] **Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded 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)

This page is part of your document - DO NOT DISCARD

20250032688

Pages:
0014

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/16/25 AT 08:00AM

FEES:	83.00
TAXES:	0.00
OTHER:	0.00
PAID:	83.00

LEADSHEET

202501160260005

00025163405

015096465

SEQ:
02

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E497026

24-213862

RECORDING REQUESTED BY
WFG Title Company of California

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME SPRING EQ, LLC

STREET ADDRESS
1 WEST ELM ST, SUITE 450

CITY, STATE & ZIP CODE
CONSHOHOCKEN, PA 19428

Order No. 24-213862

SPACE ABOVE FOR RECORDER'S USE ONLY

DEED OF TRUST AND ASSIGNMENT OF RENTS

Pursuant to Assembly Bill 1466 – Restrictive Covenant (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2) for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded per each single transaction per parcel of real property, except those expressly exempted from payment of recording fees, as authorized by each county's board of supervisors and in accordance with applicable constitutional requirements.

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- [ ] **Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer subject to the imposition of documentary transfer tax (DTT).**
- [x] **Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded 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)

DOC# 2025-0011769

Jan 16, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $140.00 (SB2 Atkins: $75.00)

PAGES: 17

Recording Requested By:
WFG Title Company of California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXX30-87

25-101237

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 7, 2025, together with all Riders to this document.
(B) "Borrower" is TORRIE S. CABABA, a single woman
BORROWER'S ADDRESS IS 9995 SCRIPPS WESTVIEW WAY #45, SAN DIEGO, CALIFORNIA 92131.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

DOC# 2025-0011768

Jan 16, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $232.00 (SB2 Atkins: $150.00)
PCOR: N/A
PAGES: 17

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT
UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX24-86

24-220840

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 10, 2025, together with all Riders to this document.
(B) "Borrower" is STEVEN A. APARIS, an unmarried man
BORROWER'S ADDRESS IS 7823 RANCHO FANITA DRIVE #A, SANTEE, CALIFORNIA 92071.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Robert Farmer and Susanne Farmer
3219 Freeman St
San Diego, CA 92106

DOC# 2025-0011766

Jan 16, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

THIS SPACE FOR RECORDER'S USE

GRANT DEED

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☑ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

This document is delivered to Recorder as an accommodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0011767

Jan 16, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Salvador Cerda and Frida Cerda
367 Callesita Mariola
Chula Vista, CA 91914

THIS SPACE FOR RECORDER'S USE

GRANT DEED

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number_____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☑ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

This document is delivered to Recorder as an accommodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0011645

Jan 15, 2025 03:58 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $1,120.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

RECORDING REQUESTED BY:
WFG National Title Company of California

When Recorded Mail Document and Tax Statement To:
Casa Blanca Homes LLC, a California Limited Liability Company
3754 Barbie Court
Spring Valley, CA 91977

Escrow No.: 214330RN
Title No.: 24-193729
APN: 675-120-03-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

☐ This transfer is exempt from the documentary transfer tax.
☑ **The documentary transfer tax is $1,100.00** and is computed on:
  ☑ the full value of the interest or property conveyed.
  ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
☑ The property is located in the City of San Diego

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

Debra Bourne-Klass, Administrator of the Estate of Robert F. Bourne, deceased, pursuant to CA Probate Case No. 24PE002143C

hereby GRANT(S) to

Casa Blanca Homes LLC, a California Limited Liability Company

the following described real property:

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

Commonly known as: 6345 Jackson Drive, San Diego CA 92119

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

Kiavi Funding, Inc.
Attn: Post Closing Department
2 Allegheny Center, Nova Tower 2, Suite 200
Pittsburgh, PA 15212

Title No. 24-193729
Escrow No. 214330RN

DOC# 2025-0011646

Jan 15, 2025 03:58 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $207.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 56

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST, ASSIGNMENT OF RENTS AND FIXTURE FILING

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18 *The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of California, San Diego and When Recorded Return To:
MOVEMENT MORTGAGE, LLC
8024 CALVIN HALL RD
INDIAN LAND, SC 29707
888-589-4416

Prepared By:
TYLER TROWBRIDGE
MOVEMENT MORTGAGE, LLC
8024 CALVIN HALL ROAD
INDIAN LAND, SC 29707
888-589-4416

DOC# 2025-0011479

Jan 15, 2025 03:20 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $149.00 (SB2 Atkins: $75.00)

PAGES: 20

24-219221

[Space Above This Line For Recording Data]

DEED OF TRUST

WOOTEN
Loan #: 4313450
Serv. #: 3010360656
MIN: 100670800043134501
MERS Phone: 1-888-679-6377
PIN: 456-544-26-00

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is WILMA J. WOOTEN, A SINGLE WOMAN, currently residing at 3658 MISSION MESA WAY, SAN DIEGO, CA 92120 US. Borrower is the trustor under this Security Instrument.

(B) "Lender" is MOVEMENT MORTGAGE, LLC. Lender is a LLC organized and existing under the laws of DELAWARE. Lender's address is 8024 CALVIN HALL ROAD INDIAN LAND, SC 29707. The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is WFG NATIONAL TITLE COMPANY OF CALIFORNIA. Trustee's address is 9665 GRANITE RIDGE DRIVE SUITE 210, SAN DIEGO, CA 92123. The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated JANUARY 9, 2025, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender FIVE HUNDRED TWENTY-EIGHT THOUSAND AND 00/100 Dollars (U.S. $528,000.00) plus interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than FEBRUARY 1, 2055.

DOC# 2025-0011434

Jan 15, 2025 03:12 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $143.00 (SB2 Atkins: $75.00)

PAGES: 18

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
NAVIGATOR LENDING
SOLUTIONS
1875 N BELCHER RD STE 103
CLEARWATER, FLORIDA 33765
Loan Number: 39035260

2A-219834

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DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 9, 2025, together with all Riders to this document.
(B) "Borrower" is JUDY PARAISO-BARRON, TRUSTEE OF THE JUDY PARAISO-BARRON 2019 TRUST DATED APRIL 29 2019
BORROWER'S ADDRESS IS 8346 STANSBURY ST, SPRING VALLEY, CALIFORNIA 91977-3734.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is WHEELHOUSE CREDIT UNION

Lender is a CALIFORNIA CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is 9212 BALBOA AVENUE, SAN DIEGO, CALIFORNIA 92123

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

RECORDING REQUESTED BY:

WFG Title Company of California, San Diego

AND WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

Matthew David McKay
30849 Cottontail Lane
Murrieta, CA 92563

Order No. 24-218624

DOC # 2025-0014450
01/15/2025 02:37 PM Fees: $26.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: CRISTINA #7700

Space above this line for recorder's use only

GRANT DEED

Title of Document

TRA: 082-181

DTT: $0.00

This Deed is being recording to add the Legal Description that was omitted from said Deed recorded 5/23/2024 as Instrument no. 2024-0149600

Pursuant to Assembly Bill 1466 – Real Property: Discriminatory Restrictions (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2.00) may be charged for recording the first page 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.

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).

☐ This document is a transfer that is subject to the imposition of documentary transfer tax.

☐ This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.
Document reference:_____

☒ This document is a transfer of real property that is a residential dwelling to an owner-occupier.

☐ This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
Document reference:_____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY:

WFG Title Company of California, San Diego

AND WHEN RECORDED MAIL TO

LOANDEPOT.COM, LLC

6531 IRVINE CENTER DR., #100

IRVINE, CA 92618

Order No. 24-218624

DOC # 2025-0014451
01/15/2025 02:37 PM Fees: $92.00
Page 1 of 27
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: CRISTINA #7700

Space above this line for recorder's use only

DEED OF TRUST

Title of Document

TRA: 082-181

DTT: $0.00

Pursuant to Assembly Bill 1466 – Real Property: Discriminatory Restrictions (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2.00) may be charged for recording the first page 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.

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).

☐ This document is a transfer that is subject to the imposition of documentary transfer tax.

☐ This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.
Document reference:_____

☐ This document is a transfer of real property that is a residential dwelling to an owner-occupier.

☒ This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
Document reference: RECORDING HEREWITH

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

DOC# 2025-0011294

Jan 15, 2025 02:13 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $164.00 (SB2 Atkins: $75.00)

PAGES: 25

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
AMWEST FUNDING CORP.
6 POINTE DRIVE, SUITE 300
BREA, CALIFORNIA 92821
Loan Number: 2000107996

24-2069580 [Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 100097092000375567 **MERS Phone: 888-679-6377**

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is TODD G. HOLLEY, TRUSTEE OF THE TODD G. HOLLEY SEPARATE PROPERTY TRUST DATED JUNE 26, 2017

currently residing at 6373 PASEO ASPADA, CARLSBAD, CALIFORNIA 92009

Borrower is the trustor under this Security Instrument.
(B) "Lender" is AMWEST FUNDING CORP.

Lender is a CALIFORNIA CORPORATION organized and existing under the laws of CALIFORNIA . Lender's address is 6 POINTE DRIVE, SUITE 300, BREA, CALIFORNIA 92821
The term "Lender" includes any successors and assigns of Lender.
(C) "Trustee" is WFG NATIONAL TITLE COMPANY OF CALIFORNIA

DOC# 2025-0011223

Jan 15, 2025 01:32 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $152.00 (SB2 Atkins: $75.00)

PAGES: 21

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT
UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX97-85

25-102850

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DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 14, 2025, together with all Riders to this document.
(B) "Borrower" is DEAN M. JONES, a single man
BORROWER'S ADDRESS IS 1040 F STREET, SAN DIEGO, CALIFORNIA 92101.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

Recording Requested By:
WFG Title Company of California, San Diego and When
Recorded Return To:
DEUTSCHE BANK NATIONAL TRUST COMPANY
ATTN: TEAM PENNYMAC/RETAIL
1761 E. SAINT ANDREWS PLACE
SANTA ANA, CA 92705

DOC# 2025-0011171

Jan 15, 2025 01:06 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $137.00 (SB2 Atkins: $75.00)

PAGES: 16

Prepared By:
ANNE HARDISTY
PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, SUITE 200
WESTLAKE VILLAGE, CA 91361
(800) 777-4001

24-217764
LE-241137-CS

[Space Above This Line For Recording Data]

DEED OF TRUST

WYATT
Loan #: 6191110590
MIN: 100715970021952948
MERS Phone: 1-888-679-6377
PIN: 450-095-03-00

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is RAEF WYATT AND SUNNI WYATT, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, currently residing at 3531 CURTIS ST, SAN DIEGO, CA 92106 US. Borrower is the trustor under this Security Instrument.

(B) "Lender" is PENNYMAC LOAN SERVICES, LLC. Lender is a DELAWARE LIMITED LIABILITY COMPANY organized and existing under the laws of DELAWARE. Lender's address is 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361. The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is TICOR TITLE. Trustee's address is 4210 RIVERWALK PARKWAY STE 200, RIVERSIDE, CA 92505. The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated JANUARY 10, 2025, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender ONE MILLION FIVE HUNDRED THIRTY THOUSAND AND 00/100 Dollars (U.S. $1,530,000.00) plus interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than FEBRUARY 1, 2055.

2025-0001295

Recording Requested By:
WFG Title Company of
California, San Diego

Recorded	REC FEE	53.00
Official Records		
County of	SB2 HOUSING	75.00
Marin	DA FRAUD FEE	10.00
SHELLY SCOTT		
Assessor-Recorder		
County Clerk		
	EB	
11:19AM 15-Jan-2025	Page 1 of 14	

CalCon Mutual Mortgage LLC dba OneTrust Home Loans
AND WHEN RECORDED MAIL TO

CalCon Mutual Mortgage LLC dba OneTrust Home Loans
c/o OneTrust International LLC
Attn: Servicing Department
273 Ave Ponce De Leon Ste 1500
San Juan, PR 00917

23-106819

[Space Above This Line For Recording Data]

AGREEMENT FOR MODIFICATION, RE-AMORTIZATION, OR EXTENSION OF A MORTGAGE

Loan Number: 4502302111	**MIN:100798500001360943**
Loan Program: OTHL Portfolio - QM AUS Jumbo Single-Close Constr To Perm 30 yr Fixed	

This Agreement for Modification, Reamortization, or Extension of a Mortgage ("Agreement"), made this 4th day of October, 2024, between JACQUELINE M.HILGER-ROLFE AND MARK ROLFE, TRUSTEES OF THE ROLFE-HILGER TRUST, DATED AUGUST 31, 2012 ("Borrower"), Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for CalCon Mutual Mortgage LLC dba OneTrust Home Loans ("Lender"), and WFG national Title Company as trustee, and amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed ("Security Instrument") dated June 12th, 2023 and recorded in Instrument # 20230015003 at Page(s) 1-36 of Marin County, CA by Shelly Scott, Clerk of Court & Recorder, (2) the Note, bearing the same date as, and secured by, the Security Instrument, (3) the Residential Construction Loan Agreement ("Construction Loan Agreement") bearing the same date, and (4) prior extensions or modifications of the Note, Construction Loan Agreement and Security Instrument, if any. The Note, Construction Loan Agreement, and Security Instrument, together with any prior extensions or modifications thereof, are referred to in this Agreement as the "Mortgage," and the Mortgage covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at 545 Oceana Drive Dillon Beach, CA 94929 the real property described being set forth as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARIN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 194, MAP OF OCEANA MARIN UNIT FIVE, IN THE UNINCORPORATED AREA, COUNTY OF MARIN, STATE OF CALIFORNIA, FILED MARCH 3, 1972, IN MAP BOOK 15 AT PAGE 11, IN THE OFFICE OF THE COUNTY RECORDER OF SAID MARIN COUNTY RECORDS.

A.P.N.: 100-323-03

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Mortgage):

DOC# 2025-0010842

Jan 15, 2025 10:30 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $29.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 6

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

Kierre Coghill, Esq.
17330 Bear Valley Road, Suite 102
Victorville, CA 92395

Title No.: 23-158853
Escrow No.: 10799-KIT

THIS SPACE FOR RECORDER'S USE

PROPOSED ORDER CONFIRMING ASSET OF REVOCABLE TRUST

(HEGGSTAD PETITION)

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

The San Diego River Park Foundation
4891 Pacific Highway, Suite 114
San Diego, CA 92110

APN: 290-041-16-00
TITLE ORDER NO.: 23-158853
ESCROW NO.: 10799-KIT

DOC# 2025-0010843

Jan 15, 2025 10:30 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $41.50 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 5

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) declare(s):

DOCUMENTARY TRANSFER TAX IS: $ 5.50 County
XX computed on the full value of the interest of property conveyed, or
___computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
XX Unincorporated Area of Julian ___ City of Julian
___OR transfer is EXEMPT from tax for the following reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, John Dennis Emmanuel and Douglas Grant Emmanuel, as Successor Co-Trustee(s) of the Dennis Pete Emmanuel Living Trust Dated April 24, 2019

HEREBY GRANT(S) to The San Diego River Park Foundation, a California Nonprofit Public Benefit Corporation

All that real property situated in the Unincorporated area of Julian, County of San Diego, State of California, described as:

THE SOUTH 30 FEET OF THE NORTH 1320 FEET OF THE WEST 165 FEET OF THE EAST 330 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 3 EAST; SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly Known As: Vacant Land APN: 290-041-16-00 Eagle Peak Road, Julian, CA 92036

November 14, 2024

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Recording Requested By:
WFG Title Company of
California, San Diego

&

Recording Requested By:
UNITED WHOLESALE MORTGAGE,
LLC 700 SOUTH BLVD EAST
PONTIAC, MI 48341 ATTN: POST
And After Recording Return To:
UNITED WHOLESALE MORTGAGE, LLC
700 SOUTH BLVD EAST
PONTIAC, MI 48341
ATTN: POST CLOSING MANAGER
Loan Number: 1224909494

PLACER, County Recorder
RYAN RONCO
DOC- 2025-0002208-00
AGENT - ERECORDING PARTNERS NETWORK LLC
WEDNESDAY, JAN 15, 2025 10:33 AM

MIC	$3.00	AUT	$15.00	SBS	$14.00
ERD	$1.00	SB2	$75.00	REC	$23.00
ADD	$0.00				

Ttl Pd $131.00 Rcpt # 03373512
CLKDH8K8V3/JM/1-15

2A-221867

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

MIN: 100032412249094944 **MERS Phone: 888-679-6377**

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 8, 2025, together with all Riders to this document.
(B) "Borrower" is JEREMY RUPRECHT and RHONDA JOHNSON-RUPRECHT, Husband and Wife, As Joint Tenants
BORROWER'S ADDRESS IS 2017 TRAILEE CT, ROSEVILLE, CALIFORNIA 95747.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is United Wholesale Mortgage, LLC

Lender is a LIMITED LIABILITY COMPANY organized
and existing under the laws of MICHIGAN
Lender's address is 585 South Boulevard E, Pontiac, Michigan 48341

(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Salvador Cerda and Frida Cerda
367 Callesita Mariola
Chula Vista, CA 91914

ORDER NO.: 24-219506

DOC# 2025-0010201

Jan 15, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

THIS SPACE FOR RECORDER'S USE

GRANT DEED

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☑ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18 *The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

CALIFORNIA COAST CREDIT UNION
PO BOX 502080
SAN DIEGO, CA 92150-2080
LOAN NUMBER: XXXXX84-85

ORDER NO.: 24-219506

DOC# 2025-0010202

Jan 15, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $65.00 (SB2 Atkins: $0.00)

PAGES: 18

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☑ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG National Title Company

DOC# 2025-0010196

Jan 15, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $872.50 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

When Recorded Mail to
And Mail Tax Statements To
Cathleen Chapman
3151 Citation Drive
Dallas, TX 75229

Escrow Number: 320-1382-LL
Title Number: 24-210194

APN: 436-650-44-29
Property: 5997 Cirrus Street, San Diego, CA 92110

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor(s) Declare(s):
Documentary Transfer Tax $852.50
_x_ Computed on the full value of the interest or property conveyed;
____ Computed on the full value less value of liens or encumbrances remaining at time of sale
____ Unincorporated Area _x_ City of San Diego, and

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

James R. Grant, III and Martha-Anne Whitney Grant, Trustees of The James R. Grant III Revocable Trust of 2007 dated May 17, 2007

hereby **GRANT(S)** to

Cathleen Chapman, an unmarried woman

the following described real property in the City of San Diego, County of San Diego, State of California:

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

DATED: December 18, 2024

The James R. Grant III Revocable Trust of 2007
dated May 17, 2007

By: James R. Grant III Trustee
James - James R. Grant, III, Trustee

By: Martha-Anne Whitney Grant Trustee
Martha-Anne Whitney Grant, Trustee

MAIL TAX STATEMENTS AS DIRECTED ABOVE

After Recording Return To:
Indecomm Global Services
Mail Stop - FD-FW-9909
1427 Energy Park Drive
St. Paul, MN 55108

DOC# 2025-0010197

Jan 15, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $80.00 (SB2 Atkins: $0.00)

PAGES: 23

Recording Requested By:
WFG Title Company of California
San Diego

24-210194
320-1382-LL

[Space Above This Line For Recording Data]

Document Date of Instrument: **January 3, 2025**

Loan Number: **6601500600**

Property Address: **5997 Cirrus St**
San Diego, CA 92110-1426

DEED OF TRUST
DOCUMENT TITLE

The undersigned declares that the document to which this page is affixed and made a part of is exempt from the fee imposed by the Building Homes & Jobs Act (SB2-2017) (GC 27388.1).

Reason for exemption:

- ☐ Not related to real property – GC 27388.1(a)(1)
- ☑ Recorded concurrently "in connection with" a transfer subject to the imposition of Documentary Transfer Tax – GC 27388.1(a)(2)
- ☐ Transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(a)(2)
- ☐ Recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(a)(2)
- ☐ Maximum $225.00 fee per transaction reached – GC 27388.1(a)(1)

Cathlin Chapman
Signature

1-10-25
Date

THIS PAGE IS ADDED TO PROVIDE DECLARATION OF BUILDING HOMES & JOBS ACT (SB2-2017) FEE EXEMPTION

ADDITIONAL RECORDING FEE APPLIES

DOC# 2025-0010198

Jan 15, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Robert Farmer and Susanne Farmer
3219 Freeman St
San Diego, CA 92106

ORDER NO.: 24-222366

THIS SPACE FOR RECORDER'S USE

GRANT DEED

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

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_____

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8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18 *The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

CALIFORNIA COAST CREDIT UNION
PO BOX 502080
SAN DIEGO, CA 92150-2080
LOAN NUMBER: XXXXX84-85

ORDER NO.: 24-222366

DOC# 2025-0010199

Jan 15, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $59.00 (SB2 Atkins: $0.00)

PAGES: 16

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

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6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

The San Diego River Park Foundation
PO Box 80126
San Diego, CA 92138

APN: 290-041-11-00
TITLE ORDER NO.: 23-114243
ESCROW NO.: 10800-KIT

DOC# 2025-0010195

Jan 15, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $41.50 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 5

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) declare(s):

DOCUMENTARY TRANSFER TAX IS: $ 5.50 County
XX computed on the full value of the interest of property conveyed, or
___computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
XX Unincorporated Area of Julian ___ City of Julian
___OR transfer is EXEMPT from tax for the following reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, John Dennis Emmanuel and Douglas Grant Emmanuel, as Successor Co-Trustees of the Dennis Pete Emmanuel Living Trust dated April 24, 2019

HEREBY GRANT(S) to The San Diego River Park Foundation, a California ~~Nonpofit~~ Nonprofit Public Benefit Corporation

All that real property situated in the Unincorporated area of Julian, County of San Diego, State of California, described as:

THE SOUTH 30 FEET OF THE NORTH 870 FEET OF THE WEST 165 FEET OF THE EAST 330 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 3 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly Known As: Vacant Land APN: 290-041-11-00 Eagle Peak Road, Julian, CA 92036

November 14, 2024

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DOC# 2025-0010194

Jan 15, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $140.00 (SB2 Atkins: $75.00)

PAGES: 17

Recording Requested By:
WFG Title Company of California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX18-86

25-101110

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DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 9, 2025, together with all Riders to this document.
(B) "Borrower" is DAVID NAJERA and VALERIE C. PADRA-NAJERA HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP
BORROWER'S ADDRESS IS 1254 CAMINO CARMELO, CHULA VISTA, CALIFORNIA 91913.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

DOC # 2025-0012871
01/14/2025 04:54 PM Fees: $155.00
Page 1 of 19
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

Recording Requested By:
WFG Title Company of
California, San Diego

After Recording Return To:
Village Capital & Investment, LLC
Attn: Final Docs
2460 Paseo Verde Parkway, Suite 110
Henderson, NV 89074

This document was electronically submitted to the County of Riverside for recording
Receipted by: MARIA VICTORIA #411

Prepared By:
Pilar Alba
Village Capital & Investment, LLC
2460 Paseo Verde Parkway, Suite 110
Henderson, NV 89074
888-330-6597

Title Order No.: 24-212876
Escrow No.: 15682-JM
LOAN #: 47024113581

[Space Above This Line For Recording Data]

DEED OF TRUST

FHA Case No.
194-2687242-703

MIN 1004919-0002025850-0
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 15, 18, 23, and 24.. Certain rules regarding the usage of words used in this document are also provided in Section 16.

Parties

(A) "Borrower" is **SHENISE GILBEAU, A SINGLE WOMAN**

currently residing at **33240 Zellar Street, Lake Elsinore, CA 92530.**

Borrower is the trustor under this Security Instrument.
(B) "Lender" is **Village Capital & Investment LLC.**

Lender is **a Limited Liability Corporation,** organized and existing under the laws of **California.** Lender's address is **2460 Paseo Verde Parkway, Suite 110, Henderson, NV 89074.**
The term "Lender" includes any successors and assigns of Lender.

RECORDING REQUESTED BY:
WFG SAN DIEGO
Order No.
Escrow No;
Parcel No. **631-120-58-00**

AND WHEN RECORDED MAIL TO:
TAX AND STMT:
MARLENE PAMILTON
500 ALICE LANE
FATE, TX. 75189

DOC# 2025-0010171

Jan 14, 2025 04:15 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $98.00 (SB2 Atkins: $75.00)
PCOR: YES
PAGES: 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS **$0** and CITY **$0**

"This is a bonafide gift and the grantor received nothing in return, R & T 11911."

☒ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☐ unincorporated area: ☒ SAN DIEGO, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Marlene Pamilton, a widow who acquired title as a married woman as her sole and separate property and Jasmine Pamilton Finnie, a married woman as her sole and separate property as joint tenants**

hereby GRANT(S) to Marlene Pamilton, A Widow

the following described real property in the County of **SAN DIEGO**, State of California:
Complete legal description attached hereto and made a part hereof as Exhibit "A".

More commonly known as: **1195 Kenalan Drive San Diego, Ca. 92154**

Date January 8, 2025

This document is delivered to Recorder as an accommodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

SIGNATURE/ NOTARY PAGE ATTACHED

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

DOC# 2025-0010150

Jan 14, 2025 04:09 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 3

Recording Requested By:
WFG Title Company of California
San Diego
24-156656

WHEN RECORDED MAIL TO:
WASH Multifamily Laundry Systems, LLC
2200 W. 195th Street
Torrance, CA 90501
ATTN: Real Estate Department

RELEASE OF MEMORANDUM OF LEASE

The undersigned Lessee: WASH Multifamily Laundry Systems, LLC, a California limited liability company f/k/a WEB Service Company, LLC, a California limited liability company as successor-in-interest to WEB Service Company, Inc., hereby releases the prior recording of that certain Memorandum of Lease to Lessor: **Sonny Roosevelt, LLC**, dated **October 14, 1977**, which Memorandum was recorded **December 9, 1977**, in **Instrument# 77-510537** records of **San Diego County**, **California**, with respect to that certain real property described as follows:

3366 Roosevelt Street, Carlsbad, California 92008 (See Exhibit A)

"LESSEE"
WASH Multifamily Laundry Systems, LLC, a
California limited liability company

By: _____
Jesse Clune, Assistant Secretary

→ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax

Acknowledgment on following page

RECORDING REQUESTED BY:
WFG National Title Company

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Harleyboy, LLC, an Oregon limited liability company
et al.
3405 Kenyon Street #411
San Diego, CA 92110

Order No.: 24-156656
Escrow No.: FF06593-MC
A.P.N.: 204-092-24-00

DOC# 2025-0010151

Jan 14, 2025 04:09 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $4,375.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTORS DECLARE
DOCUMENTARY TRANSFER TAX IS $4,345.00 CITY TAX $.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 Carlsbad, and

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

Neel R. Pujara and Anuja B. Shah, Trustees, or their Successors in interest of The KM Living Trust dated April 9, 2018, and any amendments thereto

hereby GRANT to

Harleyboy, LLC, an Oregon limited liability company as to an undivided 41.821% interest and Pamela Bronson, Trustee of The Bronson Family Trust as to an undivided 58.179% interest as Tenants in Common

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

See Exhibit "A" attached hereto and made a part hereof.

The property more commonly known as: 3366 Roosevelt Street, Carlsbad, CA 92008

Dated: November 7, 2024

Signature Page attached and made a part hereof.

DOC# 2025-0010088

Jan 14, 2025 03:46 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $43.00 (SB2 Atkins: $0.00)
PCOR: AFNF
PAGES: 4

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

Dennis Scully
6715 Woods Road
Cheyenne, WY 82009

Escrow No.: 24-105665

THIS SPACE FOR RECORDER'S USE

ORDER ON: PETITION FOR ORDER CONFIRMING TRUST ASSET AND FOR TITLE TO BE TRANSFERRED TO THE TRUSTEE OF THE TRUST

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

Dennis Scully
6715 Woods Road
Cheyenne, WY 82009

Escrow No.: 24-105665

DOC# 2025-0010089

Jan 14, 2025 03:46 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $17.00 (SB2 Atkins: $0.00)

PAGES: 2

THIS SPACE FOR RECORDER'S USE

FULL RECONVEYANCE

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0010090

Jan 14, 2025 03:46 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)

PAGES: 4

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

Renovation Realty
4830 Viewridge Ave., Suite D
San Diego, CA 92123

Escrow No.: 24-105665

THIS SPACE FOR RECORDER'S USE

COLLATERAL ASSIGNMENT OF DEED OF TRUST

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

4

RECORDING REQUESTED BY:
WFG National Title Company of California

MAIL TAX STATEMENTS AND WHEN RECORDED MAIL TO:

Patrick Paramore
6816 Hyde Park Drive #E
San Diego, CA 92119

Escrow No.: 24-105665
Order No.: 24-105665
APN: 674-530-17-53
TRA: 08015

DOC# 2025-0010091

Jan 14, 2025 03:46 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $637.90 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX is $614.90 CITY TAX $0.00

☒ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale,
☐ Unincorporated area ☒ City of San Diego, and

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

Dennis Scully, Trustee of the Orton Family Trust dated September 27, 2006,

hereby GRANT(S) to

Patrick Paramore, an unmarried man,

the following described real property in the City of San Diego, County of San Diego, State of California:

SEE ATTACHED EXHIBIT "A"

The property more commonly known as: 6816 Hyde Park Drive #E, San Diego, CA 92119

$

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

First American Mortgage Solutions
on behalf of Golden Empire
1795 International Way
Idaho Falls, Idaho 83402
Loan No. 3922410440

Escrow No.: 24-105665

DOC# 2025-0010092

Jan 14, 2025 03:46 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $83.00 (SB2 Atkins: $0.00)

PAGES: 24

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:
WFG National Title Company - San Diego

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENTS TO:

Mr. Juan Carlos Vilchez Lara
P.O. Box 1422
Borrego Springs, CA 92004

DOC# 2025-0010102

Jan 14, 2025 03:49 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $47.50 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

Title Order No.: 24-220755 **Escrow No.:** 18257-1
AP#: 198-061-20-00

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $27.50
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[X] Unincorporated area [ ] City of **AND**

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

Duane W. Bright, a Married Man, as his sole and separate property

hereby GRANT(s) to:

Juan Carlos Vilchez Lara, a Single Man

the real property in the County of San Diego, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: Vacant Double O Road - APN 198-061-20-00, Borrego Springs, CA 92004

DATED: December 19, 2024

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

RECORDING REQUESTED BY:
WFG National Title Company

AND WHEN RECORDED MAIL TO:

Patrick M. Moore
11913 Royal Road #E
El Cajon, CA 92021

Order No. 24-219973
Escrow No. CWMV-DS-598

DOC# 2025-0010035

Jan 14, 2025 03:17 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

A.P.N.: 371-260-06-53

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

AFFIDAVIT – CHANGE OF TRUSTEE

STATE OF CALIFORNIA

COUNTY OF San Diego

→ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax

1. The Trusts known as Survivor's Trust and Exemption Trust established under the John M. and Barbara D. Tex Family Trust dated August 31, 1994 as amended executed on August 31,1994 is a valid and existing trust.

2. The name(s) of the settlor(s) of the Trust is (are): Barbara D. Tex

3. The name(s) of the previous trustee(s) of the Trust is (are): Barbara D. Tex

4. I (We), Patrick M. Moore, am (are all of) the currently acting successor trustee(s).

5. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.

6. The legal description of the real property in the Trust is attached hereto as **Exhibit "A"**.

7. I (We) became the successor trustee(s) by reason of ☒ resignation, ☐ incompetency, ☐ guardianship, ☐ death of the prior trustee(s). If death is checked, attach a certified copy of the Death Certificate.

DOC# 2025-0010036

Jan 14, 2025 03:17 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $826.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

RECORDING REQUESTED BY:
WFG National Title Company

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Tara Trifa Bustani, Trustee
8330 Morning Mist Court
San Diego, CA 92119

Order No. 24-219973 / Escrow No. CWMV-DS-598

A.P.N. 371-260-06-53

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor(s) Declare(s):

Documentary Transfer Tax is $803.00 City Tax $0.00

x Computed on the full value of the interest or property conveyed, or
Computed on the full value less value of liens or encumbrances at time of sale
Unincorporated Area x City of San Diego

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

Patrick M. Moore, Successor Trustee of the Survivor's Trust created under the John M. and Barbara D. Tex Trust dated August 31, 1994 as to an undivided fifty percent (50%) interest and Patrick M. Moore, Successor Trustee of the Exemption Trust created under the John M. and Barbara D. Tex Trust dated August 31, 1994 as to an undivided fifty percent (50%) interest

grants to **Tara Trifa Bustani, Trustee of The Tara Bustani Living Trust dated January 26, 2022**

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

LEGAL DESCRIPTION IS SET FORTH IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

Commonly known as: 8330 Morning Mist Court, San Diego, CA 92119

DOC# 2025-0010037

Jan 14, 2025 03:17 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $92.00 (SB2 Atkins: $0.00)

PAGES: 27

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

UNITED WHOLESALE MORTGAGE LLC
700 SOUTH BLVD EAST
PONTIAC, MI 48341
ATTN: POST CLOSING MANAGER

Title No.: 24-219973
Escrow No.: CWMV-DS-598

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0009922

Jan 14, 2025 02:20 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $161.00 (SB2 Atkins: $75.00)

PAGES: 24

Recording Requested By:
WFG Title Company of
California, San Diego

After Recording Return To:

INDECOMM GLOBAL SERVICES
ATTN: FD NR 9915
1427 ENERGY PARK DR.
ST. PAUL, MN 55108

Prepared By:
NEWREZ LLC
601 OFFICE CENTER DRIVE,
SUITE 100
FORT WASHINGTON, PA 19034

24-217986

[Space Above This Line For Recording Data]

Assessor's Identification Number
545-452-15-00

Loan Number 9705941772
MERS Number 100754497059417729

DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is **MICHAELA BETH MEYERS AND EMILIE CLAIRE SCHNEIDER, WIFE AND WIFE, AS JOINT TENANTS,** currently residing at **3193 WEBSTER AVENUE, SAN DIEGO, CALIFORNIA 92113.** Borrower is the trustor under this Security Instrument.
(B) "Lender" is **NEWREZ LLC.** Lender is a **LIMITED LIABILITY COMPANY** organized and existing under the laws of **DELAWARE.** Lender's address is **601 OFFICE CENTER DRIVE, SUITE 100, FORT WASHINGTON, PA 19034.** The term "Lender" includes any successors and assigns of Lender.
(C) "Trustee" is **WFG NATIONAL TITLE COMPANY OF CALIFORNIA.** Trustee's address is **9665 GRANITE RIDGE DRIVE, SUITE 210 SAN DIEGO CA 92123.** The term "Trustee" includes any substitute/successor Trustee.
(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the**

1-1|2-9705941772|3-2*
9705941772&
1-1|2-9705941772|3-1}

Recording Requested By:
WFG Title Company of
California, San Diego
&
Recording Requested By:
UNITED WHOLESALE MORTGAGE, LLC 700
SOUTH BLVD EAST PONTIAC, MI 48341 ATTN:
POST CLOSING MANAGER
And After Recording Return To:
UNITED WHOLESALE MORTGAGE, LLC
700 SOUTH BLVD EAST
PONTIAC, MI 48341
ATTN: POST CLOSING MANAGER
Loan Number: 1224889553

DOC# 2025-0009886

Jan 14, 2025 01:51 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $155.00 (SB2 Atkins: $75.00)

PAGES: 22

24-219306
110-014090

[Space Above This Line For Recording Data]

FHA Case No: 044-6393369-734 **DEED OF TRUST**

MIN: 100032412248895531 **MERS Phone: 888-679-6377**

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 15, 18, 23 and 24. Certain rules regarding the usage of words used in this document are also provided in Section 16.

Parties

(A) **"Borrower"** is ERIKA Barrantes Zuniga and Alonso Arias Alvarado, Wife and Husband, and Erin Arias Barrantes, A Single Woman, and, Ari Arias Barrantes, A Single Man, All as Joint Tenants ,

currently residing at 259 SPOTTED SADDLE WAY, Fallbrook, California 92028 .

Borrower is the trustor under this Security Instrument.

(B) **"Lender"** is United Wholesale Mortgage, LLC .

Lender is a LIMITED LIABILITY COMPANY organized and existing under the laws of MICHIGAN . Lender's address is 585 South Boulevard E, Pontiac, Michigan 48341 .

The term "Lender" includes any successors and assigns of Lender.

(C) **"Trustee"** is David E. Fennell, Esq., Northwest Trustee Services .

DOC # 2025-0011682
01/14/2025 01:21 PM Fees: $17.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: MOLLY #056

RECORDING REQUESTED BY:

WFG Title Company of California, San Diego

AND WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

Sunrun Inc.
717 17th St., Suite 200
Denver, CO 80202

Order No. 24-190395

Space above this line for recorder's use only

RELEASE OF NOTICE

Title of Document

TRA: 013-039

DTT: $0.00

Pursuant to Assembly Bill 1466 – Real Property: Discriminatory Restrictions (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2.00) may be charged for recording the first page 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.

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).

☐ This document is a transfer that is subject to the imposition of documentary transfer tax.

☒ This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.
Document reference: 01/13/2025 DOC # 2025-0010806

☐ This document is a transfer of real property that is a residential dwelling to an owner-occupier.

☐ This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
Document reference:_____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder
138.00
* $ R 0 0 1 5 3 6 2 9 3 9 $ *
2025000028626 11:59 am 01/14/25
490 507A D11 17
0.00 0.00 0.00 0.00 48.00 0.00 0.000.0075.00 3.00

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT
UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX44-85

25-101607

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 9, 2025, together with all Riders to this document.
(B) "Borrower" is FARAZ NAVI, a married man as his sole and separate property
BORROWER'S ADDRESS IS 29372 BOBOLINK DRIVE, LAGUNA NIGUEL, CALIFORNIA 92677.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

RECORDING REQUESTED BY:
WFG National Title Company of California

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:
Desiree L. Dillon
806 Boxwood Ct No
Oceanside, CA 92058

Escrow No.: 25-100257
Order No.: 25-100257
APN: 226-742-25-00
TRA: 04193

DOC# 2025-0009736

Jan 14, 2025 11:34 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $202.60 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX is $182.60 CITY TAX $0.00

☒ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale,
☐ Unincorporated area ☒ City of Escondido, and

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

Lorraine C. Levine, a widow,

hereby GRANT(S) to

Desiree L. Dillon, a married woman, as her sole and separate property,

the following described real property in the City of Escondido, County of San Diego, State of California:

SEE ATTACHED EXHIBIT "A"

The property more commonly known as: 1630 Lotus Glen, Escondido, CA 92026

DOC# 2025-0009737

Jan 14, 2025 11:34 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Desiree L. Dillon
806 Boxwood Ct.
Oceanside, CA 92058

Order No.: 25-100257

THIS SPACE FOR RECORDER'S USE

INTERSPOUSAL TRANSFER GRANT DEED

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT
UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX04-85

2025-001661
eRecording Partners Network,
8:27 am 01/14/2025 DT Fee: $143.00
Count of Pages 18
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

24-222580

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) **"Security Instrument"** means this document, which is dated January 9, 2025, together with all Riders to this document.
(B) **"Borrower"** is MICHAEL LAGARRIGUE and KELLY JO LAGARRIGUE, as trustees of The Michael Lagarrigue and Kelly Jo Lagarrigue Revocable Trust dated February 27, 2009
BORROWER'S ADDRESS IS 324 41ST AVENUE, SAN MATEO, CALIFORNIA 94403.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) **"Lender"** is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) **"Agreement"** means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) **"Account"** means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

DOC# 2025-0009210

Jan 14, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $134.00 (SB2 Atkins: $75.00)

PAGES: 15

Recording Requested By:
WFG Title Company of California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXX00-85

25-101215

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DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 8, 2025, together with all Riders to this document.
(B) "Borrower" is HENRY B. TRUETT and JOYCE C. TRUETT, husband and wife as joint tenants
BORROWER'S ADDRESS IS 12810 WAR HORSE STREET, SAN DIEGO, CALIFORNIA 92129.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

SD COUNTY - DCSS
PO BOX 122031
SAN DIEGO, CA 92112

TITLE NO. 24-222687

DOC# 2025-0009161

Jan 14, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 4

THIS SPACE FOR RECORDER'S USE ONLY

RELEASE OF JUDGMENT LIEN

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

9/95
Rec.Form #R25

DOC# 2025-0009162

Jan 14, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $140.00 (SB2 Atkins: $75.00)

PAGES: 17

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT
UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX18-86

24-222687

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DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 10, 12, 17, 19 and 20. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated January 8, 2025, together with all Riders to this document.
(B) "Borrower" is HECTOR O. MENA and JENNIFER I. LIPA, husband and wife as joint tenants
BORROWER'S ADDRESS IS 1548 RIVER DANCE COURT, ALPINE, CALIFORNIA 91901.

Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Trustee" is FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
1 FIRST AMERICAN WAY, SANTA ANA, CALIFORNIA 92707
(E) "Note" means the promissory note signed by Borrower and dated January 8, 2025.
The Note states that Borrower owes Lender TWO HUNDRED FORTY-FIVE THOUSAND AND 00/100 Dollars (U.S. $ 245,000.00)

DOC# 2025-0009159

Jan 14, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $140.00 (SB2 Atkins: $75.00)

PAGES: 17

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT
UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX81-86

24-214625 [Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 8, 2025, together with all Riders to this document.
(B) "Borrower" is GREGORY R. GASTELUM, an unmarried man
BORROWER'S ADDRESS IS 1154 WHITSETT DRIVE, EL CAJON, CALIFORNIA 92020.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

DOC# 2025-0009160

Jan 14, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $143.00 (SB2 Atkins: $75.00)

PAGES: 18

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT
UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX80-87

25-100348

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DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 8, 2025, together with all Riders to this document.
(B) "Borrower" is VERNE ALAN OAKLEY, as Trustee of The Verne Alan Oakley Revocable Trust
BORROWER'S ADDRESS IS 9225 FANITA RANCHO ROAD, SANTEE, CALIFORNIA 92071.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

DOC# 2025-0009070

Jan 13, 2025 04:29 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $31.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 2

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

Sharlotte L. Croxford
11196 Vista Sorrento Pkwy, #H101
San Diego, CA 92130

Title No.: 24-185624
Escrow No.: 023923-AN

THIS SPACE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of California, San Diego

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENTS TO:

Mr. and Mrs. Gregory Stoa
22576 Lamplight Pl
Santa Clarita, CA 91350

DOC# 2025-0009071

Jan 13, 2025 04:29 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $644.50 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 24-185624 **Escrow No.:** 023923-AN
AP#: 345-072-59-51

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $621.50
[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 San Diego **AND**

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

Sharlotte L Croxford, a single woman

hereby GRANT(s) to:

Gregory Stoa and Christie Stoa, Husband and Wife as Joint Tenants

the real property in the City of San Diego, County of San Diego, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 3969 Nobel Dr #275, San Diego, CA 92122

DATED: November 26, 2024

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

DOC# 2025-0009072

Jan 13, 2025 04:29 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $80.00 (SB2 Atkins: $0.00)

PAGES: 23

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

CHAMPIONS FUNDING LLC
ATTN: POST CLOSING DEPT.
365 E. GERMANN RD, SUITE 140
GILBERT, AZ 85297

Title No.: 24-185624
Escrow No.: 023923-AN

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18 *The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC # 2025-0010806
01/13/2025 04:34 PM Fees: $23.00
Page 1 of 4
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: ANGELENE #868

RECORDING REQUESTED BY:

WFG Title Company of California, San Diego

AND WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

Michael and Cassie McKinney

41895 Kaffirboom Court

Temecula, CA 92591

Order No. 24-190395

Space above this line for recorder's use only

GRANT DEED

Title of Document

TRA: 013-039

DTT: $693.00

Pursuant to Assembly Bill 1466 – Real Property: Discriminatory Restrictions (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2.00) may be charged for recording the first page 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.

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] This document is a transfer that is subject to the imposition of documentary transfer tax.
- [ ] This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.
  Document reference:_____
- [ ] This document is a transfer of real property that is a residential dwelling to an owner-occupier.
- [ ] This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
  Document reference:_____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

DOC # 2025-0010807
01/13/2025 04:34 PM Fees: $71.00
Page 1 of 20
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: ANGELENE #868

RECORDING REQUESTED BY:

WFG Title Company of California, San Diego

AND WHEN RECORDED MAIL TO

Sierra Pacific Mortgage Co.
2330 Commerce Park Dr NE, #2
Palm Bay, FL 32905

Order No. 24-190395

Space above this line for recorder's use only

DEED OF TRUST

Title of Document

TRA: 013-039

DTT: $0.00

Pursuant to Assembly Bill 1466 – Real Property: Discriminatory Restrictions (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2.00) may be charged for recording the first page 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.

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).

☐ This document is a transfer that is subject to the imposition of documentary transfer tax.

☒ This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.
Document reference: RECORDING HEREWITH

☐ This document is a transfer of real property that is a residential dwelling to an owner-occupier.

☐ This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
Document reference: _____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

Recording Requested By:
WFG Title Company of
California, San Diego
&
Recording Requested By:
UNITED WHOLESALE MORTGAGE,
LLC 700 SOUTH BLVD EAST
PONTIAC, MI 48341 ATTN: POST
And After Recording Return To:
UNITED WHOLESALE MORTGAGE, LLC
700 SOUTH BLVD EAST
PONTIAC, MI 48341
ATTN: POST CLOSING MANAGER
Loan Number: 1224908109

DOC# 2025-0009069

Jan 13, 2025 04:26 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $140.00 (SB2 Atkins: $75.00)

PAGES: 17

24-221430

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

MIN: 100032412249081099 **MERS Phone: 888-679-6377**

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 13, 2025, together with all Riders to this document.
(B) "Borrower" is Coe Lewis, as Trustee(s) of the COE LEWIS TRUST OF 2004 under Trust Instrument dated 11/12/2004
BORROWER'S ADDRESS IS 10171 Silva Rd, El Cajon, California 92021.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is United Wholesale Mortgage, LLC

Lender is a LIMITED LIABILITY COMPANY organized and existing under the laws of MICHIGAN
Lender's address is 585 South Boulevard E, Pontiac, Michigan 48341

(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.

RECORDING REQUESTED BY:
Jennifer Steiger

WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO:

Name: Jennifer Steiger

Address: 9489 Fairgrove Lane #202

City: San Diego

State, Zip: CA, 92129

DOC# 2025-0009030

Jan 13, 2025 04:17 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $92.00 (SB2 Atkins: $75.00)
PCOR: YES
PAGES: 2

QUITCLAIM DEED

Title Order No. _____ **Escrow OR LOAN No.** _____ **APN No.** 220-150-19-46

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is $0.00 (per R&T Code 11927) CITY TAX $ 0.00
dissolution of marriage

☐ 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 San Marcos, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
CX Capital LLC

This document is delivered to Recorder as an accommodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

Hereby remise, release and forever quitclaim to
Jennifer Steiger

The following described real property in the County of: San Diego, State of California:
215 Westlake Dr. #4, San Marcos, CA 92069 - see attached "Exhibit A"

1/10/2025
Date

Signature Won Park *

* as authorized signer for CX Capital LLC

Signature Jennifer Steiger *

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 to the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
County of San Diego } ss

On January 10, 2025 (Date) before me, D. Lytle, Notary Public (Name and Title of officer)

personally appeared Won Park and Jennifer Steiger 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

D. Lytle
Notary Signature

D. LYTLE
Notary Public - California
San Diego County
Commission # 2495302
My Comm. Expires Aug 19, 2028

QD (03/13/2015)

MAIL TAX STATEMENTS TO ADDRESS AS SHOWN ABOVE

RECORDING REQUESTED BY:
WFG National Title Company of California

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:
Christopher Coyne and Laura Coyne
8464 Briar Glen Ct
El Cajon, CA 92021

Escrow No.: 24-197058
Order No.: 24-197058
APN: 401-200-28-00
TRA: 59510

DOC# 2025-0008942

Jan 13, 2025 03:56 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $1,098.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX is $1,078.00 CITY TAX $0.00

☒ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale,
☒ Unincorporated area ☐ City of El Cajon, and

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

Lisa M. Mifflin and Gary A. Mifflin, Trustees of The Lisa Mifflin and Gary Mifflin Family Trust dated October 26th, 2021,

hereby GRANT(S) to

Christopher Coyne and Laura Coyne, husband and wife as joint tenants,

the following described real property in an Unincorporated area of the City of El Cajon, County of San Diego, State of California:

SEE ATTACHED EXHIBIT "A"

The property more commonly known as: 8464 Briar Glen Ct, El Cajon, CA 92021

Recording Requested By:
WFG Title Company of
California, San Diego

Return To:
DEUTSCHE BANK NATIONAL TRUST
COMPANY
1761 E. SAINT ANDREWS PLACE
SANTA ANA, CA 92705

ATTN: TEAM PENNYMAC/RETAIL

DOC# 2025-0008943

Jan 13, 2025 03:56 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $62.00 (SB2 Atkins: $0.00)

PAGES: 17

Prepared By:
SANDRA DOWL
PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, SUITE 200
WESTLAKE VILLAGE, CA 91361
(800) 777-4001

24-197058

[Space Above This Line For Recording Data]

DEED OF TRUST
(Please fill in document title(s) on this line)

COYNE
Loan #: 6191114063
MIN: 100715970021956063
MERS Phone: 1-888-679-6377
PIN: 401-200-28-00

1 ☒ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date) as document number(s) _____ of Official Records, or

5 ☐ Exempt from fee per GC27388.1; document transfers real property that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

7 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date) as document number(s) _____, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

_____

_____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

EX 21960.19

RECORDING REQUESTED BY:
WFG NATIONAL TITLE OF CA - SD

AND WHEN RECORDED
MAIL TO:

DENNIS SCULLY
6715 WOODS ROAD
CHEYENNE, WY 82009
24-103590

DOC# 2025-0008952

Jan 13, 2025 03:58 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 2

THIS SPACE FOR RECORDER'S USE

FULL RECONVEYANCE

(Please fill in document title(s) on this line)

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on 12-30-2024 (date*) as document number 2024-0358390 of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

_____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:
WFG NATIONAL TITLE OF CA - SD

AND WHEN RECORDED
MAIL TO:

RICHARD ROBERT REID
7550 ORIEN AVENUE
LA MESA, CA 91941
24-220764

DOC# 2025-0008941

Jan 13, 2025 03:56 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $95.00 (SB2 Atkins: $75.00)

PAGES: 2

THIS SPACE FOR RECORDER'S USE

FULL RECONVEYANCE

(Please fill in document title(s) on this line)

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on 01-10-2025 (date*) as document number 2025-0007650 of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of
California, San Diego

DOC# 2025-0008925

Jan 13, 2025 03:44 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $101.00 (SB2 Atkins: $75.00)

PAGES: 4

WHEN RECORDED MAIL TO:
Previti Realty Fund, L.P.
5780 Fleet Street, Ste 225
Carlsbad, Ca 92008

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COLLATERAL ASSIGNMENT OF DEED OF TRUST AND OTHER LOAN DOCUMENTS

THIS COLLATERAL ASSIGNMENT OF DEED OF TRUST (this "**Assignment**") is made as of January 13, 2025, by Renovation Realty, Inc., a California Corporation ("**Assignor**"), in favor of Previti Realty Fund, L.P, as to an undivided 100% interest ("**Assignee**"), and is made with reference to the following facts:

A. Assignor has made a loan (the "**Loan**") to Amanda Tolbert, evidenced by that certain Promissory Note (the "**Note**") dated as of December 17, 2024, in the original principal amount of **$25,000.00**. The Note is secured by that certain Deed of Trust (the "**Deed of Trust**") dated as of December 17, 2024 by Borrower, as trustor, for the benefit of Assignor, as beneficiary and recorded on December 18, 2024 in the Official records of San Diego, Ca as Instrument No. 2024-0349460 and creating a lien on certain real property (the "Property") described on Exhibit "A" hereto.

B. Assignor desires to assign to Assignee the Deed of Trust and all collateral for the Loan ("**Collateral**"), which includes, but is not limited to, the documents described in Exhibit "B" hereto.

NOW, THEREFORE, Assignor hereby agrees as follows:

1. Assignor hereby assigns, pledges, transfers and sets over and grants to Assignee all of its right, title and interest in and to the Deed of Trust, the other Collateral, and the Property.

2. Without limitation, Assignor is prohibited from transferring, assigning, selling, encumbering, hypothecating or amending the Note, the Deed of Trust and any other Collateral, and is prohibited from foreclosing on the Deed of Trust or any other collateral for the performance of the Loan, without Assignee's prior written consent in its sole and absolute discretion.

IN WITNESS WHEREOF, Assignor has executed this Assignment as of the day and year first above written.

This document is delivered to Recorder
as an accommodation only at the
express request of the parties hereto.
It has not been examined as to
its effect or validity.

Recording Requested By:
WFG Title Company of California, San Diego

DOC# 2025-0008919

Jan 13, 2025 03:39 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $146.00 (SB2 Atkins: $75.00)

PAGES: 19

After Recording Return To:
V.I.P. Independent Mortgage, Inc.
9221 E Via de Ventura
Scottsdale, AZ 85258
855-877-3396

Prepared By:
V.I.P. Independent Mortgage, Inc.
9221 E Via de Ventura
Scottsdale, AZ 85258

Title Order No.: 24-218392
Escrow No.: 24-218392
LOAN #: W508803

[Space Above This Line For Recording Data]

CASE #: 77-77-6-5544994

DEED OF TRUST

MIN 1005660-0000333502-7
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is **DEVON VELEZ, A SINGLE MAN**

currently residing at **8655 Valencia Street, Spring Valley, CA 91977.**

Borrower is the trustor under this Security Instrument.

Recording Requested By:
WFG Title Company of
California, San Diego and When
Recorded Return To:
San Diego County Credit Union
ATTN: Loan Servicing
6545 Sequence Drive
San Diego, CA 92121
(877) 732-2848

DOC# 2025-0008906

Jan 13, 2025 03:31 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $137.00 (SB2 Atkins: $75.00)

PAGES: 16

Prepared By:
Joan Pratt
San Diego County Credit Union
6545 Sequence Drive
San Diego, CA 92121
(877) 732-2848

24-215600

[Space Above This Line For Recording Data]

DEED OF TRUST

Mulrooney
Loan #: 3100057417
MIN: 101764031000574175
MERS Phone: 1-888-679-6377
PIN: 380-231-05-00

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is Brynne L. Mulrooney and Matthew B. Mulrooney, wife and husband as joint tenants, currently residing at 9448 Knowlton Ct, Santee, CA 92071 United States. Borrower is the trustor under this Security Instrument.

(B) "Lender" is San Diego County Credit Union. Lender is a Credit Union organized and existing under the laws of THE STATE OF CALIFORNIA. Lender's address is 6545 Sequence Drive, San Diego, CA 92121. The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is REFS, Inc., a California Corporation. Trustee's address is 9070 Irvine Center Drive #120, Irvine, CA 92618. The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated January 7, 2025, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender Five Hundred Ten Thousand And 00/100 Dollars (U.S. $510,000.00) plus interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than February 1, 2055.

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:
Lani Kane LLC
1261 Thomas Avenue
San Diego, CA 92109

APN: 446-322-07-00
TITLE ORDER NO.: 24-192456
ESCROW NO.: 15679-GC

DOC# 2025-0008801

Jan 13, 2025 01:47 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $1,278.80 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 2

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) declare(s):

DOCUMENTARY TRANSFER TAX IS: $1,251.80 County
XX computed on the full value of the interest of property conveyed, or
___ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
___ Unincorporated Area of San Diego XX City of San Diego
___ OR transfer is EXEMPT from tax for the following reason:

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

Kristin A. Burns, Trustee of the Kristin A. Burns Trust dated March 4, 2024

HEREBY GRANT(S) to

Lani Kane LLC - Series 5, a Wyoming Limited Liability Company

All that real property situated in the City of San Diego, County of San Diego, State of California, described as:

THE SOUTH 5 FEET OF LOT 9, ALL OF LOT 10 AND THE NORTH 10 FEET OF LOT 11 IN BLOCK 157 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO AMENDED MAP THEREOF MADE BY G.A. D'HEMECOURT IN BOOK 8, PAGE 36 ET SEQ. OF LIS PENDENS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

Commonly Known As: 4153-4157 Illinois Street, San Diego, CA 92104

November 25, 2024

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

WHEN RECORDED MAIL TO:
Nvestor Funding Inc., a Delaware corporation
40 West Baseline Road, Unit 206,
Tempe, Arizona 85283
APN: 446-322-07-00
TITLE ORDER NO.: 24-192456
ESCROW NO.: 15679-GC

DOC# 2025-0008802

Jan 13, 2025 01:47 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $137.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 28

THIS SPACE FOR RECORDER'S USE

COMMERCIAL DEED OF TRUST, SECURITY AGREEMENT, FIXTURE FILING, AND ASSIGNMENT OF LEASES AND RENTS

1 [X] Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 [ ] Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____(date*) as document number _____ of Official Records, or,

3 [ ] Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 [ ] Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____of Official Records, or

5 [ ] Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 [ ] Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____,

7 [ ] Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 [ ] Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 [ ] Exempt from fee under GC27388.1 for the following reasons:

_____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

DCSS - VICTORVILLE
15400 CIVIC DRIVW
VICTORVILLE, CA 92392-2359

TITLE NO. 24-207670

Electronically
Recorded in Official Records
San Bernardino County

Assessor-Recorder-County Clerk

DOC# 2025-0008008

01/13/2025	Titles: 1	Pages: 3	
11:56 AM			
SAN	Fees		$20.00
	Taxes		$0.00
I4311	CA SB2 Fee		$0.00
	Total		$20.00

THIS SPACE FOR RECORDER'S USE ONLY

ACKNOWLEDGMENT OF SATISFACTION OF JUDGMENT

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

9/95
Rec.Form #R25

Electronically Recorded in Official Records
County of Ventura
Michelle Ascencion
Ventura County Clerk-Recorder

DOC# 2025000001774

01/13/2025
Titles: 1 Pages: 11
10:40 AM
Total Fees: $129.00
REYELA

Recording Requested By:
WFG Title Company of
California, San Diego – EPN

After Recording Return To:
JMAC Lending, Inc.
3200 Park Center Drive, Suite 350
Costa Mesa, CA 92626
855-738-0931

Prepared By:
Lily Nguyen
JMAC Lending, Inc.
3200 Park Center Drive, Suite 350
Costa Mesa, CA 92626
949-390-2659

Title Order No.: 24-213094
Escrow No.: FEEC-10403-NR
LOAN #: 200024114584

DEED OF TRUST

MIN 1006380-0024114584-4
MERS PHONE #: 1-888-679-6377

THIS DEED OF TRUST is made this **8th** day of **January, 2025,** among the Trustor, **DINES FRANCESE AND LILA GLASOE FRANCESE, TRUSTEES OF THE DINES FRANCESE AND LILA FRANCESE LIVING TRUST**

whose address is **248 South Montgomery Street, Ojai, CA 93023**

(herein "Borrower") and **WFG National Title Company of California**

(herein "Trustee").
The Beneficiary is Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). MERS is organized and existing under the laws of Delaware, and has an address and telephone number of PO Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
JMAC Lending, Inc., a Corporation

organized and existing under the laws of **California** whose address is **3200 Park Center Drive, Suite 350, Costa Mesa, CA 92626**

(herein "Lender").

Modified by ICE Mortgage Technology, Inc. All rights reserved.
ICE Mortgage Technology, Inc.

This page is part of your document - DO NOT DISCARD

20250021525

Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/13/25 AT 08:00AM

FEES:	20.00
TAXES:	0.00
OTHER:	0.00
PAID:	20.00

LEADSHEET

202501130160004

00025152436

015089667

SEQ:
01

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E660049

24-163891

FOR REFERENCE ONLY: 20250021525

RECORDING REQUESTED BY

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL DOCUMENT TO:

LOS ANGELES DCSS
5500 S EASTERN AVE.
COMMERCE, CA 90040

SPACE ABOVE FOR RECORDER'S USE ONLY

RELEASE OF JUDGEMENT LIEN

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).

☒ **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)

This page is part of your document - DO NOT DISCARD

20250021526

Pages:
0005

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/13/25 AT 08:00AM

FEES:	31.00
TAXES:	5,236.00
OTHER:	0.00
PAID:	5,267.00

LEADSHEET

202501130160004

00025152437

015089667

SEQ:
02

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E660049

24-163891

FOR REFERENCE ONLY: 20250021526

RECORDING REQUESTED BY

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL DOCUMENT TO:

AFUA KWARTENG AND MALTE BIELER
3741 RANDOLPH AVENUE
LOS ANGELES, CA 90032

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).

☒ 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)

This page is part of your document - DO NOT DISCARD

20250021527

Pages:
0021

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/13/25 AT 08:00AM

FEES:	84.00
TAXES:	0.00
OTHER:	0.00
PAID:	84.00

LEADSHEET

202501130160004

00025152438

015089667

SEQ:
03

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

24-163891

E660049

FOR REFERENCE ONLY: 20250021527

RECORDING REQUESTED BY

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL DOCUMENT TO:

FIRST ENTERTAINMENT CREDIT UNION
ATTN. REAL ESTATE DEPT.
P.O. BOX 100
HOLLYWOOD, CA 90078

SPACE ABOVE FOR RECORDER'S USE ONLY

DEED OF TRUST

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).

☒ **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)

Recording Requested By:
WFG Title Company of California
San Diego

~~Recording Requested By~~:
CALIFORNIA COAST CREDIT UNION

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXX22-92

DOC# 2025-0008096

Jan 13, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $137.00 (SB2 Atkins: $75.00)

PAGES: 16

24-219187 [Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 2, 2025, together with all Riders to this document.
(B) "Borrower" is MICHAEL P. GEFFROY and LILIA GEFFROY, husband and wife as joint tenants
BORROWER'S ADDRESS IS 16600 SAGEWOOD LANE, POWAY, CALIFORNIA 92064.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080.

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

Recording Requested By:
WFG Title Company of California
San Diego

~~Recording Requested By:~~
Finance of America Reverse LLC

When Recorded, Mail To:
Finance of America Reverse LLC
Final Docs
8023 East 63rd Place, Suite 700
Tulsa, OK 74133

Prepared By:
Finance of America Reverse LLC
8023 East 63rd Place, Suite 700
Tulsa, OK 74133

Parcel ID Number: 261-241-09-00

DOC# 2025-0007979

Jan 10, 2025 03:57 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $143.00 (SB2 Atkins: $75.00)

PAGES: 18

24-211908

Space Above This Line For Recording Data

State of California

MERS: MIN: **1007954-2200036233-8**

CALIFORNIA REVERSE MORTGAGE DEED OF TRUST

THIS DEED OF TRUST SECURES A REVERSE MORTGAGE LOAN.

THIS SECURITY INSTRUMENT SECURES A LOAN THAT PROVIDES FOR NEGATIVE AMORTIZATION AND COMPOUNDING OF INTEREST. INTEREST THAT IS UNPAID WILL BE ADDED TO PRINCIPAL AND INTEREST WILL BE CHARGED THEREON.

THIS DEED OF TRUST SECURES AN OPEN-END (REVOLVING) LINE OF CREDIT WHICH PROVIDES FOR FUTURE ADVANCES AND A VARIABLE RATE OF INTEREST WITH LIMITS ON THE AMOUNT BY WHICH THE INTEREST RATE CAN CHANGE AT ANY ONE TIME, AS SET FORTH IN THE ADJUSTABLE-RATE OPEN-END CREDIT NOTE AND REVERSE MORTGAGE LOAN AGREEMENT ("LOAN DOCUMENTS"), DATED THE SAME DATE AS THIS DEED OF TRUST AND THE PROVISIONS OF WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE.

Closing Date: January 04, 2025

Lender: Finance of America Reverse LLC

Trustor/Borrower: Gary M. Brown and Christy M. Brown, co-trustees of the Gary and Christy Brown Trust, Dated July 22, 1999

THIS REVERSE MORTGAGE DEED OF TRUST ("Security Instrument") is made this **4th** day of **January, 2025**. The Trustor is Borrower, whose address is **2011 Via Tiempo, Cardiff, CA 92007**. Lender

©2018 Finance of America Reverse LLC

DOC # 2025-0009579
01/10/2025 03:56 PM Fees: $33.00
Page 1 of 4
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: NORMA #248

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

WFG Title Company of California,San Diego

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENTS TO:

Eduardo Gonzalez
Lourdes Lucas-Pamatz
57895 Running Springs Rd.
Anza, CA 92539

Space above this line for recorder's use only

GRANT DEED

Title of Document

TRA: 071-064

DTT: 396.00

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] This document is a transfer that is subject to the imposition of documentary transfer tax.
- [ ] This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.
  Document reference:_____
- [ ] This document is a transfer of real property that is a residential dwelling to an owner-occupier.
- [ ] This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
  Document reference:_____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

DOC # 2025-0009580
01/10/2025 03:56 PM Fees: $92.00
Page 1 of 27
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: NORMA #248

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

WFG Title Company of California,San Diego

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENTS TO:
United Wholesale Mortgage LLC
700 South Blvd. East
Pontiac, MI 48341
Attn. Post Closing Manager

Space above this line for recorder's use only

DEED OF TRUST

Title of Document

TRA: 071-064

DTT: NA

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).

☐ This document is a transfer that is subject to the imposition of documentary transfer tax.

☒ This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.
Document reference: RECORDING CONCURRENTLY HEREWITH

☐ This document is a transfer of real property that is a residential dwelling to an owner-occupier.

☐ This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
Document reference: _____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

Recording Requested By:
WFG Title Company of
California, San Diego

Mail Tax Statements and Recorded Document To:

Bryan Beery
1238 Elfin Forest Road West
San Marcos, CA 92078

Escrow No.: N18807-SW
Title No.: 24-218134

DOC# 2025-0007819

Jan 10, 2025 03:02 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

APN: 223-630-07-35

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERSPOUSAL TRANSFER GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

☒ This transfer is exempt from the documentary transfer tax.

* Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax

"This conveyance establishes sole and separate property of a spouse. R&T 11911"

☐ **The documentary transfer tax is $0.00** and is computed on:
- ☐ the full value of the interest or property conveyed.
- ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

☒ The property is located in the City of San Marcos

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

Janelle Beery, wife of the Grantee herein

hereby GRANT(s) to

Bryan Beery, a married man, as his sole and separate property

the following described real property:

Complete Legal Description attached hereto and made a part hereof as "Exhibit A"

The grantor is executing this instrument for the purpose of relinquishing all of grantor's rights, title and interest, including, but not limited to, any community property interest in and to the land described herein and placing title in the name of the grantee as his/her separate property.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Recording Requested By:
WFG Title Company of
California, San Diego

DOC# 2025-0007820

Jan 10, 2025 03:02 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $903.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

Mail Tax Statements and Recorded Document To:
The Savran Family Trust dated August 11, 2020
1238 Elfin Forest Road West
San Marcos, CA 92078

Escrow No.: N18807-SW
Title No.: 24-218134
APN: 223-630-07-35

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

☐ This transfer is exempt from the documentary transfer tax.

☑ **The documentary transfer tax is $880.00** and is computed on:
- ☑ the full value of the interest or property conveyed.
- ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

☑ The property is located in the City of San Marcos

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

Bryan Beery, a married man, as his sole and separate property (who acquired title as Bryan Beery, a single man)

hereby GRANT(S) to

Gregory A. Savran and Erin L. Savran, Trustees of The Savran Family Trust, dated August 11, 2020

the following described real property:

Complete Legal Description attached hereto and made a part hereof as "Exhibit A"

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Recording Requested By:
WFG Title Company of
California, San Diego

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENTS TO:

Mr. and Mrs. Saeed Afaneh
227 Falcon Place
San Marcos, CA 92069

DOC# 2025-0007813

Jan 10, 2025 02:59 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $1,629.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

Title Order No.: 24-210838 **Escrow No.:** 03-003186-TM
AP#: 218-751-13-00

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $1,606.00
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[X] Unincorporated area [ ] City of **AND**

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

Steven L. Acquista and Katherine Acquista, Husband and Wife as Joint Tenants

hereby GRANT(s) to:

Saeed Afaneh and Joy Afaneh, Trustees of The Afaneh Family Trust, dated December 21, 2024

the real property in the County of San Diego, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 1128 Ariana Road, San Marcos, CA 92069

DATED: December 19, 2025

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

TOTAL QUALITY FINANCIAL INC.
ATTN. CLOSING DEPT.
630 W CARMEL DRIVE, STE. 160
CARMEL, IN 46032

DOC# 2025-0007814

Jan 10, 2025 02:59 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $92.00 (SB2 Atkins: $0.00)

PAGES: 27

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

(Please fill in document title(s) on this line)

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of California, San Diego

DOC# 2025-0007714

Jan 10, 2025 02:00 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $1,785.50 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

When Recorded Mail Document and Tax Statement To:
Tyler Bird
6604 Red Deer Street
San Diego, CA 92122

Escrow No.: 214284ZE
Title No.: 24-182842

APN: 348-570-57-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

☐ This transfer is exempt from the documentary transfer tax.
☑ **The documentary transfer tax is $1,765.50** and is computed on:
  ☑ the full value of the interest or property conveyed.
  ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
☑ The property is located in the of San Diego

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

Julie Floyd, Trustee of the Julie Floyd Trust dated 5-3-2022, for the benefit of Julie Floyd

hereby GRANT(S) to

Tyler Bird , A Single Man and Cassandra Ross , A Single Woman as Joint Tenants

the following described real property:

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

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

ATTN. DOCUMENT PROCESSING
CITIBANK, N.A.
P.O. BOX 790021
ST. LOUIS, MO 63179-0021

DOC# 2025-0007715

Jan 10, 2025 02:00 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $80.00 (SB2 Atkins: $0.00)

PAGES: 23

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

(Please fill in document title(s) on this line)

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of
California, San Diego

Return To:
San Diego County Credit Union
ATTN: Loan Servicing
6545 Sequence Drive
San Diego, CA 92121
(877) 732-2848

DOC# 2025-0007719

Jan 10, 2025 02:01 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $214.00 (SB2 Atkins: $150.00)
PCOR: N/A
PAGES: 12

Prepared By:
Christina Harman
San Diego County Credit Union
6545 Sequence Drive
San Diego, CA 92121
(877) 732-2848

24-217957

[Space Above This Line For Recording Data]

Borowiecki
Loan #: 3100058027

Trustor/Borrower:
Andrew J. Borowiecki
930 Via Mil Cumbres Unit 116, Solana Beach, CA 92075 United States

DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust and Assignment of Rents ("Deed of Trust") secures an obligation which calls for payment of interest at a variable interest rate.

THIS DEED OF TRUST is made this 2nd day of January, 2025 between Andrew J. Borowiecki, a single man whose address is, 930 Via Mil Cumbres Unit 116, Solana Beach, CA 92075 United States, herein called "Trustor," REFS INC. a California Corporation, herein called "Trustee," and San Diego County Credit Union, herein called "Beneficiary."

Trustor irrevocably grants, transfers and assigns to Trustee, in trust and with power of sale, all of the real property in the City or Town of Solana Beach, County of San Diego, State of California, having the street address of 930 Via Mil Cumbres Unit 116 and more specifically described as:

See complete legal description attached hereto and made a part hereof.

Parcel ID Number: 263-292-57-34 together with all improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Beneficiary to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property."

1. THIS DEED OF TRUST SECURES:

   a. All of the obligations of Trustor in favor of Beneficiary or order under the terms of a Home Equity Line of Credit Agreement and Disclosure Statement (the "Agreement") dated January 2, 2025, herein called Agreement. The Agreement provides, among other things, for the payment of all sums advanced by Beneficiary from time to time pursuant to the Agreement and for the payment of interest. The maximum principal obligation under the Agreement to be secured by this Deed of Trust at any one time is Sixty-Five Thousand And 00/100 Dollars ($65,000.00) unless Beneficiary, with Trustor's written consent, hereafter increases this amount. The Agreement has a maturity date of January 27, 2055. Advances made by Beneficiary to protect the security of this Deed of Trust or to preserve the Property shall not be subject to the limitation of the preceding sentence.

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

RENOVATION REALTY
4830 VIEWRIDGE AVE., STE. D
SAN DIEGO, CA 92123

DOC# 2025-0007648

Jan 10, 2025 01:13 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)

PAGES: 4

THIS SPACE FOR RECORDER'S USE

COLLATERAL ASSIGNMENT OF DEED OF TRUST

(Please fill in document title(s) on this line)

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

RICHARD ROBERT REID,SUCCESSOR TRUSTEE
7550 ORIEN AVE.
LA MESA, CA 91941

DOC# 2025-0007649

Jan 10, 2025 01:13 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $190.00 (SB2 Atkins: $150.00)
PCOR: YES
PAGES: 5

THIS SPACE FOR RECORDER'S USE

AFFIDAVIT - DEATH OF TRUSTEE

(Please fill in document title(s) on this line)

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

_____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of California, San Diego

DOC# 2025-0007650

Jan 10, 2025 01:13 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $1,370.50 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

MAIL TAX STATEMENTS AND WHEN RECORDED MAIL TO:
Amelia Bruce Clark as Trustee of The Clark Family Trust dated 05/25/1990, for the Benefit of Amelia Bruce Clark, an unmarried woman
10656 Fuerte Drive
La Mesa, CA 91941
Escrow No.: 24-220764
Order No.: 24-220764
APN: 461-580-08-00
TRA: 08001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX is $1,347.50 CITY TAX $0.00

☒ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale,
☐ Unincorporated area ☒ City of San Diego, and

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

Richard Robert Reid, Successor Trustee of the Richard and Luanne Reid Family Trust of 2002, originally created on November 1, 2002,

hereby GRANT(S) to

Amelia Bruce Clark as Trustee of The Clark Family Trust dated 05/25/1990, for the Benefit of Amelia Bruce Clark, an unmarried woman,

the following described real property in the City of San Diego, County of San Diego, State of California:

SEE ATTACHED EXHIBIT "A"

The property more commonly known as: 4938 College Gardens Court, San Diego, CA 92115

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

STOCKTON MORTGAGE C/O
DOCPROBE
ATTN. POST CLOSING
1133 OCEAN AVE., MAILSTOP DP4012
LAKEWOOD, NJ 08701

DOC# 2025-0007651

Jan 10, 2025 01:13 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $89.00 (SB2 Atkins: $0.00)

PAGES: 26

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

(Please fill in document title(s) on this line)

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(.

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

_____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

2025-001341
eRecording Partners Network,
11:25 am 01/10/2025 DT Fee: $113.00
Count of Pages 8
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

Recording Requested By:
WFG Title Company of
California, San Diego

Fairway Independent Mortgage Corporation, a Corporation

After Recording Return To:
Indecomm Global Services
Mail Stop - FD-FW-9909
1427 Energy Park Drive
St. Paul, MN 55108

Prepared By:
Fairway Independent Mortgage Corporation
4750 S. Biltmore Lane
Madison, WI 53718

Title Order No.: 24-21470
24-214740
LOAN #: 6601500401

OPEN END DEED OF TRUST
(Securing Future Advances)

THIS DEED OF TRUST is made on **January 6, 2025.** The trustor is **Daniel Wesley Hart and Adrienne Hart Husband and Wife as Community Property with right of survivorship**

whose address is **3005 Hastings Ave**
Redwood City, CA 94061

(herein "Borrower").

The trustee is **Tina Sorum**
4201 Marsh Lane
Carrollton, TX 75007

("Trustee"). The beneficiary is **Fairway Independent Mortgage Corporation, a Corporation,**

whose address is **4201 Marsh Lane**
Carrollton, TX 75007

In this Deed of Trust, the terms "you," "your" and "yours" refer to the trustor(s). The terms "we," "us" and "our" refer to the beneficiary.

Pursuant to a Home Equity Line of Credit Agreement dated the same date as this Deed of Trust ("Agreement"), you may incur maximum unpaid loan indebtedness (exclusive of interest thereon) in amounts fluctuating from time to time up to the maximum principal sum outstanding at any time of **TWO HUNDRED THOUSAND AND NO/100*** * * \

This page is part of your document - DO NOT DISCARD

20250018179

Pages:
0022

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/10/25 AT 08:00AM

FEES:	111.00
TAXES:	0.00
OTHER:	0.00
SB2:	150.00
PAID:	261.00

LEADSHEET

202501100240024

00025147204

015086017

SEQ:
01

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E464790

24-215466

FOR REFERENCE ONLY: 20250018179

Recording Requested By:
WFG Title Company of California
San Diego
~~Recording Requested By:~~
MEGA CAPITAL FUNDING INC.

And After Recording Return To:
MEGA CAPITAL FUNDING
INC.
26637 AGOURA ROAD, STE 100
CALABASAS, CALIFORNIA 91302
Loan Number: 894170

24-2154616 [Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 100089200008941708 **MERS Phone: 888-679-6377**

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is ROBERT D. TOOMBS AND ALLISON T. LEO, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

currently residing at 2607 160th St, Redondo Beach, California 90278

Borrower is the trustor under this Security Instrument.
(B) "Lender" is MEGA CAPITAL FUNDING INC.

Lender is a CALIFORNIA CORPORATION organized and existing under the laws of CALIFORNIA . Lender's address is 26637 AGOURA ROAD, STE 100, CALABASAS, CALIFORNIA 91302
The term "Lender" includes any successors and assigns of Lender.
(C) "Trustee" is WFG NATIONAL TITLE COMPANY OF CALIFORNIA

Recording Requested By:
WFG Title Company of California
San Diego

Recording Requested By:
CALIFORNIA COAST CREDIT UNION

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXX75-85

DOC# 2025-0006701

Jan 10, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $140.00 (SB2 Atkins: $75.00)

PAGES: 17

24-222204 [Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 2, 2025, together with all Riders to this document.
(B) "Borrower" is ALEJANDRO GARCIA and ANA GARCIA, husband and wife as community property with right of survivorship
BORROWER'S ADDRESS IS 1313 THUNDER SPRING DRIVE, CHULA VISTA, CALIFORNIA 91915.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

Recording Requested By:
WFG Title Company of California
San Diego

Recording Requested By:
CALIFORNIA COAST CREDIT UNION

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX78-85

DOC# 2025-0006700

Jan 10, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $134.00 (SB2 Atkins: $75.00)

PAGES: 15

24-222037 [Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 2, 2025, together with all Riders to this document.
(B) "Borrower" is RICHARD DANA LACOSTE and KARLA MICHELLE ORSA, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP
BORROWER'S ADDRESS IS 2972 ABER STREET, SAN DIEGO, CALIFORNIA 92117.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

Recording Requested By:
WFG Title Company of California
San Diego
Recording Requested By:
CALIFORNIA COAST CREDIT UNION

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX00-87

DOC# 2025-0006696

Jan 10, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $143.00 (SB2 Atkins: $75.00)

PAGES: 18

24-220550 [Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 6, 2025, together with all Riders to this document.
(B) "Borrower" is LUIS F. ALTAMIRANO and DALIA CASTRO, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
BORROWER'S ADDRESS IS 1656-58 COLFAX DRIVE, LEMON GROVE, CALIFORNIA 91945.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

Recording Requested By:
WFG Title Company of
California, San Diego

Return To:
San Diego County Credit Union
ATTN: Loan Servicing
6545 Sequence Drive
San Diego, CA 92121
(877) 732-2848

Prepared By:
Joan Pratt
San Diego County Credit Union
6545 Sequence Drive
San Diego, CA 92121
(877) 732-2848

24-2187167

DOC# 2025-0006509

Jan 10, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $205.00 (SB2 Atkins: $150.00)
PCOR: N/A
PAGES: 9

[Space Above This Line For Recording Data]

Gomez
Loan #: 3100058381

Trustor/Borrower:
George Gomez Jr.
5751 Calle Sal Si Puedes, San Diego, CA 92139 United States

DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust and Assignment of Rents ("Deed of Trust") secures an obligation which calls for payment of interest at a variable interest rate.

THIS DEED OF TRUST is made this 2nd day of January, 2025 between George Gomez, Jr., a single man whose address is, 5751 Calle Sal Si Puedes, San Diego, CA 92139 United States, herein called "Trustor," REFS, Inc., a California Corporation, herein called "Trustee," and San Diego County Credit Union, herein called "Beneficiary."

Trustor irrevocably grants, transfers and assigns to Trustee, in trust and with power of sale, all of the real property in the City or Town of San Diego, County of San Diego, State of California, having the street address of 5751 Calle Sal Si Puedes and more specifically described as:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF. **Exhibit A**

Parcel ID Number: 564-211-09-00 together with all improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Beneficiary to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property."

1. THIS DEED OF TRUST SECURES:

   a. All of the obligations of Trustor in favor of Beneficiary or order under the terms of a Home Equity Line of Credit Agreement and Disclosure Statement (the "Agreement") dated January 2, 2025, herein called Agreement. The Agreement provides, among other things, for the payment of all sums advanced by Beneficiary from time to time pursuant to the Agreement and for the payment of interest. The maximum principal obligation under the Agreement to be secured by this Deed of Trust at any one time is One Hundred Thousand And 00/100 Dollars ($100,000.00) unless Beneficiary, with Trustor's written consent, hereafter increases this amount. The Agreement has a maturity date of January 27, 2055. Advances made by Beneficiary to protect the security of this Deed of Trust or to preserve the Property shall not be subject to the limitation of the preceding sentence.

Recording Requested By:
WFG Title Company of
California, San Diego

Return To:
San Diego County Credit Union
ATTN: Loan Servicing
6545 Sequence Drive
San Diego, CA 92121
(877) 732-2848

Prepared By:
Virnalisa Agana
San Diego County Credit Union
6545 Sequence Drive
San Diego, CA 92121
(877) 732-2848

DOC# 2025-0006508

Jan 10, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $202.00 (SB2 Atkins: $150.00)
PCOR: N/A
PAGES: 7

24-213394

[Space Above This Line For Recording Data]

DEED OF TRUST AND REQUEST FOR NOTICE OF DEFAULT

Crowley
Loan #: 3100056369
PIN: 499-482-16-00

Trustor/Borrower:
Dennis John Crowley
4313 Corte Sano, La Mesa, CA 91941 United States

THIS DEED OF TRUST is made this 4th day of January, 2025, among the Trustor, Dennis John Crowley, a single man, as his sole and separate property whose address is 4313 Corte Sano, La Mesa, CA 91941 United States, (herein "Borrower"), REFS INC. a California Corporation (herein "Trustee"), and the Beneficiary, San Diego County Credit Union organized and existing under the laws of THE STATE OF CALIFORNIA, whose address is 6545 Sequence Drive, San Diego, CA 92121 (herein "Lender").

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of San Diego, State of California:

See Complete Legal Description Attached Hereto and Made a Part Hereof.
Parcel ID Number: 499-482-16-00
which has the address of 4313 Corte Sano, La Mesa, CA 91941 (herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), all of which shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are hereinafter referred to as the "Property";

TO SECURE to Lender the repayment of the indebtedness evidenced by Borrower's note dated January 4, 2025 and extensions and renewals thereof (herein "Note"), in the principal sum of U.S. $65,000.00, with interest thereon, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2040; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained.

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, and that the Property is unencumbered except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Deed of Trust, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower

Recording Requested By:
WFG Title Company of
California, San Diego

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENTS TO:

Rosemarie L. Baker
P.O. Box 635
Julian, CA 92036

DOC# 2025-0006418

Jan 09, 2025 03:50 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $104.40 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

Title Order No.: 24-222338 **Escrow No.:** 18264-1
AP#: 295-255-05-00

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $81.40
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[X] Unincorporated area [ ] City of **AND**

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

Jeffrey K. Napierskie, Trustee of The JKN Trust dated 2-14-2017

hereby GRANT(s) to:

Rosemarie L. Baker, an Unmarried Woman

the real property in the County of San Diego, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 684 Great Sandy Trail (Vacant Land 295-255-05-00), Julian, CA 92036

DATED: January 2, 2025

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

Recording Requested By:
WFG Title Company of
California, San Diego

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:
Samantha Y Nye and James Tyler Nye
200 Still Water Landing Way
Sneads Ferry, NC 28460
Escrow No.: 24-184647
Order No.: 24-184647
APN: 135-064-71-00
TRA: 94171

DOC# 2025-0006219

Jan 09, 2025 01:47 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $594.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX is $561.00 CITY TAX $0.00

☒ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale,
☒ Unincorporated area ☐ City of _____, and

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

Jacob Thompson, an unmarried man,

hereby GRANT(S) to

Samantha Y Nye and James Tyler Nye, wife and husband as community property with right of survivorship,

the following described real property in an Unincorporated area of the City of Palomar Mountain, County of San Diego, State of California:

SEE ATTACHED EXHIBIT "A"

The property more commonly known as: 22186 Crestline Road, Palomar Mountain, CA 92060

Recording Requested By:
WFG Title Company of
California, San Diego
Neighborhood Loans, Inc., a Corporation

After Recording Return To:
Neighborhood Loans, Inc.
Attn: Post Closing
1333 Butterfield Road, Suite 600
Downers Grove, IL 60515

Prepared By:
Betty DiNatale
Neighborhood Loans
1333 Butterfield Rd, Ste 600
Downers Grove, IL 60515
630-446-2479

DOC# 2025-0006220

Jan 09, 2025 01:47 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $80.00 (SB2 Atkins: $0.00)

PAGES: 23

Title Order No.: 24-184647
Escrow No.: 24-184647
LOAN #: 2411009207

[Space Above This Line For Recording Data]

CASE #: 77-77-6-5544866

Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax

DEED OF TRUST

MIN 1011378-0000202581-0
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is **SAMANTHA Y NYE AND JAMES TYLER NYE, WIFE AND HUSBAND AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**

currently residing at **200 Stillwater Lndg Wy Apt 201, Sneads Ferry, NC 28460.**

Borrower is the trustor under this Security Instrument.

Recording Requested By:
WFG Title Company of
California, San Diego

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENTS TO:

Mr. Victor M. Urbieta Gonzalez and Mr. Nestor
Gonzalez Torres
1050 N. Grape Street
Escondido, CA 92026

DOC# 2025-0006203

Jan 09, 2025 01:43 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $804.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

Title Order No.: 24-210501 **Escrow No.:** 201213-MC
AP#: 229-091-24-00

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $781.00
[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 ESCONDIDO

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

Michael Maynard, an Unmarried Man

hereby GRANT(s) to:

Victor M. Urbieta Gonzalez, a Single Man and Nestor Gonzalez Torres, a Single Man as Joint Tenants

the real property in the County of San Diego, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 1050 N. Grape Street, Escondido, CA 92026

DATED: December 12, 2024

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

UNITED WHOLESALE MORTGAGE LLC
700 SOUTH BLVD EAST
PONTIAC, MI 48341
ATTN: POST CLOSING MANAGER

Title No.: 24-210501
Escrow No.: 201213-MC

DOC# 2025-0006204

Jan 09, 2025 01:43 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $74.00 (SB2 Atkins: $0.00)

PAGES: 21

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of
California, San Diego

DOC# 2025-0006073

Jan 09, 2025 11:57 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $0.00 (SB2 Atkins: $0.00)

PAGES: 16

NO CHARGE ON THIS DOCUMENT FOR THE BENEFIT OF A STATE AGENCY FORMED BY THE CITY OF SAN DIEGO

When Recorded Mail To:
Christensen & Spath LLP
401 West A Street, Suite 2250
San Diego, CA 92101

AFFORDABLE ACCESSORY DWELLING UNIT AND INCLUSIONARY ORDINANCE COMPLIANCE AGREEMENT AFFECTING REAL PROPERTY (4556 33rd Street)

THIS AFFORDABLE ACCESSORY DWELLING UNIT AND INCLUSIONARY ORDINANCE COMPLIANCE AGREEMENT AFFECTING REAL PROPERTY ("Agreement") is dated as of the 3rd day of January, 2025, among the San Diego Housing Commission ("Commission") and John Hokokian, Trustee of the Barbara Jean Stepanian Family Trust dated February 15, 1995, as restated on January 8, 2019 ("Owner").

RECITALS

A. Owner owns the real property in the City of San Diego ("City"), County of San Diego, California, described on Exhibit "A" attached hereto ("Property").

B. The term "accessory dwelling unit," as used in this Agreement, shall have the meaning set forth in Section 141.0302 of the San Diego Municipal Code ("ADU Law"). Section 141.0302(c)(2)(H) of the San Diego Municipal Code, allows Owner to construct one (1) additional accessory dwelling unit for every accessory dwelling unit on the Property that is set aside as affordable to very low income, low income or moderate income households for a period of not less than 15 years. There is no limit to the number of bonus ADUs within a sustainable development area. The Property is in a sustainable development area, as defined in Section 113.0103 of the San Diego Municipal Code.

C. The Owner proposes one (1) residential dwelling unit plus ten (10) accessory dwelling units ("Project") on the Property. The residential dwelling unit, plus two (2) accessory dwelling units are allowed by right, the other eight (8) accessory dwelling units are being provided pursuant to Section 141.0302(c)(2)(H) of the ADU Law, which requires four (4) accessory dwelling units as affordable for 15 years to moderate income households at a rent, including any and all homeowners association fees or other similar fees (the rent will also include a utility adjustment based upon the "San Diego Housing Commission Utility Allowance Schedule," as adjusted from time to time, a copy of which is available at the Commission offices), that does not

This document is delivered to Recorder as an accommodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

Recording Requested By:
WFG Title Company of California, San Diego

DOC# 2025-0006074

Jan 09, 2025 11:57 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $0.00 (SB2 Atkins: $0.00)

PAGES: 10

NO CHARGE ON THIS DOCUMENT FOR THE BENEFIT OF A STATE AGENCY FORMED BY THE CITY OF SAN DIEGO

When Recorded Mail To:
Christensen & Spath LLP
401 West A Street, Suite 2250
San Diego, CA 92101

DEED OF TRUST
(4556 33rd Street)

THIS DEED OF TRUST is dated as of the 3rd day of January, 2025, among John Hokokian, Trustee of the Barbara Jean Stepanian Family Trust dated February 15, 1995, as restated on January 8, 2019 ("Trustor"), whose address is 4554 33rd Street, San Diego, CA 92116, Chicago Title insurance Company ("Trustee"), and the San Diego Housing Commission ("Beneficiary"), whose address is 1122 Broadway, Suite 300, San Diego, California 92101.

TRUSTOR HEREBY irrevocably grants, transfers, and assigns to Trustee, in trust, with power of sale, all that property in the City of San Diego, County of San Diego, State of California, described as ("Property"):

(See Legal Description - Exhibit "A")

FOR THE PURPOSE OF SECURING:

(1) The timely performance of the Affordable Accessory Dwelling Unit and Inclusionary Ordinance Compliance Agreement Affecting Real Property of even date herewith ("Agreement"), between the Beneficiary and the Trustor, and any renewals, extensions, modifications or amendments to the Agreement by the Trustor and each and every covenant set forth herein; and

(2) The performance of each agreement contained in this Deed of Trust.

A. TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

1. Defense of Security. To appear in and defend any action or proceeding purporting to affect the security of this Deed of Trust or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorneys' fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose on this Deed of Trust.

This document is delivered to Recorder as an accommodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

Recording Requested By:
WFG Title Company of
California, San Diego

DOC# 2025-0006075

Jan 09, 2025 11:57 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $0.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 10

NO CHARGE ON THIS DOCUMENT FOR THE BENEFIT OF A STATE AGENCY FORMED BY THE CITY OF SAN DIEGO

When Recorded Mail To:
Christensen & Spath LLP
401 West A Street, Suite 2250
San Diego, CA 92101

SUBORDINATION AGREEMENT
(4556 33rd Street)

THIS SUBORDINATION AGREEMENT ("Subordination Agreement") is dated as of the 3rd day of January, 2024, among John Hokokian, Trustee of the Barbara Jean Stepanian Family Trust dated February 15, 1995, as restated on January 8, 2019 ("Borrower"), the San Diego Housing Commission ("Commission") and Balboa Thrift & Loan ("Lender").

RECITALS

A. Borrower is the owner of certain real property in the City of San Diego, County of San Diego, California ("Property"), as more particularly described in the following (collectively, the "Lender Security Instruments"): (i) that certain Deed of Trust dated as of July 29, 2024, and recorded in the Office of the Recorder of the County of San Diego, State of California on August 2, 2024, as Instrument No. 2024-0205813; and (ii) that certain Assignment of Rents dated as of July 29, 2024, and recorded in the Office of the Recorder of the County of San Diego, State of California on August 2, 2024, as Instrument No. 2024-0205814.

B. Concurrently with recordation of this Subordination Agreement, the Borrower is causing the following to be recorded against the Property in the Office of the Recorder of the County of San Diego, State of California: (i) an Affordable Accessory Dwelling Unit and Inclusionary Ordinance Compliance Agreement Affecting Real Property ("ADU Agreement") by and between the Commission and Borrower; and (ii) a Deed of Trust ("Commission Deed of Trust"), executed by the Borrower in favor of the Commission.

C. Commission, Lender and Borrower all agree and desire to execute this Subordination Agreement to memorialize their understanding and agreement with regard to the respective priorities of each of the above-referenced documents. It is the intention of the parties that the ADU Agreement shall unconditionally continue to be and remain at all times a lien, claim and charge on the Property prior and superior to the Lender Security Instruments and that the Lender Security Instruments shall unconditionally continue to be and remain at all times liens, claims and charges on the Property prior and superior to the Commission Deed of Trust.

This document is delivered to Recorder as an accommodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

Recording Requested By:
WFG Title Company of
California, San Diego

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

Veronica Doyle
John Uebel
5189 Baxter St.
San Diego, CA 92117

APN: 425-670-10-07
TITLE ORDER NO.: 24-221892
ESCROW NO.: 3698-CC

DOC# 2025-0005503

Jan 09, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $716.80 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 5

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) declare(s) that the **DOCUMENTARY TRANSFER TAX IS: $ 690.80 County**
XX computed on the full value of the interest of property conveyed, or (SAID DEED BEING SIGND IN COUNTERPART)
___computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
___OR transfer is EXEMPT from tax for the following reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Travian LLC, an Arizona limited liability company, as to an undivided 50% interest and Boyd R. McDaniel, as Trusteee of The Jagger Separate Property Trust dated May 7, 2014, as to an undivided 50% interest, as Tenants in Common

HEREBY GRANT(S) to John William Uebel and Veronica Ann Doyle, Trustees of The Doyle-Uebel Family Trust dated September 29, 2012

All that real property situated in the City of San Diego, County of San Diego, State of California, described as:
A Condominium Comprised of: Parcel 1: An undivided 1/36th interest in and to lot 3 of Forest Park Plaza, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 7522, filed in the office of the county recorder of said county January 5, 1973. Excepting therefrom the following: All units as shown on the Forest Park Plaa Condominium Plan Unit No. 2, recorded September 30, 1975 as file No. 75-267695 of Official Records of Said County, California. Parcel 2: Unit No. 71, as shown upon the condominium plan referred to in parcel 1 above.

Commonly Known As: 2991 Cowley Way #71, San Diego, CA 92117

January 6, 2025

Travian LLC, an Arizona limited liability company

By: _____
Leon Lafayette Icard, Manager

Boyd R. McDaniel, as Trustee of The Jagger Separate Property Trust dated May 7, 2014

This document is executed in counterpart

_____
Boyd R. McDaniel, Trustee

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder

24.00

* $ R 0 0 1 5 3 4 3 8 7 3 $ *

2025000013404 8:00 am 01/09/25

90 CR-SC06 G02 5

0.00 0.00 0.00 0.00 12.00 0.00 0.000.000.00 0.00

RECORDING REQUESTED
WFG Title Company of California
TAX AND STMT:
AND WHEN RECORDED MAIL TO:

Shaheera Owaynat and Fahed Yacoub
2038 Rembrandt
Santa Ana, CA 92704

GRANT DEED

(Title of Document)

Per Government Code 27388.1(a)(1) ***"A fee of $75 dollars shall be paid at the time of recording on 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 or real property. "***

☐ **Exempt from SB2 fee per GC 27388.1(a)(2); is a transfer subject to the imposition of documentary transfer tax", or**

☐ **Exempt from SB2 fee per GC 27388.1(a)(2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax", or**

☒ **Exempt from SB2 fee per GC 27388.1(a)(2); is a transfer of real property that is a residential dwelling to an owner-occupier", or**

☐ **Exempt from SB2 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", or**

☐ **Exempt from SB2 fee per GC 27388.1(a)(1); fee cap of $225 reached"**

☐ **Exempt from SB2 fee per GC 27388.1(a)(1); not related to real property**

Failure to include an exemption reason will result in the imposition of the SB2 Building Homes and Jobs Act Fee.

This document is delivered to Recorder as an accommodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

DOC# 2025-0005499

Jan 09, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $641.70 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 6

Recording Requested By
WFG National Title Company - San Diego

When Recorded Mail to
And Mail Tax Statements To
Magdalena Mazagova Suzuki and Riki Suzuki
10316 Caminito Surabaya
San Diego, CA 92131

Escrow Number: 10094-BH
Title Number: 24-177169
APN: 319-310-13-70
Property: 9950 Scripps Westview Way, Unit 70, San Diego, CA 92131

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor(s) Declare(s):
Documentary Transfer Tax is $612.70 City Tax is $ 0.00
x Computed on the full value of the interest or property conveyed;
____ Computed on the full value less value of liens or encumbrances remaining at time of sale
____ Unincorporated Area x City of San Diego

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

Barbara Jane Palmer, Trustee of the Barbara Jane Palmer Trust Dated June 28, 2014

hereby **GRANT(S)** to

Magdalena Mazagova Suzuki and Riki Suzuki, wife and husband, as community property with right of survivorship

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

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

Dated: December 17, 2024

Barbara Jane Palmer Trust Dated June 28, 2014

Barbara Jane Palmer, Trustee

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DOC # 2025-0007115
01/09/2025 08:00 AM Fees: $158.00
Page 1 of 20
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Receipted by: MARIA VICTORIA #411

Recording Requested By:
WFG Title Company of California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXX61-86

24-221133

[Space Above This Line For Recording Data]

DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 10, 12, 17, 19 and 20. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated January 4, 2025, together with all Riders to this document.
(B) "Borrower" is GEORGE W. WEBSTER and PATRICIA A. WEBSTER, Co-Trustees of the Webster Family Trust dated November 6, 2001
BORROWER'S ADDRESS IS 29003 SHORECLIFF CIRCLE, MENIFEE, CALIFORNIA 92585.

Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Trustee" is FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
1 FIRST AMERICAN WAY, SANTA ANA, CALIFORNIA 92707
(E) "Note" means the promissory note signed by Borrower and dated January 4, 2025.
The Note states that Borrower owes Lender FORTY THOUSAND AND 00/100 Dollars (U.S. $ 40,000.00)

DOC # 2025-0006632
01/08/2025 01:22 PM Fees: $20.00
Page 1 of 3
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: ALEJANDRA#1032

RECORDING REQUESTED BY:

WFG Title Company of California, San Diego

AND WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

Matthew E. Lockwood
25429 Lacebark Drive
Murrieta, CA 92563

Order No. 24-216017

Space above this line for recorder's use only

GRANT DEED

Title of Document

TRA: 024-021

DTT: $0.00

Pursuant to Assembly Bill 1466 – Real Property: Discriminatory Restrictions (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2.00) may be charged for recording the first page 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.

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).

☐ This document is a transfer that is subject to the imposition of documentary transfer tax.

☐ This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.
Document reference:_____

☒ This document is a transfer of real property that is a residential dwelling to an owner-occupier.

☐ This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
Document reference:_____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

DOC # 2025-0006633
01/08/2025 01:22 PM Fees: $84.00
Page 1 of 21
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: ALEJANDRA#1032

RECORDING REQUESTED BY:

WFG Title Company of California, San Diego

AND WHEN RECORDED MAIL TO

Mega Capital Funding Inc.
26637 Agoura Rd, Suite 100
Calabasas, CA 91302

Order No. 24-216017

Space above this line for recorder's use only

DEED OF TRUST

Title of Document

TRA: 024-021

DTT: $0.00

Pursuant to Assembly Bill 1466 – Real Property: Discriminatory Restrictions (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2.00) may be charged for recording the first page 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.

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).

☐ This document is a transfer that is subject to the imposition of documentary transfer tax.

☐ This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.
Document reference:_____

☐ This document is a transfer of real property that is a residential dwelling to an owner-occupier.

■ This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
Document reference: RECORDING HEREWITH

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY:
WFG National Title Company of California

AND WHEN RECORDED MAIL TO: TAX AND STMT:
Stanley D. Gafner and Mary E. Gafner
950 Saxony Road
Encinitas, CA 92024

DOC# 2025-0005191

Jan 08, 2025 12:40 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $33.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

This document is delivered to Recorder as an accommodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

GRANT DEED

(Please fill in document title(s) on this line)

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____(date) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____(date) as document number(s) _____of Official Records, or

5 ☒ Exempt from fee per GC27388.1; document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or

6 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____, or,

7 ☐ Exempt from fee per GC27388.1 due to it being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

_____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

 *The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0005179

Jan 08, 2025 12:29 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $149.00 (SB2 Atkins: $75.00)

PAGES: 20

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
NAVIGATOR LENDING
SOLUTIONS
1875 N BELCHER RD STE 103
CLEARWATER, FLORIDA 33765
Loan Number: 39035162

24-210744

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 3, 2025, together with all Riders to this document.
(B) "Borrower" is MARILYN KAY BRADFORD, TRUSTEE OR SUCCESSOR TRUSTEE(S) OF THE ELMER BRADFORD JR & MARILYN KAY BRADFORD TRUST DATED DECEMBER 20 2010
BORROWER'S ADDRESS IS 2490 MANZANA WAY, SAN DIEGO, CALIFORNIA 92139-4034.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is WHEELHOUSE CREDIT UNION

Lender is a CALIFORNIA CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is 9212 BALBOA AVENUE, SAN DIEGO, CALIFORNIA 92123

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

DOC# 2025-0005114

Jan 08, 2025 11:56 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 3

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

Michael Sean Sertic
7514 Girard Ave. #1226
La Jolla, CA 92037

Title No.: 24-217317
Escrow No.: 18245-1

THIS SPACE FOR RECORDER'S USE

AFFIDAVIT CHANGE OF TRUSTEE

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of
California, San Diego

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENTS TO:

One Mission Properties
7580 TRADE ST, SUITE B
SAN DIEGO, CA 92121

DOC# 2025-0005115

Jan 08, 2025 11:56 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $762.50 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

Title Order No.: 24-217317 **Escrow No.:** 18245-1
AP#: 278-382-30-00

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $742.50
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[X] Unincorporated area [ ] City of **AND**

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

Michael Sean Sertic, Trustee of the 16473 Via Penasco Trust

hereby GRANT(s) to:

One Mission Properties, LLC a California Limited Liability Company

the real property in the County of San Diego, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 16473 Via Penasco, Ramona, CA 92065

DATED: December 16, 2024

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

Recording Requested By:
WFG Title Company of California
San Diego

DOC# 2025-0005116

Jan 08, 2025 11:56 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $137.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 28

WHEN RECORDED, RETURN TO:

RFLF 4, LLC, a Delaware Limited Liability Company
222 West Adams Street Suite #3150
Chicago, Illinois 60606

Property ID No.: 278-382-30-00

24-217317
18245-1

DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING, AND SECURITY AGREEMENT

(Construction)

→ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax

Note Amount: **$822,500.00**
Property Address: **16473 Via Penasco, Ramona, California 92065**

THIS DOCUMENT CONSTITUTES A FIXTURE FILING IN ACCORDANCE WITH THE CALIFORNIA UNIFORM COMMERCIAL CODE.

This Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement (the "Security Instrument" or "Deed of Trust") is made as of January 7, 2025, among ONE MISSION PROPERTIES LLC, a California limited liability company ("Borrower"), whose address is 7580 Trade Street, Suite B, San Diego, California 92121; WFG National Title Company of California, as trustee ("Trustee"); and RFLF 4, LLC, a Delaware Limited Liability Company, as beneficiary ("Lender"), whose address is 222 West Adams Street Suite #3150 , Chicago, Illinois 60606.

TRANSFER OF RIGHTS IN THE PROPERTY

To secure the full and timely payment of the Indebtedness and the full and timely performance and discharge of the Obligations (as defined in this Security Instrument), Borrower GRANTS, BARGAINS, SELLS, AND CONVEYS to Trustee the Mortgaged Property, with power of sale and right of entry, subject only to the Permitted Encumbrances, to have and to hold the Mortgaged Property to Trustee, its successors in trust, and the Trustee's assigns forever, and Borrower does hereby bind itself, its successors, and its assigns to warrant and forever defend the title to the Mortgaged Property to Trustee against anyone lawfully claiming it or any part of it; provided, however, that if the Indebtedness is paid in full as and when it becomes due and payable and the Obligations are performed on or before the date they are to be performed and discharged, then the liens, security interests, estates, and rights granted by the Loan Documents shall terminate; otherwise, they shall remain in full force and effect. As additional security for the full and timely payment of the Indebtedness and the full and timely performance and discharge of the Obligations, Borrower grants to Lender a security interest in the Personalty, Fixtures, Leases, and Rents under Article Nine of the Uniform Commercial Code in effect in the state where the Mortgaged Property is located. Borrower further grants, bargains, conveys, assigns, transfers, and sets over to Trustee, acting as both a trustee and an agent for Lender under this Security Instrument, a security interest in and to all of Borrower's

© 2007 Geraci Law Firm; All Rights Reserved.

DOC# 2025-0005111

Jan 08, 2025 11:56 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 3

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

ONE MISSION PROPERTIES
7580 TRADE STREET SUITE B
SAN DIEGO, CA 92121

Title No.: 24-209328
Escrow No.: 14202-MR

THIS SPACE FOR RECORDER'S USE

FULL RECONVEYANCE

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of
California, San Diego
Order No. **24-209328**

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

JULIANA JOY AGUILAR
867 LEHIGH AVENUE
CHULA VISTA, CA 91913

DOC# 2025-0005112

Jan 08, 2025 11:56 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $1,042.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

ESCROW NO. 14202-MR
Parcel No. **595-490-43-00**

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS **$1,012.00** and CITY **$0.00**

☒ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☐ unincorporated area: ☒ **Chula Vista**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **One Mission Properties, LLC, a California limited liability company**

hereby GRANT(S) to **Juliana Joy Aguilar and Joshua G. Sabates, wife and husband as joint tenants**

the real property in the City of **Chula Vista**, County of **San Diego**, State of California described as:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

Commonly known as: **867 Lehigh Avenue, Chula Vista, CA 91913**

Parcel No.: **595-490-43-00**

Date November 25, 2024

Signature page attached hereto
and made a part of

DOC# 2025-0005113

Jan 08, 2025 11:56 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $80.00 (SB2 Atkins: $0.00)

PAGES: 23

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

MORTGAGE SOLUTIONS FCS
DBA CLIENT DIRECT MORTGAGE
2700 YGNACIO VALLEY ROAD SUITE 255
WALNUT CREEK, CA 94598

Title No.: 24-209328
Escrow No.: 14202-MR

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:
WFG National Title Company

Mail Tax Statements and Recorded Document To:
Waleed Khalid Al Obaidi and Ban Mohammed
9631 Maccool Lane
Santee, CA 92071

Escrow No.: 45787-KG
Title No.: 24-160001

DOC# 2025-0005047

Jan 08, 2025 11:28 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $496.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

APN: 507-281-60-01

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

☐ This transfer is exempt from the documentary transfer tax.
☑ **The documentary transfer tax is $473.00** and is computed on:
  ☑ the full value of the interest or property conveyed.
  ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
☑ The property is located in the City of El Cajon

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

Kristina Clarno, a single woman and Robert Willis, an unmarried man, as joint tenants

hereby GRANT(S) to

Waleed Khalid Al Obaidi and Ban Mohammed, husband and wife, as joint tenants

the following described real property:

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

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DOC# 2025-0005048

Jan 08, 2025 11:28 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $77.00 (SB2 Atkins: $0.00)

PAGES: 22

After Recording Return To:
NQM Funding, LLC
C/O DocProbe
1133 Ocean Avenue
Mailstop: DP6852
Lakewood, NJ 08701

Recording Requested By:
WFG Title Company of California
San Diego

24-160001
45787-KG

[Space Above This Line For Recording Data]

Document Date of Instrument: **January 7, 2025**

Loan Number: **92010174582**

Property Address: **1483 Broadway Unit N**
El Cajon, CA 92021

DEED OF TRUST
DOCUMENT TITLE

The undersigned declares that the document to which this page is affixed and made a part of is exempt from the fee imposed by the Building Homes & Jobs Act (SB2-2017) (GC 27388.1).

Reason for exemption:

- ☐ Not related to real property – GC 27388.1(a)(1)
- ☒ Recorded concurrently "in connection with" a transfer subject to the imposition of Documentary Transfer Tax – GC 27388.1(a)(2)
- ☐ Transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(a)(2)
- ☐ Recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(a)(2)
- ☐ Maximum $225.00 fee per transaction reached – GC 27388.1(a)(1)

Signature

Date 1/7/25

THIS PAGE IS ADDED TO PROVIDE DECLARATION OF BUILDING HOMES & JOBS ACT (SB2-2017) FEE EXEMPTION

ADDITIONAL RECORDING FEE APPLIES

DOC# 2025-0005000

Recording Requested By:
WFG Title Company of
California, San Diego

Jan 08, 2025 11:15 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $341.00 (SB2 Atkins: $225.00)

PAGES: 34

And After Recording Return To:
UNITED WHOLESALE MORTGAGE, LLC
700 SOUTH BLVD EAST
PONTIAC, MI 48341
ATTN: POST CLOSING MANAGER
Loan Number: 1524279040
Case Number: 77-77-6-5544863

24-216064
311759 CC

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF THE DEPARTMENT OF VETERANS AFFAIRS OR ITS AUTHORIZED AGENT.

MIN: 101543625010222069 **MERS Phone: 888-679-6377**

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 15, 18, 23, and 24. Certain rules regarding the usage of words used in this document are also provided in Section 16.

Parties

(A) "Borrower" is Richard Steven Coates and Cecelia Domingo Coates, Husband and Wife, As Community Property with Right of Survivorship

currently residing at 920 Toyon Mountain Lane, Julian, California 92036

Borrower is the trustor under this Security Instrument.

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder
21.00
* $ R 0 0 1 5 3 4 2 0 1 5 $ *
2025000012156 11:17 am 01/08/25
490 507A U01 3
0.00 0.00 0.00 0.00 6.00 0.00 0.000.000.00 3.00

RECORDING REQUESTED
WFG Title Company of California

AND WHEN RECORDED MAIL TO:

Lien Solutions
P.O. Box 29071
Glendale, CA 91209-9071

Title No. 24-186473
Escrow No. 1578-SP

UCC FINANCING STATEMENT AMENDMENT

(Title of Document)

Per Government Code 27388.1(a)(1) ***"A fee of $75 dollars shall be paid at the time of recording on 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 or real property. "***

☐ **Exempt from SB2 fee per GC 27388.1(a)(2); is a transfer subject to the imposition of documentary transfer tax", or**

☐ **Exempt from SB2 fee per GC 27388.1(a)(2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax", or**

☐ **Exempt from SB2 fee per GC 27388.1(a)(2); is a transfer of real property that is a residential dwelling to an owner-occupier", or**

☒ **Exempt from SB2 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", or**

☐ **Exempt from SB2 fee per GC 27388.1(a)(1); fee cap of $225 reached"**

☐ **Exempt from SB2 fee per GC 27388.1(a)(1); not related to real property**

Failure to include an exemption reason will result in the imposition of the SB2 Building Homes and Jobs Act Fee.

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder

24.00

* $ R 0 0 1 5 3 4 2 0 1 6 $ *

2025000012157 11:17 am 01/08/25

490 507A G02 5

0.00 0.00 0.00 0.00 12.00 0.00 0.000.000.00 0.00

RECORDING REQUESTED
WFG Title Company of California
MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Shaheera Owaynat and Fahed Yacoub
2038 Rembrandt
Santa Ana, CA 92704

Title No. 24-186473
Escrow No. 1578-SP

GRANT DEED

(Title of Document)

Per Government Code 27388.1(a)(1) *"A fee of $75 dollars shall be paid at the time of recording on 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 or real property."*

☐ **Exempt from SB2 fee per GC 27388.1(a)(2); is a transfer subject to the imposition of documentary transfer tax", or**

☐ **Exempt from SB2 fee per GC 27388.1(a)(2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax", or**

☒ **Exempt from SB2 fee per GC 27388.1(a)(2); is a transfer of real property that is a residential dwelling to an owner-occupier", or**

☐ **Exempt from SB2 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", or**

☐ **Exempt from SB2 fee per GC 27388.1(a)(1); fee cap of $225 reached"**

☐ **Exempt from SB2 fee per GC 27388.1(a)(1); not related to real property**

Failure to include an exemption reason will result in the imposition of the SB2 Building Homes and Jobs Act Fee.

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder

51.00

* $ R 0 0 1 5 3 4 2 0 1 7 $ *

2025000012158 11:17 am 01/08/25

490 507A D11 13

0.00 0.00 0.00 0.00 36.00 0.00 0.000.000.00 3.00

RECORDING REQUESTED
WFG Title Company of California

AND WHEN RECORDED MAIL TO:

Nationwide Title Clearing
ATTN: Final Docs - DHVFD
2704 Alternate 19N
Palm Harbor, FL 34683

Title No. 24-186473
Escrow No. 1578-SP

DEED OF TRUST

(Title of Document)

Per Government Code 27388.1(a)(1) ***"A fee of $75 dollars shall be paid at the time of recording on 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 or real property. "***

☐ **Exempt from SB2 fee per GC 27388.1(a)(2); is a transfer subject to the imposition of documentary transfer tax", or**

☐ **Exempt from SB2 fee per GC 27388.1(a)(2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax", or**

☐ **Exempt from SB2 fee per GC 27388.1(a)(2); is a transfer of real property that is a residential dwelling to an owner-occupier", or**

☒ **Exempt from SB2 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", or**

☐ **Exempt from SB2 fee per GC 27388.1(a)(1); fee cap of $225 reached"**

☐ **Exempt from SB2 fee per GC 27388.1(a)(1); not related to real property**

Failure to include an exemption reason will result in the imposition of the SB2 Building Homes and Jobs Act Fee.

DOC# 2025-0004480

Jan 08, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $134.00 (SB2 Atkins: $75.00)

PAGES: 15

Recording Requested By:
WFG Title Company of California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXX94-86

24-221554

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 1, 2025, together with all Riders to this document.
(B) "Borrower" is JONATHAN A. ELLIOTT and MELISSA ELLIOTT, husband and wife as community property with right of survivorship
BORROWER'S ADDRESS IS 2534 PARK RIDGE DRIVE, ESCONDIDO, CALIFORNIA 92025.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080.

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

RECORDING REQUESTED BY:
WFG National Title Company of California

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENTS TO:

PrimeVision Group L.L.C.
8605 Santa Monica Blvd Num 685190
West Hollywood, CA 90069

DOC# 2025-0004386

Jan 07, 2025 04:28 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $95.00 (SB2 Atkins: $75.00)
PCOR: YES
PAGES: 3

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 24-215533 **Escrow No.: 011082-TK**

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is $0.00 **CITY TRANSFER TAX** $0.00
"This is a bonafide gift and the grantor received nothing in return, R & T 11911."

[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 LA MESA **AND**

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

LONG DUC TRAN, a Single Man, as to an undivided 70% (Percent) interest and HANG NGOC MY NGUYEN, a Single Woman, as to an undivided 30% (Percent) interest, as tenants in common.

do(es) hereby remise, release and forever quitclaim to:

PrimeVision Group L.L.C., a California Limited Liability Company

the real property in the City of LA MESA, County of SAN DIEGO, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A' AND MADE A PART HEREOF.
A.P. # 486-610-25-00
Also Known as: 6265 FERNWOOD DR, LA MESA, CA 91942

DATED: December 4, 2024

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

NATIONAL LOAN FUNDING LLC
1201 E CESAR CHAVEZ ST., STE. 1
AUSTIN, TX 78702

DOC# 2025-0004387

Jan 07, 2025 04:28 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $249.00 (SB2 Atkins: $150.00)
PCOR: N/A
PAGES: 19

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST,ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING

(Please fill in document title(s) on this line)

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☒ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

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8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Pena
30655 Cyclone Ave
Menifee, CA 92596

Title No.: 24-202635
Escrow No.: 02-2238-JB

DOC# 2025-0004310

Jan 07, 2025 04:04 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $38.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 9

THIS SPACE FOR RECORDER'S USE

GRANT DEED

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

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6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

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THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of
California, San Diego

After Recording Return To:
Concepcion Geronimo Hernandez
1249 East El Norte Parkway
Escondido CA 92027
Escrow No.: 02-2238-JB
Title No.: 202635

DOC# 2025-0004311

Jan 07, 2025 04:04 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $826.50 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 6

APN:227-340-40-00
Property: 1249 East El Norte Parkway
Escondido, CA 92027

Grant Deed

The Undersigned Grantor(s) Declares:
Documentary Transfer Tax $797.50 City Tax is $ 0-00
x Computed on full value of the interest or property conveyed;
___ Computed on the full value less value of liens or encumbrances remaining at the time of sale
___ Unincorporated Area ___ City of Escondido

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged:, **Fidencio Pena and Luz Pena, husband and wife, as joint tenants,**

Hereby grants to **Concepcion Geronimo Hernandez,** a married woman as her sole and separate property, and Edith Jeronimo, a single woman, as joint tenants

All the following described real property in the County of San Diego, State of California:

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

Dated: 12/21/24

Fidencio Pena — Fidencio Pena

Luz Pena — Luz Peña

MAIL TAX STATEMENT AS DIRECTED ABOVE

DOC# 2025-0004312

Jan 07, 2025 04:04 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Concepcion Geronimo Hernandez
1249 East El Norte Parkway
Escondido, CA 92027

Title No.: 24-202635
Escrow No.: 02-2238-JB

THIS SPACE FOR RECORDER'S USE

INTERSPOUSAL TRANSFER DEED

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number_____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)
_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0004313

Jan 07, 2025 04:04 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $62.00 (SB2 Atkins: $0.00)

PAGES: 17

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

First American Mortgage Solutions
c/o New American Funding Post Closing
1795 International Way
Idaho Falls, ID 83402

Title No.: 24-202635
Escrow No.: 02-2238-JB

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0004244

Jan 07, 2025 03:45 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Stanley D. Gafner and Mary E. Gafner
950 Saxony Road
Encinitas, CA 92024

ORDER NO. 24-217895

THIS SPACE FOR RECORDER'S USE

GRANT DEED

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☑ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0004245

Jan 07, 2025 03:45 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $64.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 13

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

SDCCU
6545 SEQUENCE DRIVE
SAN DIEGO, CA 92121
ATTN: LOAN SERVICING

LOAN NO. 3100057896
ORDER NO. 24-217895

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST
AND ASSIGNMENT OF RENTS

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

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4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

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6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

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8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

Bill Larson
430 Tamarack Ave
Carlsbad, CA 92008

ORDER NO.: 24-204395

DOC# 2025-0004221

Jan 07, 2025 03:37 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $193.00 (SB2 Atkins: $150.00)
PCOR: N/A
PAGES: 4

THIS SPACE FOR RECORDER'S USE ONLY

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

9/95
Rec.Form #R25

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

GMJ Woodworking
2365 Mountain View Drive
Escondido, CA 92027

ORDER NO.: 24-204395

DOC# 2025-0004222

Jan 07, 2025 03:37 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $95.00 (SB2 Atkins: $75.00)

PAGES: 3

THIS SPACE FOR RECORDER'S USE ONLY

RELEASE OF MECHANIC'S LIEN

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

9/95
Rec.Form #R25

DOC# 2025-0004223

Jan 07, 2025 03:37 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $137.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 27

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

TGP Opportunity Fund I, LLC
261 N Highway 101 Suite 1160
Solana Beach, CA 92075

ORDER NO.: 24-204395

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING, AND SECURITY AGREEMENT

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

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_____

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8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18 *The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC # 2025-0005324
01/07/2025 02:02 PM Fees: $214.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Receipted by: AMINAH #6123

RECORDING REQUESTED BY
WFG National Title Company

WHEN RECORDED MAIL TO

FEDERAL HOME LOANS CORPORATION
3914 MURPHY CANYON ROAD SUITE A-250
SAN DIEGO, CA 92123

Order No. 24-218363
Loan No. 9442
APN: 360-310-006

SPACE ABOVE THIS LINE FOR RECORDERS USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS

(SHORT FORM)

This DEED OF TRUST made January 2, 2025, between **PETROLEUM LLC., a CALIFORNIA LIMITED LIABILITY COMPANY** herein called TRUSTOR, whose address is 30116 ROYAL HUNT, MENIFEE, CA 92584, and **SBS TRUST DEED NETWORK,** a California Corporation, herein called TRUSTEE, and **SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF**, herein called BENEFICIARY.

WITNESSETH, That Trustor grants to Trustee In Trust, with Power of Sale, that property in the County of RIVERSIDE, State of California, described as follows:
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE JULY 6, 1869.
Property Address; VACANT LAND SCOTT ROAD, MENIFEE, CA 92584

DUE-ON-SALE Beneficiary may, at its election, declare all the sums secured by this Trust Deed (including, but not limited to, all the principal an interest under the note) to be immediately due and payable upon the occurrence of any of the following events: (a) the sale or other transfer, or further encumbrance, of all or any part of the property secured hereby ("property"), or any interest in the property, voluntarily or involuntarily, by operation of law or otherwise: or (b) in the event trustor is a corporation, partnership, or other entity, then upon any sale, assignment, or transfer of any ownership interest (whether stock, partnership interest, or otherwise) in Trustor. If the ownership of all or any part of the property becomes vested in a person other than Trustors, beneficiary may, without notice to trustors, deal in a way with such successor or successors in interest with reference to this Trust Deed and other sums secured by this Trust Deed as fully and to the same extent as it might deal with the original parties to this Trust Deed and without in any way releasing or discharging the indebtedness or trustors' liability under any of the security instruments. No sale of all or any part of the property and no grant of forbearance to any person by beneficiary shall operate to release, discharge, modify, change or affect the original liability of trustors either in whole or part. This clause applies in the event that any part of the property is transferred without the consent and approval of the beneficiary (ies).

Together with the rents, issues and profits hereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing the sum of **$566,500.00** with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, and (2) the performance of each agreement of Trustor incorporated by reference or contained herein (3) Payment or additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adapts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964. In the book and

Recording Requested By:
WFG Title Company of
California, San Diego

Return To:
SPRING EQ, LLC
1 WEST ELM ST. SUITE 450
CONSHOHOCKEN, PA 19428-4152
888-978-9978

Prepared By:
LIZ CARR
SPRING EQ, LLC
1 WEST ELM ST. SUITE 450
CONSHOHOCKEN, PA 19428-4152
888-978-9978
24-209900

$R0001311791$
Electronically Recorded
CONTRA COSTA Co Recorder Office
KRISTIN B. CONNELLY, Clerk-Recorder
DOC - 2025-0002061
Tuesday, Jan 7, 2025 12:48:00
SB2 Fee: $150.00

Total Paid: $217.00 Receipt #: 202500001681
19 - eRecording Partners Network LLC 210 / CLERKPC21 / 2-12

[Space Above This Line For Recording Data]

YEKTA
Loan #: 3000199591
MIN: 101369830001995910
MERS Phone: 1-888-679-6377

Trustor/Borrower:
MEHRDAD YEKTA
7050 HARBORHAVEN WAY, DISCOVERY BAY, CA 94505-1756 US

DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST is made this 2ND day of JANUARY, 2025 between MEHRDAD YEKTA AND BEATRIZ YEKTA, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT SURVIVORSHIP whose address is, 7050 HARBORHAVEN WAY, DISCOVERY BAY, CA 94505-1756 US, herein called "Trustor," QUALITY LOAN SERVICE CORP., herein called "Trustee," and "Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for SPRING EQ, LLC, (hereinafter "you" or "Lender" and Lender's successors and assigns.) MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 45801-2026, tel (888) 679-MERS, herein called "Beneficiary."

Trustor irrevocably grants, transfers and assigns to Trustee, in trust and with power of sale, all of the real property in the City or Town of DISCOVERY BAY, County of CONTRA COSTA, State of California, having the street address of 7050 HARBORHAVEN WAY and more specifically described as:

SEE ATTACHED LEGAL DESCRIPTION. See Exhibit A

Parcel ID Number: 0116500042 together with all improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Beneficiary to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by borrower in this Deed of Trust; but, if necessary to comply with law or custom, MERS, (as nominee for Lender and Lender's successors and assigns), has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing or canceling this Deed of Trust.

1. THIS DEED OF TRUST SECURES:

   a. All of the obligations of Trustor in favor of Beneficiary or order under the terms of a Home Equity Line of Credit Agreement and Disclosure Statement (the "Agreement") dated JANUARY 2, 2025, herein called Agreement. The

Recording Requested By:
WFG Title Company of
California, San Diego

Return To:
KIND LENDING, LLC
ATTN: POST CLOSING-TRAILING DOCS
4 HUTTON CENTRE DRIVE, SUITE
1000
SANTA ANA, CA 92707

Electronically
Recorded in Official Records
San Bernardino County

Assessor-Recorder-County Clerk

DOC# 2025-0004088

01/07/2025	Titles: 2	Pages: 11
12:40 PM		
SAN	Fees	$82.00
	Taxes	$0.00
J9545	CA SB2 Fee	$150.00
	Total	$232.00

Prepared By:
ALFONSO ACUNA
KIND LENDING, LLC
4 HUTTON CENTRE DRIVE SUITE
1000
SANTA ANA, CA 92707
888-250-5463

2A-219411

[Space Above This Line For Recording Data]

DEED OF TRUST AND REQUEST FOR NOTICE OF DEFAULT

PALMER
Loan #: 7000101912
PIN: N/A
MIN: 100330770001019121
MERS Phone: 1-888-679-6377

Trustor/Borrower:
ERIC A PALMER
7522 PARAMOUNT CT, RANCHO CUCAMONGA, CA 91730-1628 US

THIS DEED OF TRUST is made this 2ND day of JANUARY, 2025, among the Trustor, ERIC A. PALMER AND MARIBEL J. PALMER, TRUSTEES OF THE ERIC A. AND MARIBEL J. PALMER FAMILY REVOCABLE LIVING TRUST DATED JULY 2, 2018 whose address is 7522 PARAMOUNT CT, RANCHO CUCAMONGA, CA 91730-1628 US, (herein "Borrower"), WFG NATIONAL TITLE COMPANY OF CALIFORNIA (herein "Trustee"), and the Beneficiary, Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS. KIND LENDING, LLC ("Lender") is organized and existing under the laws of KY, and has an address of 4 HUTTON CENTRE DRIVE SUITE 1000, SANTA ANA, CA 92707.

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of SAN BERNARDINO, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF - See Exhibit A
Parcel ID Number: N/A
which has the address of 7522 PARAMOUNT CT, RANCHO CUCAMONGA, CA 91730-1628 (herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), all of which shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are hereinafter referred to as the Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Deed of Trust; but, if necessary to comply with law or custom, MERS, (as nominee for Lender and Lender's successors and assigns), has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing or canceling this Deed of Trust.

TO SECURE to Lender the repayment of the indebtedness evidenced by Borrower's note dated JANUARY 2, 2025 and extensions and renewals thereof (herein "Note"), in the principal sum of U.S. $60,000.00, with interest thereon, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on FEBRUARY 1, 2055; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained.

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, and that the Property is unencumbered except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

RECORDING REQUESTED BY:
WFG National Title Company of California

When Recorded Mail Document and Tax Statement To:
Francisco Vasquez
987 Roca Place
Chula Vista, CA 91910

Escrow No.: 241032CL
Title No.: 24-213142

DOC# 2025-0003882

Jan 07, 2025 12:15 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $17.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 2

APN: 640-161-16-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERSPOUSAL TRANSFER GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

→ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier

☑ This transfer is exempt from the documentary transfer tax.
"This conveyance establishes sole and separate property of a spouse. R&T 11911"

☑ **The documentary transfer tax is $0.00** and is computed on:
- ☐ the full value of the interest or property conveyed.
- ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

☑ The property is located in the City of Chula Vista

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

Francisco Vasquez and Patricia E. Barajas, husband and wife

hereby GRANT(s) to

Francisco Vasquez, a married man as his sole and separate property

the following described real property:

LOT 139 OF EL RANCHO DEL REY UNIT NO. 5, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, ACCORDING TO MAP THEREOF NO. 8723, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 23, 1977.

The grantor is executing this instrument for the purpose of relinquishing all of grantor's rights, title and interest, including, but not limited to, any community property interest in and to the land described herein and placing title in the name of the grantee as his/her separate property.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Recording Requested By:
WFG Title Company of
California, San Diego
&
Recording Requested By:
UNITED WHOLESALE MORTGAGE, LLC 700
SOUTH BLVD EAST PONTIAC, MI 48341 ATTN:
POST CLOSING MANAGER
And After Recording Return To:
UNITED WHOLESALE MORTGAGE, LLC
700 SOUTH BLVD EAST
PONTIAC, MI 48341
ATTN: POST CLOSING MANAGER
Loan Number: 1224874507

DOC# 2025-0003883

Jan 07, 2025 12:15 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $68.00 (SB2 Atkins: $0.00)

PAGES: 19

24-213142
241032CL

Exempt from fee per GC27388.1, document is recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier

[Space Above This Line For Recording Data]

FHA Case No: 044-6381355-703 **DEED OF TRUST**

MIN: 100032412248745074 **MERS Phone: 888-679-6377**

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 15, 18, 23 and 24. Certain rules regarding the usage of words used in this document are also provided in Section 16.

Parties

(A) "Borrower" is Francisco Vasquez, A Married Man, As His Sole and Separate Property

currently residing at 987 ROCA PL, CHULA VISTA, CALIFORNIA 91910

Borrower is the trustor under this Security Instrument.

(B) "Lender" is United Wholesale Mortgage, LLC

Lender is a LIMITED LIABILITY COMPANY organized and existing under the laws of MICHIGAN . Lender's address is 585 South Boulevard E, Pontiac, Michigan 48341

The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is David E. Fennell, Esq., Northwest Trustee Services

DOC # 2025-0005092
01/07/2025 11:23 AM Fees: $149.00
Page 1 of 17
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: ANGELENE #868

Recording Requested By:
WFG Title Company of California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX19-90

24-220355

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated January 1, 2025, together with all Riders to this document.
(B) "Borrower" is JANNIO HIDALGO and STACEY HIDALGO, husband and wife as community property with right of survivorship
BORROWER'S ADDRESS IS 16670 RAIN CROSS CIRCLE, RIVERSIDE, CALIFORNIA 92503.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

Recording Requested By:
WFG Title Company of
California, San Diego

DOC# 2025-0003147

Jan 06, 2025 04:24 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $164.00 (SB2 Atkins: $75.00)

PAGES: 25

After Recording Return To:
Mortgage Research Center, LLC dba
Veterans United Home Loans
Attn: Final Document Department
550 Veterans United Drive
Columbia, MO 65201
800-884-5560

Prepared By:
Kristin Klamer, Closer
Mortgage Research Center, LLC, DBA
Veterans United Home Loans
1400 Forum Blvd Suite 18
Columbia, MO 65203

LOAN #: 120024108842389

24-217557 [Space Above This Line For Recording Data]

CASE #: 77-77-6-5545012

DEED OF TRUST

MIN 1003502-9108842389-1
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is **EDUARDO VASQUEZ AND SAMANTHA ALVAREZ, HUSBAND AND WIFE, AS COMMUNITY PROPERTY**

currently residing at **780 Mateo St Unit 3, Chula Vista, CA 91911.**

Borrower is the trustor under this Security Instrument.

Initials: EV S.A.

RECORDING REQUESTED BY

Equity Trust Company
FBO Victor Grigorian IRA

AND WHEN RECORDED MAIL TO
Equity Trust Company
FBO Victor Grigorian IRA
1 Equity Way, Westlake, OH 44145

DOC# 2025-0003108

Jan 06, 2025 04:12 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $184.00 (SB2 Atkins: $150.00)
PCOR: N/A
PAGES: 2

TITLE ORDER NO. N/A ESCROW NO. N/A APN NO. 539-532-22-40

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS (INDIVIDUAL)

This Deed of Trust, made this 6th day of **November, 2024,** between

AJX Homes, LLC, herein called Trustor, whose address is **5173 Waring Road Ste 2, San Diego, CA 92120**

WFG National Title Company, herein called Trustee, and **Equity Trust Company FBO Victor Grigorian IRA, 1 Equity Way, Westlake, OH 44145** herein called Beneficiary, **Witnesseth:** That Trustor **IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE,** that property in **San Diego County, CA**, described as:
Legal description attached here to as Exhibit "A" and made a part here of
Parcel ID Number: 539-532-22-40
Which currently has the address of: 2940 Broadway, Unit 40, San Diego, CA 92102

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.
For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of $___70,000.00_____ executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the rate secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

COUNTY	DATE	BOOK	PAGE	COUNTY	DATE	BOOK	PAGE	COUNTY	DATE	BOOK	PAGE	COUNTY	DATE	BOOK	PAGE
IMPERIAL	9/10/68	1267	574	ORANGE	9/6/68	8714	147	SAN BERNARDINO	9/6/98	7090	14	SANTA BARBARA	9/6/68	2244	922
KERN	9/6/68	4195	363	VENTURA	9/6/68	3363	84	SAN LUIS OBISPO	9/10/68	1489	429	LOS ANGELES	8/28/68	T5910	842
RIVERSIDE	9/10/68			ACCOUNT = 87097 YEAR 1968				SAN DIEGO	9/10/68			SERIES 9 BOOK 1968 PAGE 155820			

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

Rebecca Hunt

AJX Homes, LLC (Rebecca Hunt, Authorized Signor)

This document is delivered to Recorder as an accommodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

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 San Diego } SS.
On 11-21-2024 before me, Kristin Rhodes Notary Public,
personally appeared Rebecca Hunt
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

KRISTIN RHODES
COMM # 2379077
SAN DIEGO County
California Notary Public
Comm Exp Oct. 19, 2025

RECORDING REQUESTED BY

Equity Trust Company
FBO Victor Grigorian IRA

AND WHEN RECORDED MAIL TO
Equity Trust Company
FBO Victor Grigorian IRA
1 Equity Way, Westlake, OH 44145

DOC# 2025-0003109

Jan 06, 2025 04:12 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $184.00 (SB2 Atkins: $150.00)
PCOR: N/A
PAGES: 2

TITLE ORDER NO. N/A ESCROW NO. N/A APN NO. 539-532-22-40

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Legal description attached here to as Exhibit "A" and made a part here of
Parcel ID Number: 539-532-22-40
Which currently has the address of: 2940 Broadway, Unit 40, San Diego, CA 92102

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.
For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of $___70,000.00_____ executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

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COUNTY	DATE	BOOK	PAGE	COUNTY	DATE	BOOK	PAGE	COUNTY	DATE	BOOK	PAGE	COUNTY	DATE	BOOK	PAGE
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KERN	9/6/68	4195	363	VENTURA	9/6/68	3363	84	SAN LUIS OBISPO	9/10/68	1489	429	LOS ANGELES	8/28/68	T5910	842
RIVERSIDE	9/10/68			ACCOUNT = 87097 YEAR 1968				SAN DIEGO	9/10/68			SERIES 9 BOOK 1968 PAGE 155820			

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

Rebecca Hunt

AJX Homes, LLC (Rebecca Hunt, Authorized Signor)

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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 San Diego } SS.
On 11-21-2024 before me, Kristin Rhodes Notary Public,
personally appeared Rebecca Hunt
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

KRISTIN RHODES
COMM # 2379077
SAN DIEGO County
California Notary Public
Comm Exp Oct. 19, 2025

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Thomas Family Trust
12843 Pimpernel Way
San Diego, CA 92129

ORDER NO.: 24-211354

DOC# 2025-0003098

Jan 06, 2025 04:10 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $26.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 5

THIS SPACE FOR RECORDER'S USE

GRANT DEED

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☑ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0003099

Jan 06, 2025 04:10 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $29.00 (SB2 Atkins: $0.00)

PAGES: 6

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

Wheelhouse Credit Union
9212 Balboa Avenue
San Diego, CA 92123

ORDER NO.: 24-211354

THIS SPACE FOR RECORDER'S USE

SUBORDINATION AGREEMENT

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☑ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18 *The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0003100

Jan 06, 2025 04:10 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $74.00 (SB2 Atkins: $0.00)

PAGES: 21

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

NAVIGATOR LENDING SOLUTIONS
1875 N BELCHER RD, SUITE 103
CLEARWATER, FL 33765
LOAN NO.: 39035190

ORDER NO.: 24-211354

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☑ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0003069

Jan 06, 2025 04:00 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)

PAGES: 4

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

Bethany Hernandez
31890 Calle Redondela
Temecula, CA 92592

Title No.: 24-210948
Escrow No.: 1648-JV

THIS SPACE FOR RECORDER'S USE

UNIFORM STATUTORY FORM POWER OF ATTORNEY

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

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6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of
California, San Diego

DOC# 2025-0003070

Jan 06, 2025 04:00 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $595.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

When Recorded Mail to
And Mail Tax Statements To
Omnia Investments LLC
5173 Waring Road
119
San Diego, CA 92120

Escrow Number: 1648-JV
Title Number: 24-210948
APN: 554-220-45-00
Property: 2105 East 4th Street, National City, CA 91950

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor(s) Declare(s):
Documentary Transfer Tax $572.00 City Tax is $0.00
_x_ Computed on the full value of the interest or property conveyed;
____ Computed on the full value less value of liens or encumbrances remaining at time of sale
____ Unincorporated Area _x_ City of National City

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Ann M. Abbott, a widow**

hereby **GRANT(S)** to **Omnia Investments LLC, a California Limited Liability Company**

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

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

DATED: January 2, 2025

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DOC# 2025-0003071

Jan 06, 2025 04:00 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $134.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 27

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

ARV Finance, Inc.
737 Pearl St. Suite 210
La Jolla, CA 92037

Title No.: 24-210948
Escrow No.: 1648-JV

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING, AND SECURITY AGREEMENT

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

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6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of
California, San Diego and When
Recorded Return To:
DEUTSCHE BANK NATIONAL TRUST
COMPANY
ATTN: TEAM PENNYMAC/RETAIL
1761 E. SAINT ANDREWS PLACE
SANTA ANA, CA 92705

DOC# 2025-0002921

Jan 06, 2025 02:53 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $143.00 (SB2 Atkins: $75.00)

PAGES: 18

Prepared By:
TAYLOR BROWN
PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, SUITE 200
WESTLAKE VILLAGE, CA 91361
(805) 849-3145

24-213917

[Space Above This Line For Recording Data]

DEED OF TRUST

COOK
Loan #: 6191106816
MIN: 100715970021949530
MERS Phone: 1-888-679-6377
PIN: 640-180-16-00

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is WILLIAM W COOK AND BERTA CALDERON-COOK, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, currently residing at 374 E H STE #A119, CHULA VISTA, CA 91910 US. Borrower is the trustor under this Security Instrument.

(B) "Lender" is PENNYMAC LOAN SERVICES, LLC. Lender is a DELAWARE LIMITED LIABILITY COMPANY organized and existing under the laws of DELAWARE. Lender's address is 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361. The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is TICOR TITLE. Trustee's address is 4210 RIVERWALK PARKWAY STE 200, RIVERSIDE, CA 92505. The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated JANUARY 3, 2025, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender FOUR HUNDRED FIFTY-EIGHT THOUSAND FIVE HUNDRED AND 00/100 Dollars (U.S. $458,500.00) plus interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than FEBRUARY 1, 2055.

Recording Requested By:
WFG Title Company of California, San Diego and When Recorded Return To:
Rocket Mortgage, LLC
1050 Woodward Ave
Detroit, MI 48226-1906
(313) 373-0000

DOC# 2025-0002919

Jan 06, 2025 02:53 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $143.00 (SB2 Atkins: $75.00)

PAGES: 18

Prepared By:
Jose M Contreras
Rocket Mortgage, LLC
1050 Woodward Ave
Detroit, MI 48226-1906
(800) 226-6308

24-182367
213497MM

[Space Above This Line For Recording Data]

DEED OF TRUST

Hernandez
Loan #: 3552704399
MIN: 100039035527043995
MERS Phone: 1-888-679-6377
PIN: 498-131-24-00

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is Ivan Tirado-Aispuro, a married man as his sole and separate property, and Issac Hernandez, an unmarried man, and Carlos Aispuro, a married man as his sole and separate property, all as joint tenants, currently residing at 11455 Meadow Creek Rd, El Cajon, CA 92020-8273 USA. Borrower is the trustor under this Security Instrument.

(B) "Lender" is Rocket Mortgage, LLC. Lender is a Limited Liability Company organized and existing under the laws of the State of Michigan. Lender's address is 1050 Woodward Ave, Detroit, MI 48226-1906. The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is Anthony Dunn. Trustee's address is 1050 Woodward Ave, Detroit, MI 48226. The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated December 31, 2024, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender Eight Hundred Ninety-Three Thousand Eight Hundred Eighty-Eight And 00/100 Dollars (U.S. $893,888.00) plus interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than January 1, 2055.

Q10355270439900202000233 2abea9ae-3f4f-4f1f-a541-cb18b22a5f5e0116

DOC # 2025-0004141
01/06/2025 02:46 PM Fees: $108.00
Page 1 of 3
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

GOODLEAP, LLC
PO BOX # 981440
EL PASO, TX 79998-1440

TITLE NO. 24-216466
ESCROW NO. FEEC-10442-NR

This document was electronically submitted to the County of Riverside for recording
Receipted by: AMINAH #6123

THIS SPACE FOR RECORDER'S USE ONLY

UCC FINANCING STATEMENT AMENDMENT

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

DOC # 2025-0004142
01/06/2025 02:46 PM Fees: $161.00
Page 1 of 21
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Receipted by: AMINAH #6123

Recording Requested By:
WFG Title Company of California, San Diego

After Recording Return To:
United American Mortgage Corporation
Attn: Recorded Documents
3198 Airport Loop Drive
Suite F
Costa Mesa , CA 92626
949-250-1300

Prepared By:
United American Mortgage Corporation
3198 Airport Loop Drive
Suite F
Costa Mesa, CA 92626
949-250-1300
1524280783

Title Order No.: 24-216466
Escrow No.: FEEC-10442-NR
LOAN #: 241234587

[Space Above This Line For Recording Data]

CASE #: 77-77-6-5545202

DEED OF TRUST

MIN 1010297-0241234587-2
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is **TRENEIL LENIER SMITH AND YVETTE ENCISO, HUSBAND AND WIFE AS JOINT TENANTS**

currently residing at **29917 Peppercorn Circle, Menifee, CA 92584.**

Borrower is the trustor under this Security Instrument.

Recording Requested By:
WFG National Title Company

DOC# 2025-0002874

Jan 06, 2025 02:33 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $2,525.50 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

When Recorded Mail to
And Mail Tax Statements To
Barrett W. Franklin
9408 Double R Blvd. A
Reno, NV 89521

Escrow Number: 320-1368-LL
Title Number: 24-191790

APN: 423-577-09-00
Property: 837 Salem Court, San Diego, CA 92109

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor(s) Declare(s):
Documentary Transfer Tax $2,502.50
_x_ Computed on the full value of the interest or property conveyed;
____ Computed on the full value less value of liens or encumbrances remaining at time of sale
____ Unincorporated Area _x_ City of San Diego, and

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

Mark Evan Hartmann and Katherine Eubanks Hartmann, husband and wife, as community property with right of survivorship

hereby **GRANT(S)** to

~~Barrett Franklin~~ 837 Salem Court LLC, a Delaware Limited Liability Company

the following described real property in the City of San Diego, County of San Diego, State of California:

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

DATED: November 27, 2024

Mark Evan Hartmann - AKA - Mark Hartmann

Katherine Eubanks Hartmann
AKA Katherine Hartmann

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:
WFG National Title Company

Mail Tax Statements and Recorded Document To:
Casimr Szuberla and Susan Suzuberla,
Trustees of The Szuberla Family Trust
established July 26, 2022
12244 Lomica Drive
San Diego, CA 92128

Escrow No.: N18737-AS
Title No.: 24-211229

DOC# 2025-0002664

Jan 06, 2025 11:49 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $1,089.50 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 2

APN: 274-390-02-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

☐ This transfer is exempt from the documentary transfer tax.
☑ **The documentary transfer tax is $1,072.50** and is computed on:
  ☑ the full value of the interest or property conveyed.
  ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
☑ The property is located in the City of San Diego

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

Hodges Properties, Inc., a California Corporation

hereby GRANT(S) to

Casimr Szuberla and Susan Suzuberla, Trustees of The Szuberla Family Trust established July 26, 2022

the following described real property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
LOT 616 OF SEVEN OAKS UNIT NO. 7, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5279, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 14, 1963.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DOC# 2025-0002606

Jan 06, 2025 11:15 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $149.00 (SB2 Atkins: $75.00)

PAGES: 20

Recording Requested By:
WFG Title Company of
California, San Diego
And After Recording Return To:
UNITED WHOLESALE MORTGAGE, LLC
700 SOUTH BLVD EAST
PONTIAC, MI 48341
ATTN: POST CLOSING MANAGER
Loan Number: 1224856982

24-215322

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DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

MIN: 100032412248569821 **MERS Phone: 888-679-6377**

DEFINITIONS

(A) "Security Instrument" means this document, which is dated December 30, 2024, together with all Riders to this document.
(B) "Borrower" is Karen LePari, as Trustee(s) of the Karen LePari Trust under Trust Instrument dated 11/19/2013
BORROWER'S ADDRESS IS 1244 Green Garden Dr #2, El Cajon, California 92021.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is United Wholesale Mortgage, LLC

Lender is a LIMITED LIABILITY COMPANY organized and existing under the laws of MICHIGAN.
Lender's address is 585 South Boulevard E, Pontiac, Michigan 48341.

(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

GLORIA WILDER
5639 LAMAS STREET
SAN DIEGO, CA 92122

Title No. 24-217692
Escrow No. CE-4378-BR

DOC# 2025-0002230

Jan 06, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

THIS SPACE FOR RECORDER'S USE

AFFIDAVIT - DEATH OF TRUSTEE

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0002231

Jan 06, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $1,230.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

RECORDING REQUESTED BY:
WFG National Title Company

Order No. **24-217692**
Escrow No. **CE-4378-BR**
Parcel No. **456-201-48-00**
MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

CHRISTOPHER CARCIDO AND
MISCHA JOY CARCIDO
6425 DECANTURE STREET
SAN DIEGO, CA 92120

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS **$1,210.00** and CITY $0.00

- ☒ computed on full value of property conveyed, or
- ☐ computed on full value less liens or encumbrances remaining at the time of sale.
- ☐ unincorporated area: ☒ **San Diego**, and

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

Irving Leichter and Gloria Wilder, Successor Co-Trustees of The Leichter Family Trust, initially created the 2nd day of May, 2000

hereby GRANT(S) to

Christopher Carcido and Mischa Joy Carcido, Husband and Wife as Joint Tenants

the following described real property in the County of **San Diego**, State of California:

LOT 287 OF PARK RIDGE UNIT NO. 4, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6825, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, JANUARY 25, 1971.

More commonly known as: **6425 Decanture Street, San Diego, CA 92120**

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

DOC# 2025-0002232

Jan 06, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $62.00 (SB2 Atkins: $0.00)

PAGES: 17

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

DEUTSCHE BANK NATIONAL TRUST CO.
ATTN: TEAM PENNYMAC
1761 E. SAINT ANDREWS PLACE
SANTA ANA, CA 92705

Title No. 24-217692
Escrow No. CE-4378-BR

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number_____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18 *The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of
California, San Diego and When
Recorded Return To:
NATIONWIDE TITLE CLEARING
ATTN: POST CLOSING ACCOUNT
#PRL01
2704 ALT 19 NORTH
PALM HARBOR, FL 34683
727-771-4000

DOC# 2025-0002203

Jan 06, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $137.00 (SB2 Atkins: $75.00)

PAGES: 16

Prepared By:
KAELA ATCHISON
POLUNSKY BEITEL GREEN, LLC
18111 PRESTON ROAD, SUITE 900
DALLAS, TX 75252
(760) 607-4355

24-217637

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DEED OF TRUST

ZALEWSKI
Loan #: 8000337134
MIN: 100053680003371344
MERS Phone: 1-888-679-6377
PIN: 502-100-49-00

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is ANDREW ZALEWSKI AND YESENIA ZALEWSKI, HUSBAND AND WIFE AS JOINT TENANTS, currently residing at 4130 MARS WAY, LA MESA, CA 91941-7251 US. Borrower is the trustor under this Security Instrument.

(B) "Lender" is PRIMELENDING, A PLAINSCAPITAL COMPANY. Lender is a CORPORATION organized and existing under the laws of TX. Lender's address is 18111 PRESTON ROAD, SUITE 900, DALLAS, TX 75252. The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is ALLAN B. POLUNSKY. Trustee's address is 17806 I.H. 10 WEST, SAN ANTONIO, TX 78257. The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated DECEMBER 31, 2024, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender SIX HUNDRED THOUSAND AND

DOC# 2025-0002202

Jan 06, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $152.00 (SB2 Atkins: $75.00)

PAGES: 21

Recording Requested By:
WFG Title Company of
California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT
UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX77-85

24-220258

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DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 10, 12, 17, 19 and 20. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated January 1, 2025, together with all Riders to this document.
(B) "Borrower" is GREGORY R. ARMENDARIZ and ANA M. ARMENDARIZ, TRUSTEES OF THE ARMENDARIZ FAMILY TRUST DATED MAY 31, 2007 AND ANY AMENDMENTS THERETO
BORROWER'S ADDRESS IS 1039 TORREY PINES ROAD, CHULA VISTA, CALIFORNIA 91915.

Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Trustee" is FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
1 FIRST AMERICAN WAY, SANTA ANA, CALIFORNIA 92707
(E) "Note" means the promissory note signed by Borrower and dated January 1, 2025
The Note states that Borrower owes Lender FIFTY-FIVE THOUSAND AND 00/100 Dollars (U.S. $ 55,000.00)

Recording Requested By:
WFG Title Company of California, San Diego

And After Recording Return To:
CALIFORNIA COAST CREDIT UNION
P.O. BOX 502080
SAN DIEGO, CALIFORNIA 92150-2080
Loan Number: XXXXX65-88

DOC # 2025-0003426
01/06/2025 08:00 AM Fees: $143.00
Page 1 of 15
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: CRISTINA #7700

2A-220363

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS AGREEMENT SECURES AN OPEN-END, REVOLVING HOME EQUITY LINE OF CREDIT AND FUTURE ADVANCES.

LENDER RESERVES THE RIGHT TO A PRIORITY SECURITY INTEREST IN ALL FUTURE ADVANCES THAT IT MAKES UNDER THIS DEED OF TRUST AND THE HELOC.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated December 27, 2024, together with all Riders to this document.
(B) "Borrower" is JAMES R. DREISBACH and MINDY SUE DREISBACH, husband and wife as joint tenants
BORROWER'S ADDRESS IS 28275 VIENNA COURT, MENIFEE, CALIFORNIA 92584.

the party or parties who have signed this Security Instrument.
Borrower is the trustor under this Security Instrument.
(C) "Lender" is CALIFORNIA COAST CREDIT UNION

Lender is a STATE CHARTERED CREDIT UNION organized and existing under the laws of CALIFORNIA.
Lender's address is P.O. BOX 502080, SAN DIEGO, CALIFORNIA 92150-2080

Lender is the beneficiary under this Security Instrument.
(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrower.
(E) "Account" means the Home Equity Line of Credit Account pursuant to which the Lender makes Advances to the Borrower at the Borrower's direction, allowing the Borrower to repay those Advances and take additional Advances, subject to the terms of the Agreement.

RECORDING REQUESTED BY:
WFG National Title Company of California
MAIL TAX STATEMENT
AND WHEN RECORDED MAIL TO:
Cody Paul Bernaiche
6523 Perth Place
San Diego, CA 92139

Order No. **24-208408**
Escrow No. **14-385-EG**
Parcel No. **588-420-29-00**

DOC# 2025-0002064

Jan 03, 2025 03:51 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $927.50 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS **$907.50** and CITY **$0.00**

- ☒ computed on full value of property conveyed, or
- ☐ computed on full value less liens or encumbrances remaining at the time of sale.
- ☐ unincorporated area: ☒ City of **San Diego**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Vincent Anthony Mesa Garcia, a Married Man as his sole and separate property

hereby Grant (s) to **Cody Paul Bernaiche and Diana Janet Bernaiche, Husband and Wife as Community Property with Right of Survivorship**

the following described real property in the County of **San Diego**, State of California:
See Exhibit "A" attached hereto and made part of
More commonly known as: 6523 Perth Place, San Diego, CA 92139

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

Recording Requested By:
WFG Title Company of
California, San Diego

DOC# 2025-0002065

Jan 03, 2025 03:51 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $80.00 (SB2 Atkins: $0.00)

PAGES: 23

AND WHEN RECORDED
MAIL TO:

UNITED WHOLESALE
MORTGAGE ,LLC
700 SOUTH BOULEVARD E
PONTIAC, MI 48341

THIS SPACE FOR RECORDER'S USE

24-208408
14-385-EG

DEED OF TRUST

(Please fill in document title(s) on this line)

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date) as document number(s) _____ of Official Records, or

5 ☐ Exempt from fee per GC27388.1; document transfers real property that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

7 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____(date) as document number(s) _____, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons: _____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

DOC# 2025-0002016

Jan 03, 2025 03:16 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Vinh Cong Nguyen
6220 Jefjen Way
Elk Grove, CA 95757

Title No. 24-215044
Escrow No. 014453-CS

THIS SPACE FOR RECORDER'S USE

INTERSPOUSAL TRANSFER GRANT DEED

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18 *The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0002017

Jan 03, 2025 03:16 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $1,196.75 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 2

RECORDING REQUESTED BY:
WFG National Title Company

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENTS TO:

Xin Chen and You Gao
11406 Camino Ruiz
San Diego, CA 92126

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 24-215044 **Escrow No.:** 014453-CS
AP#: 309-157-14-00

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is $1,179.75
[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 San Diego **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Tam Nguyen and Theresa T. Nguyen, Husband and Wife as Joint Tenants with right of survivorship**

hereby GRANT(s) to: Xin Chen, a Single Man as to an undivided 50% interest and You Gao, a Single Man as to an undivided 50% interest, as Tenants in Common

the real property in the City of San Diego, County of San Diego, State of California, described as:
Legal description attached hereto as Exhibit "A" and made a part hereof.

Also Known as: 11406 Camino Ruiz, San Diego, CA 92126

Dated December 12, 2024

Tam Nguyen

Theresa T. Nguyen

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 San Diego
On December 16, 2024 before me, Glen E. Hughes A Notary Public personally appeared Tam Nguyen and Theresa T. Nguyen 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.

GLEN E. HUGHES
Notary Public - California
San Diego County
Commission # 2417656
My Comm. Expires Oct 6, 2026

Signature Glen E Hughes (Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

Recording Requested By:
WFG Title Company of California, San Diego

DOC# 2025-0002018

Jan 03, 2025 03:16 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $74.00 (SB2 Atkins: $0.00)

PAGES: 21

After Recording Return To:
Googain Inc. C/O DocProbe
Please email a digital copy to
googain@docprobe.net
1133 Ocean Avenue
Mail stop code: DP3100
Lakewood, NJ 08701

Prepared By:
Googain Inc.
1288 Kifer Road, Suite 208
Sunnyvale, CA 94086
(408) 212-8801

Title Order No.: 24-215044
Escrow No.: 014453-cs
LOAN #: 6241236989

[Space Above This Line For Recording Data]

→ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax

DEED OF TRUST

MIN 1008296-0000119308-9
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is **Xin Chen, a Single Man, as to an undivided 50% interest and You Gao, a Single Man, as to an undivided 50% interest, as Tenants in Common**

currently residing at **10440 Briarcliff Way, San Diego, CA 92131-1334.**

Borrower is the trustor under this Security Instrument.

Recording Requested By:
WFG Title Company of
California, San Diego and When
Recorded Return To:
HOMEXPRESS MORTGAGE CORP
ATTN: POST CLOSING DEPARTMENT
1936 EAST DEERE AVENUE SUITE
200
SANTA ANA, CA 92705
714-598-1430

DOC# 2025-0001994

Jan 03, 2025 02:59 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $170.00 (SB2 Atkins: $75.00)

PAGES: 27

Prepared By:
DOCUMENTS DEPARTMENT
HOMEXPRESS MORTGAGE CORP
1936 EAST DEERE AVENUE SUITE
200
SANTA ANA, CA 92705
714-598-1430

24-219904

[Space Above This Line For Recording Data]

DEED OF TRUST

Loan #: 2000046111
MIN: 101361520000461117
MERS Phone: 1-888-679-6377
PIN: 129-400-23-00

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is A & T INVESTMENTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, currently residing at 25938 KILEY CT, MURRIETA, CA 92563 UNITED STATES. Borrower is the trustor under this Security Instrument.

(B) "Lender" is HOMEXPRESS MORTGAGE CORP. Lender is a CORPORATION organized and existing under the laws of CA. Lender's address is 1936 E DEERE AVE, SUITE 200, SANTA ANA, CA 92705. The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is WFG NATIONAL TITLE COMPANY OF CALIFORNIA. Trustee's address is 9665 GRANITE RIDGE DR #210 SAN DIEGO CA 92123. The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated JANUARY 2, 2025, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

Cardiff Insight Inc
8248 Fortuna Santa Fe Road
San Diego, CA 92127

Title No. 24-210260
Escrow No. 003890-VH

DOC# 2025-0001973

Jan 03, 2025 02:49 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $17.00 (SB2 Atkins: $0.00)

PAGES: 2

THIS SPACE FOR RECORDER'S USE

FULL RECONVEYANCE

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

_____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of California, San Diego

Order No. **24-210260**
Escrow No. **003890-VH**
Parcel No. **381-350-09-12**
Mail tax bills
AND WHEN RECORDED MAIL TO:

DAVID MICHAEL ROBINSON
10123 CAREFREE DRIVE
SANTEE, CA 92071

DOC# 2025-0001974

Jan 03, 2025 02:49 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $584.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS **$561.00** and CITY **$ 0.00**

- ☒ computed on full value of property conveyed, or
- ☐ computed on full value less liens or encumbrances remaining at the time of sale.
- ☐ unincorporated area: ☒ **Santee**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **David Sider, a Married Man as his sole and separate property and Jordan Sider, a single man, as Joint Tenants**

hereby GRANT(S) to **David Michael Robinson, unmarried man**

the following described real property in the County of **San Diego**, State of California:

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

More commonly known as: **10123 Carefree Drive, Santee, CA 92071**

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

DOC# 2025-0001975

Jan 03, 2025 02:49 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $86.00 (SB2 Atkins: $0.00)

PAGES: 25

After Recording Return To:
Mortgage Research Center, LLC dba
Veterans United Home Loans
Attn: Final Document Department
550 Veterans United Drive
Columbia, MO 65201
800-884-5560

Recording Requested By:
WFG Title Company of California
San Diego

24-210260
003890-VH

[Space Above This Line For Recording Data]

Document Date of Instrument: **January 2, 2025**

Loan Number: **400224108754992**

Property Address: **10123 Carefree Dr**
Santee, CA 92071

DEED OF TRUST
DOCUMENT TITLE

The undersigned declares that the document to which this page is affixed and made a part of is exempt from the fee imposed by the Building Homes & Jobs Act (SB2-2017) (GC 27388.1).

Reason for exemption:

- ☐ Not related to real property – GC 27388.1(a)(1)
- ☑ Recorded concurrently "in connection with" a transfer subject to the imposition of Documentary Transfer Tax – GC 27388.1(a)(2)
- ☐ Transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(a)(2)
- ☐ Recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(a)(2)
- ☐ Maximum $225.00 fee per transaction reached – GC 27388.1(a)(1)

Signature

02JAN25
Date

THIS PAGE IS ADDED TO PROVIDE DECLARATION OF BUILDING HOMES & JOBS ACT (SB2-2017) FEE EXEMPTION

ADDITIONAL RECORDING FEE APPLIES

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder

183.00

* $ R 0 0 1 5 3 2 8 1 2 2 $ *

2025000001742 11:49 am 01/03/25

90 CR-SC06 R01 S15 2

0.00 0.00 0.00 0.00 3.00 0.00 0.000.00150.00 6.00

Recording Requested By:
WFG Title Company of
California, San Diego

AND WHEN RECORDED MAIL TO
Brandon To and Danielle Moraitis
9852 Leatrice Dr
Villa Park, CA 92861
Order No.: 24-214474
APN: 370-021-33, 323-171-14

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

The undersigned Beneficiary(ies), Tom Block, a married man as his sole and separate property, as to an undivided 100.00% interest, in and under the provisions of that certain Deed of Trust executed by Brandon To and Danielle Moraitis, husband and wife as joint tenants, Trustor, to Platinum Loan Servicing, Inc., Trustee for Tom Block, a married man as his sole and separate property, as to an undivided 100.00% interest, Beneficiary, which Deed of Trust was recorded December 5, 2023, as Instrument No. 2023-000300557, of Official Records of Orange, California and hereby substitutes Tom Block as Trustee in lieu of the Trustee herein.

Tom Block hereby accepts said appointment as Trustee under the above Deed of Trust, and as successor Trustee, and pursuant to the request of said owner and holder and in accordance with the provisions of said Deed of Trust, does hereby RECONVEY WITHOUT WARRANTY, to the person or persons legally entitled thereto, all the estate now held by it under said Deed of Trust.

IN WITNESS WHEREOF the present Beneficiary above named, and Tom Block as substitute Trustee, has caused this instrument to be executed, each in its respective interest.

Dated this 17 day of December, 2024.

SUBSTITUTED TRUSTEE AND BENEFICIARY

x_____
Tom Block **

** AKA THOMAS BLOCK

DOC# 2025-0001707

Jan 03, 2025 11:43 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $535.35 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

RECORDING REQUESTED BY:
WFG National Title Company of California

When Recorded Mail Document and Tax Statement To:
Savanna Lee Smith and David Austin Miller
2812 E. Valley Pkwy, Unit V
Escondido, CA 92027

Escrow No.: 214257KI
Title No.: 24-215207

APN: 231-680-17-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

☐ This transfer is exempt from the documentary transfer tax.
☑ **The documentary transfer tax is $515.35** and is computed on:
  ☑ the full value of the interest or property conveyed.
  ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
☑ The property is located in the City of Escondido

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Randall William Treadway, a single man

hereby GRANT(S) to
Savanna Lee Smith, a single woman and David Austin Miller, a single man, as joint tenants

the following described real property:
LOT 17 OF ESCONDIDO TRACT 308, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8985, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 26, 1978
AKA: 2812 E Valley Parkway, Unit V, Escondido, CA 92027

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DOC# 2025-0001708

Jan 03, 2025 11:43 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $89.00 (SB2 Atkins: $0.00)

PAGES: 26

Recording Requested By:
WFG Title Company of California, San Diego

After Recording Return To:
Mortgage Research Center, LLC dba
Veterans United Home Loans
Attn: Final Document Department
550 Veterans United Drive
Columbia, MO 65201
800-884-5560

Prepared By:
Ryan Sobba, Closer
Mortgage Research Center, LLC, DBA
Veterans United Home Loans
1400 Forum Blvd Suite 18
Columbia, MO 65203

LOAN #: 400224108715699
24-215207
214257KI

[Space Above This Line For Recording Data]

CASE #: 77-77-6-5544823

→ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax

DEED OF TRUST

MIN 1003502-9108715699-7
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is **SAVANNA LEE SMITH A SINGLE WOMAN AND DAVID AUSTIN MILLER, A SINGLE MAN, AS JOINT TENANTS**

currently residing at **840 Village dr Apartment 4106, San Marcos, CA 92078.**

Borrower is the trustor under this Security Instrument.

Initials: SS DM

DOC# 2025-0001520

Jan 03, 2025 10:43 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $161.00 (SB2 Atkins: $75.00)

PAGES: 24

Recording Requested By:
WFG Title Company of
California, San Diego

After Recording Return To:
LFC Post Close Services
3001 Technology Drive
Edmond, OK 73013
888-745-6426

Prepared By:
KIM ROMINE
Logan Finance Corporation
1393 Veterans Memorial Highway, Suite 308N
Hauppauge, NY 11788
855-465-6426

LOAN #: 24110020190
2A-200124
311640 cc

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 1003788-3000012853-0
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is **STACEY PEREIRA, A SINGLE WOMAN, AND ANTHONY BOLANOS, A SINGLE MAN, AS JOINT TENANTS**

currently residing at **573 North Westwind Drive, El Cajon, CA 92020.**

Borrower is the trustor under this Security Instrument.

This page is part of your document - DO NOT DISCARD

20250003868

Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/03/25 AT 08:00AM

FEES:	28.00
TAXES:	18,872.00
OTHER:	0.00
PAID:	18,900.00

LEADSHEET

202501030240011

00025131839

015077246

SEQ:
01

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E464790

24-217697

FOR REFERENCE ONLY: 20250003868

Recording Requested By:
WFG Title Company of
California, San Diego

When Recorded Mail to
And Mail Tax Statements To
Rutian Li and Xirui Chang
4765 Lemona Avenue
Sherman Oaks, CA 91403

Escrow Number: 1318-MV
Title Number: 24-217697
APN: 2264-014-013
Property: 4765 Lemona Avenue, Sherman Oaks, CA 91403

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor(s) Declare(s):
Documentary Transfer Tax $3,707.00 City Tax is $15,165.00
_x_ Computed on the full value of the interest or property conveyed;
____ Computed on the full value less value of liens or encumbrances remaining at time of sale
____ Unincorporated Area _x_ City of LOS ANGELES

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Lokita Purnamasari Liem, a single woman**

hereby **GRANT(S)** to **Rutian Li and Xirui Chang, husband and wife as Community Property with Right of Survivorship**

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

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

MAIL TAX STATEMENTS AS DIRECTED ABOVE

This page is part of your document - DO NOT DISCARD

20250003869

Pages:
0022

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/03/25 AT 08:00AM

FEES:	107.00
TAXES:	0.00
OTHER:	0.00
PAID:	107.00

LEADSHEET

202501030240011

00025131840

015077246

SEQ:
02

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

24-217697

E464790

FOR REFERENCE ONLY: 20250003869

RECORDING REQUESTED BY
WFG Title Company of California

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME EMET MORTGAGE

STREET ADDRESS
2601 SATURN ST, SUITE 200

CITY, STATE & ZIP CODE
BREA, CALIFORNIA 91801

SPACE ABOVE FOR RECORDER'S USE ONLY

Title No. 24-217697
Escrow No. 1318-MV

DEED OF TRUST

Pursuant to Assembly Bill 1466 – Restrictive Covenant (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars ($2) for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded per each single transaction per parcel of real property, except those expressly exempted from payment of recording fees, as authorized by each county's board of supervisors and in accordance with applicable constitutional requirements.

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 fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer subject to the imposition of documentary transfer tax (DTT).**
- [ ] **Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded 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)

DOC # 2025-0000805
01/02/2025 12:45 PM Fees: $17.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: DEYANIRA #293

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

WFG Title Company of California,San Diego

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENTS TO:

SunRun Inc.
717 17th Street, Ste. 200
Denver, CO 80202

Space above this line for recorder's use only

RELEASE OF NOTICE

Title of Document

TRA: 009-074

DTT: NA

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).

☐ This document is a transfer that is subject to the imposition of documentary transfer tax.

☒ This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.
Document reference: 12/17/2024, 2024-0383799

☐ This document is a transfer of real property that is a residential dwelling to an owner-occupier.

☐ This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
Document reference: _____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

SUNRUN INC.
ATTN. OPERATIONS
717 17TH STREET, STE. 200
DENVER, CO 80202

DOC# 2025-0000653

Jan 02, 2025 11:32 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $17.00 (SB2 Atkins: $0.00)

PAGES: 2

THIS SPACE FOR RECORDER'S USE

RELEASE OF NOTICE

_____

(Please fill in document title(s) on this line)

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on 12/27/2024 (date*) as document number 2024-0357053 of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____

7 ☐ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☐ Exempt from fee under GC27388.1 for the following reasons:

_____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0000639

Jan 02, 2025 11:29 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $26.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 5

RECORDING REQUESTED BY:
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO:

Travis James Daniels and Nina M. Gentry
13101 Lakeview Granada Dr
Lakeside, CA 92040

ORDER NO. 24-213306

THIS SPACE FOR RECORDER'S USE

GRANT DEED

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

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6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s)

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THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

NAVIGATOR LENDING SOLUTIONS
1875 N BELCHER RD, SUITE 103
CLEARWATER, FLORIDA 33765
LOAN NO. 39035246

ORDER NO. 24-213306

DOC# 2025-0000640

Jan 02, 2025 11:29 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $59.00 (SB2 Atkins: $0.00)

PAGES: 16

THIS SPACE FOR RECORDER'S USE

DEED OF TRUST

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date*) as document number _____ of Official Records, or,

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THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 5/18

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

DOC# 2025-0000613

Jan 02, 2025 11:22 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $128.00 (SB2 Atkins: $75.00)

PAGES: 13

Recording Requested By:
WFG Title Company of
California, San Diego

After Recording Return To:
Flyhomes Mortgage, LLC
160 NW Gilman Blvd., Ste. 441
Issaquah, WA 98027
(833) 335-9466

Prepared By:

LOAN #: W241214160
24-214578
240804EM

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 101532200000003334
MERS Phone #: 1-888-679-6377

THIS DEED OF TRUST is made this 27th day of December, 2024, among the Trustor, TYSON WILLIAM DETHLEFSEN AND CAROLINE ANN DETHLEFSEN, HUSBAND AND WIFE AS JOINT TENANTS

, whose address is 4419 Piute Place, San Diego, California 92117

(herein "Borrower") and Ticor Title Company

(herein "Trustee").
The Beneficiary is Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS. **Flyhomes Mortgage, LLC, a Limited Liability Company** organized and existing under the laws of **Washington** whose address is **160 NW Gilman Blvd., Ste. 441, Issaquah, WA 98027** (herein "Lender").

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY of San Diego :

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections: 10, 13, and 18. Certain rules regarding the usage of words used in this document are also provided in Section 13.

(A) "Security Instrument" means this document ("Deed of Trust"), which is dated December 27, 2024, together with all Riders to this document.

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

SUNRUN INC.
ATTN. OPERATIONS
717 17TH STREET, STE. 200
DENVER, CO 80202

DOC# 2025-0000593

Jan 02, 2025 11:17 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $17.00 (SB2 Atkins: $0.00)

PAGES: 2

THIS SPACE FOR RECORDER'S USE

RELEASE OF NOTICE

_____

(Please fill in document title(s) on this line)

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on 12/24/2024 (date*) as document number 2024-0355016 of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

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(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG TITLE COMPANY OF CALIFORNIA, SAN DIEGO

AND WHEN RECORDED MAIL TO:

SUNRUN INC.
ATTN. OPERATIONS
717 17TH STREET, STE. 200
DENVER, CO 80202

DOC# 2025-0000582

Jan 02, 2025 11:13 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $17.00 (SB2 Atkins: $0.00)

PAGES: 2

THIS SPACE FOR RECORDER'S USE

RELEASE OF NOTICE

_____

(Please fill in document title(s) on this line)

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2 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on 12/20/2024 (date*) as document number 2024-0352589 of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,

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THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

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Recording Requested By:
WFG Title Company of
California, San Diego

COUNTY CODE: 0607300

WHEN RECORDED MAIL TO

SAN DIEGO DCSS

PO BOX 122031, SAN DIEGO CA 92112-2031

DOC# 2025-0000545

Jan 02, 2025 10:58 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)

PAGES: 3

FOR RECORDER'S USE ONLY

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO

STREET ADDRESS: 1100 UNION ST
MAILING ADDRESS: 1100 UNION ST
CITY AND ZIP CODE: SAN DIEGO 92101
BRANCH NAME: CENTRAL COURTHOUSE (FAMILY SUPPORT DIVISION) FL

200000002206569

PETITIONER/PLAINTIFF: ANABEL BENITEZ

RESPONDENT/DEFENDANT: PIER GIOVANNI SARABIA

RELEASE OF JUDGMENT LIEN

☐ **GENERAL** ☒ **SPECIFIC PROPERTY**

CASE NUMBER: D560169

1. Judgment creditor or Judgment creditor's assignee (*name and address*):
   SAN DIEGO COUNTY DEPARTMENT OF CHILD SUPPORT SERVICES
   PO BOX 122031, SAN DIEGO CA 92112-2031
2. Judgment debtor (*name and address*):
   PIER GIOVANNI SARABIA
   3720 CLINTON ST, SAN DIEGO CA 92113-1721
3. A judgment was entered at (*name of court*): SAN DIEGO
   Case Number: D560169
   Renewals entered on (*dates*):
   Judgment was entered on (*date*): 07/20/2023
4. An abstract has been recorded as follows:

COUNTY	DATE OF RECORDING	INSTRUMENT NUMBER	BOOK NUMBER	PAGE NUMBER
SAN DIEGO/CA	02/21/2024	2024-0042807		

5. The Local Child Support Agency (LCSA) hereby releases the lien created as specified below.
   a. ☐ GENERAL: This release applies to all property of the debtor subject to the lien.
   b. ☒ SPECIFIC PROPERTY: This release only applies to the debtor's interest in the following property (*specify*):
   Property Address:3720 Clinton Street, San Diego, CA 92019.

   APN:546-201-03-00

   Legal Description:See attached Exhibit "A".

   c. **This release is not a satisfaction of the judgment.** By release of the lien, the LCSA makes no statement as to the judgment debtor's compliance with the judgment. This release of lien does not affect the amount of support owed now or in the future.
6. **NOTICE TO JUDGMENT DEBTOR:** This release of judgment lien will have to be recorded in each county shown above in order to release the judgment lien.

(*Date*): 12/23/2024

By MARLON MITCHELL
(TYPE OR PRINT NAME)

(REPRESENTATIVE OF THE LOCAL CHILD SUPPORT AGENCY)

RECORDING REQUESTED BY:

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

COUNTY OF SAN DIEGO DCSS
PO BOX 122031
SAN DIEGO, CA 92112

TITLE NO. 24-211377

DOC# 2025-0000525

Jan 02, 2025 10:52 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)

PAGES: 4

THIS SPACE FOR RECORDER'S USE ONLY

ACKNOWLEDGMENT OF SATISFACTION OF JUDGMENT

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

9/95
Rec.Form #R25

DOC# 2025-0000494

Jan 02, 2025 10:39 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $20.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

RECORDING REQUESTED BY:
WFG National Title Company of California

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:
Marshall Franco Heguy
10927 El Nopal
Lakeside, CA 92040
Order No.:
APN: 379-252-05-00
TRA: 82080

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S): This conveyance transfers an interest into or out of a Living Trust, R & T 11930.
DOCUMENTARY TRANSFER TAX is $0 CITY TAX $0

☐ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale,
☒ Unincorporated area ☒ City of Lakeside, and

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

Marshall Franco Heguy and Erika Maria Heguy, husband and wife, as joint tenants,

hereby GRANT(S) to

Marshall Franco Heguy and Erika Maria Heguy, as Co-Trustees of Mari Living Trust, U/A dated August 28, 2024,

the following described real property in the City of Lakeside, County of San Diego, State of California:

SEE ATTACHED EXHIBIT "A"

The property more commonly known as: 10927 El Nopal, Lakeside, CA 92040

Dated: 12-21-24

Marshall Franco Heguy

Erika Maria Heguy
Erika

This document is delivered to Recorder as an accommodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

→ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier

RECORDING REQUESTED BY:

WFG Title Company
Order: 24-213548

AND WHEN RECORDED
MAIL TO:

Robert James Dickinson
3545 Alabama Street
San Diego, CA 92104

DOC# 2025-0000477

Jan 02, 2025 10:34 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $26.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 5

THIS SPACE FOR RECORDER'S USE

Affidavit- Death of Trustee

(Please fill in document title(s) on this line)

1 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,

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9 ☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

RECORDING REQUESTED BY:

WFG Title Company
Order: 24-213548

AND WHEN RECORDED
MAIL TO:

Robert James Dickinson
3545 Alabama Street
San Diego, CA 92104

DOC# 2025-0000478

Jan 02, 2025 10:34 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $46.00 (SB2 Atkins: $0.00)
PCOR: INC
PAGES: 5

THIS SPACE FOR RECORDER'S USE

Affidavit- Death of Trustee

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Rev 1/19

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3

RECORDING REQUESTED BY:
WFG National Title Company of California

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:
Jason Rebelo and Anne Rebelo
1579 Chatsworth Boulevard
San Diego, CA 92107
Escrow No.: 24-213548
Order No.: 24-213548
APN: 535-471-15-00
TRA: 08001

DOC# 2025-0000479

Jan 02, 2025 10:34 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $1,174.00 (SB2 Atkins: $0.00)
PCOR: YES
PAGES: 3

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX is $1,144.00 CITY TAX $0.00

☒ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale,
☐ Unincorporated area ☒ City of San Diego, and

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

Robert James Dickinson, a single man,

hereby GRANT(S) to

Jason Rebelo and Anne Rebelo, husband and wife as joint tenants,

the following described real property in the City of San Diego, County of San Diego, State of California:

SEE ATTACHED EXHIBIT "A"

The property more commonly known as: 2401-2407 Island Ave, San Diego, CA 92102

4

RECORDING REQUESTED BY:

WFG Title Company
Order: 24-213548

AND WHEN RECORDED
MAIL TO:

Jason Rebelo
1579 Chatsworth Blvd
San Diego, CA 92107

DOC# 2025-0000480

Jan 02, 2025 10:34 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $23.00 (SB2 Atkins: $0.00)

PAGES: 4

THIS SPACE FOR RECORDER'S USE

Power of Attorney- Special

(Please fill in document title(s) on this line)

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THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Rev 1/19

*The Prior Recording Reference must have been recorded within the last 60 days and is subject to review

Recording Requested By:
WFG Title Company of California, San Diego and When Recorded Return To:
DEUTSCHE BANK NATIONAL TRUST COMPANY
ATTN: **TEAM PENNYMAC/RETAIL**
1761 E. SAINT ANDREWS PLACE
SANTA ANA, CA 92705

DOC# 2025-0000481

Jan 02, 2025 10:34 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $65.00 (SB2 Atkins: $0.00)

PAGES: 18

Prepared By:
JANAE MOFFET
PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, SUITE 200
WESTLAKE VILLAGE, CA 91361
(800) 777-4001

24-213548

[Space Above This Line For Recording Data]

DEED OF TRUST

Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax

REBELO
Loan #: **6191106827**
MIN: **100715970021949506**
MERS Phone: **1-888-679-6377**
PIN: **535-471-15-00**

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is **JASON REBELO AND ANNE REBELO, HUSBAND AND WIFE AS JOINT TENANTS**, currently residing at **1579 CHATSWORTH BOULEVARD, SAN DIEGO, CA 92107 US**. Borrower is the trustor under this Security Instrument.

(B) "Lender" is **PENNYMAC LOAN SERVICES, LLC**. Lender is a **DELAWARE LIMITED LIABILITY COMPANY** organized and existing under the laws of **DELAWARE**. Lender's address is **3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361**. The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is **TICOR TITLE**. Trustee's address is **4210 RIVERWALK PARKWAY STE 200, RIVERSIDE, CA 92505**. The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated **DECEMBER 30, 2024**, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender **SEVEN HUNDRED TWENTY-EIGHT THOUSAND AND 00/100** Dollars (U.S. $**728,000.00**) plus interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than **JANUARY 1, 2055**.

Recording Requested By:
WFG Title Company of California, San Diego and When Recorded Return To:
GUARANTEED RATE, INC.
ATTN: FINAL DOCS
3940 N. RAVENSWOOD AVE SUITE 2W
CHICAGO, IL 60613

DOC# 2025-0000001

Jan 02, 2025 08:00 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $149.00 (SB2 Atkins: $75.00)

PAGES: 20

Prepared By:
APRIL ALLEN
GUARANTEED RATE, INC.
3940 N RAVENSWOOD AVE
CHICAGO, IL 60613

[Space Above This Line For Recording Data]

24-218840

DEED OF TRUST

BITNER
Loan #: 245141217
MIN: 100196399046414452
MERS Phone: 1-888-679-6377
PIN: 464-272-81-08

DEFINITIONS

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Parties

(A) "Borrower" is THOMAS BITNER AND LAUREN S BITNER, HUSBAND AND WIFE AS JOINT TENANTS, currently residing at 5455 BALTIMORE DR UNIT 8, LA MESA, CA 91942 US. Borrower is the trustor under this Security Instrument.

(B) "Lender" is GUARANTEED RATE, INC.. Lender is a CORPORATION organized and existing under the laws of DELAWARE. Lender's address is 3940 N RAVENSWOOD AVE, CHICAGO, IL 60613. The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is WFG NATIONAL TITLE COMPANY. Trustee's address is 2111 PALOMAR AIRPORT ROAD #130, CARLSBAD, CA 92011. The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Documents

(E) "Note" means the promissory note dated DECEMBER 26, 2024, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender FOUR HUNDRED SIXTY-FIVE THOUSAND THREE HUNDRED AND 00/100 Dollars (U.S. $465,300.00) plus interest. Each Borrower who signed the