

Michelle Ascencion
Ventura County Clerk-Recorder

DOC# 2025000065660

09/15/2025

Titles: 1 Pages: 3

08:00 AM

Total Fees: \$1450.00

ALCARAZF

RECORDING REQUESTED BY: *EPN*
Consumer's Title Company of California, Inc.

AND WHEN RECORDED MAIL TO:

Kenneth S. Dannett and Judith Bernes
1138 Stoneybrook Lane
Westlake Village, CA 91361

Order No. 25-7946-KJ / Escrow No. CWC-KD-1177

A.P.N. 693-0-152-305

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor(s) Declare(s):

Documentary Transfer Tax is \$ 1,430.00

City Tax \$ -0-

- ☒ 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 ☒ City of Thousand Oaks

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

Fred Katz, an unmarried man

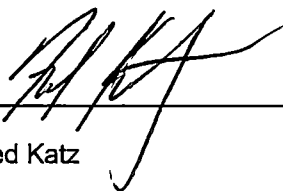
grants to Kenneth Dannett and Judith Bernes, husband and wife as
joint tenants

the following described real property in the City of Thousand Oaks, County of Ventura, State of California:

LEGAL DESCRIPTION IS SET FORTH IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

Commonly known as: 1138 Stoneybrook Lane, Westlake Village Area, Thousand Oaks, CA 91361

Dated: August 22, 2025



Fred Katz

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Ventura }

On September 3, 2025 before me, Matthew James Nemethy (Notary Public),

Notary Public, personally appeared Fred Katz,
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.

Matthew James Nemethy
Notary Public Signature

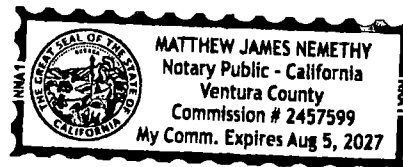


EXHIBIT "A"

25-7946-KJ

LOT 30 OF TRACT NO. 3111, IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 81 PAGES 41 THROUGH 48, INCLUSIVE OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY, CALIFORNIA.

EXCEPT FROM ALL OF SAID LAND ALL THE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN AND UNDER THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM THE SURFACE OF SAID LAND, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, OR INTO THAT PORTION OF THE SUBSURFACE THEREOF, LYING ABOVE A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM SAID SURFACE.

APN: 693-0-152-305