

RECORDING REQUESTED BY:

ASAP Escrow, Inc.  
Order No. 6200994  
Escrow No. 57520-TL  
Parcel No. 379-295-07

AND WHEN RECORDED MAIL THIS DEED  
AND MAIL TAX STATEMENTS TO:

VY CHI NGUYEN  
10161 Bolsa Ave. #C202  
Westminster, CA 92683

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



2013000300811 1:16 pm 05/17/13

117 Sec2 G02 2 08

209.00 209.00 0.00 0.00 3.00 0.00 0.00 0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$418.00

- ☒ 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: **Orange**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**Pha Nguyen and Tram Pham, Husband and Wife as Joint Tenants**

hereby GRANT(S) to **Vy Chi Nguyen and Thuy Thanh Nguyen, husband and wife as Community Property with Right of Survivorship**

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

Lot 2 of Tract No. 4625 in the City of Orange, County of Orange, State of California, as per map recorded in Book 176 Page(s) 41  
And 42 of Miscellaneous Maps in the Office of the County Recorder of Orange County.  
Commonly known as: 19032 East Ryals Lane, Orange, CA 92869

Date May 15, 2013

Pha Nguyen

Tram Pham

STATE OF CALIFORNIA

COUNTY OF ORANGE

}  
} S.S.  
}

On 5/15/13, before me, **ANH TUAN TRAN, A NOTARY PUBLIC**,

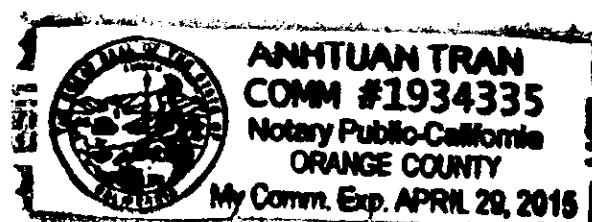
personally appeared **Pha Nguyen and Tram Pham** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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)



**WFG Title Co. of California**  
**400 North Tustin Avenue, Suite #285**  
**Tustin, CA 92780**  
**(714) 586-8400 phone**  
**(714) 360-0266 fax**

**GOVERNMENT CODE 27361.7**

**I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON  
THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS  
FOLLOWS:**

**Name of the Notary:** \_\_\_\_\_ **Anhtuan Tran** \_\_\_\_\_

**Commission Number:** \_\_\_\_\_ **1934335** \_\_\_\_\_


**Date Commission Expires:** \_\_\_\_\_ **April 29, 2015** \_\_\_\_\_

**County where Bond is filed:** \_\_\_\_\_ **Orange County** \_\_\_\_\_

**Manufacturer/Vendor Number:** \_\_\_\_\_ **ESI1** \_\_\_\_\_

**Place of Execution:** \_\_\_\_\_ **Tustin, CA** \_\_\_\_\_

**Date:** \_\_\_\_\_ **May 17, 2013** \_\_\_\_\_

  
\_\_\_\_\_  
**By: Leticia Soto, Title Assistant**