

RECORDING REQUESTED BY:
CITY OF LA HABRA
Order No. N/A/
Escrow No. N/A

Parcel No. 303-122-12

AND WHEN RECORDED MAIL TO:
CITY CLERK
CITY OF LA HABRA
P.O. BOX 337
LA HABRA , CA 90633-0337

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$ 0.00 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: LA HABRA , and

EXEMPT PURSUANT TO GOVERNMENT CODE 27383

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

SATURNINO FRAGOSO JR. AND MIRIAM FRAGOSO, HUSBAND AND WIFE AS JOINT TENANTS

hereby GRANT(S) to **CITY OF LA HABRA ,**
the following described real property in the County of **ORANGE** , State of California:
See attached Exhibit "A , B , C " Attached hereto and made a part hereof.
More commonly known as: 618 E. STEARNS AVENUE , LA HABRA , CA 90631

Date April 14, 2021

Saturnino Fragoso Jr.
SATURNINO FRAGOSO JR.

Miriam Fragoso
MIRIAM FRAGOSO

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 LOS ANGELES } S.S.

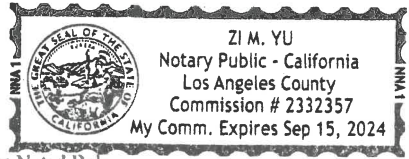
On 9/06/2021, before me, Zi M. Yu Notary Public, personally appeared SATURNINO FRAGOSO JR., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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

[Handwritten Signature] (Seal)



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

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in the real property conveyed by the grant deed dated _____, 2021 from SATURNINO FRAGOSO JR. AND MIRIAM FRAGOSO to the City of La Habra, a municipal corporation is hereby accepted by order of the City Council of the City of La Habra on _____, 2021, and the grantee consents to the recordation thereof by its duly authorized officer(s)

_____, 2021
Dated

City Clerk of the City of La Habra

LEGAL DESCRIPTION

PARCEL A (STREET DEDICATION OF PUBLIC RIGHT OF WAY):

LOT 23 OF TRACT 182 IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 36 OF MISCELLANEOUS MAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 23, THENCE ALONG THE NORTHERLY LINE OF SAID LOT 23, SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST, 50.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 23; THENCE SOUTH 00 DEGREES 15 MINUTES 30 SECONDS EAST, 5.00 FEET; THENCE ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF SAID LOT 23, NORTH 89 DEGREES 57 MINUTES 00 SECONDS EAST, 50.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 30 SECONDS WEST, 5.00 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 250 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION PREPARED BY OR
UNDER THE DIRECT SUPERVISION OF:

James T. Stovall 7/7/21

JAMES T. STOVALL
LS NO 7760
EXPIRES 12-31-21

DATE

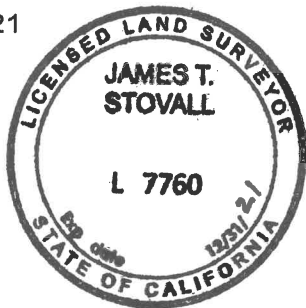


EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL B (STREET DEDICATION OF PUBLIC RIGHT OF WAY):

LOT 23 OF TRACT 182 IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 36 OF MISCELLANEOUS MAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 23, THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 23, NORTH 89 DEGREES 57 MINUTES 00 SECONDS EAST, 50.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 23; THENCE NORTH 00 DEGREES 15 MINUTES 30 SECONDS WEST, 2.50 FEET; THENCE ALONG A LINE PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 23, SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST, 50.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 30 SECONDS EAST, 2.50 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 125 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION PREPARED BY OR
UNDER THE DIRECT SUPERVISION OF:

James T. Stovall 7/7/21

JAMES T. STOVALL
LS NO 7760
EXPIRES 12-31-21

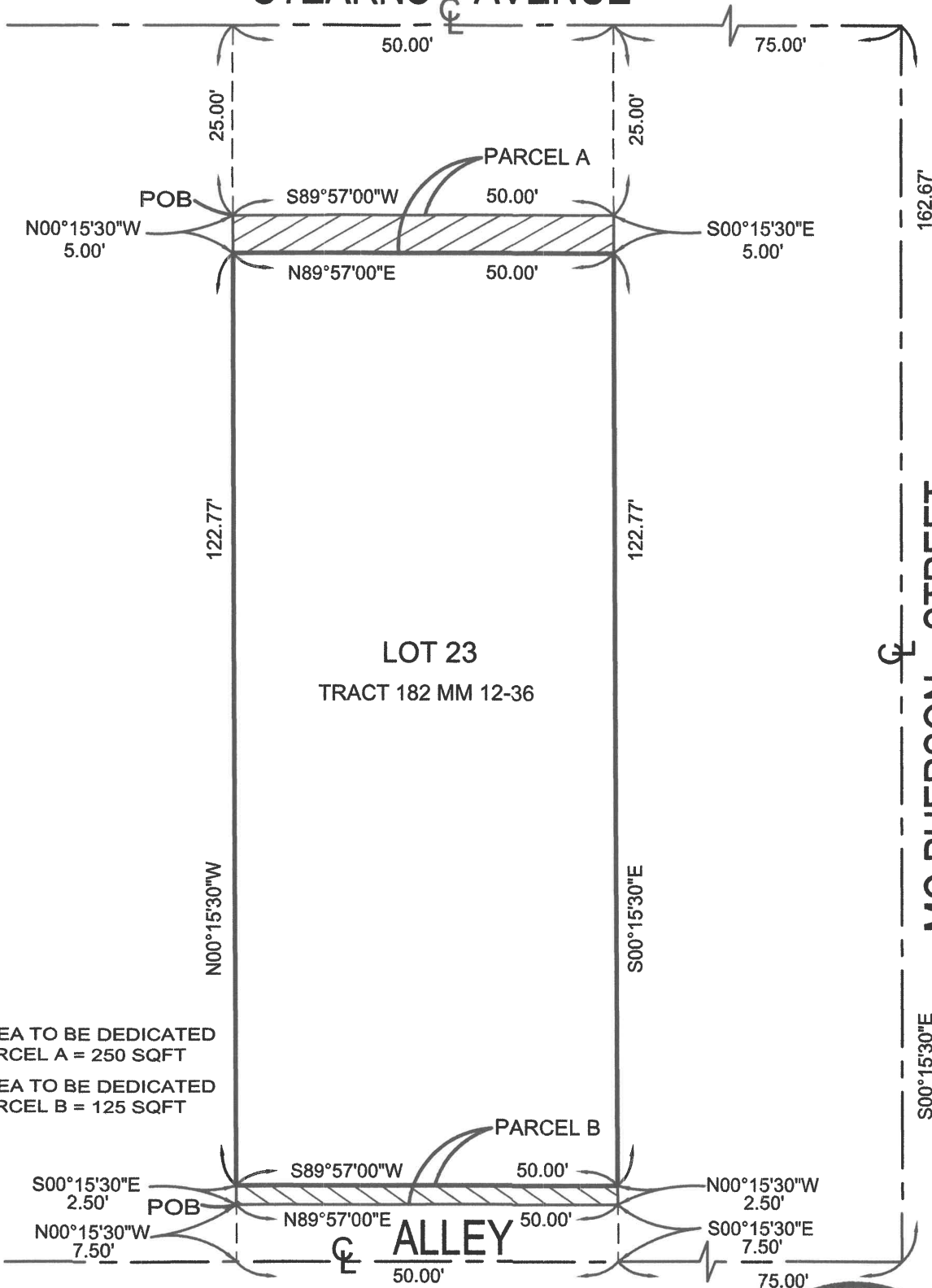
DATE





EXHIBIT "B"

SCALE: 1"=20'

STEARNS AVENUE



-  AREA TO BE DEDICATED
PARCEL A = 250 SQFT
-  AREA TO BE DEDICATED
PARCEL B = 125 SQFT

James T. Stovall 7/7/21

JAMES T. STOVALL
LS NO 7760
EXPIRES 12-31-21

DATE

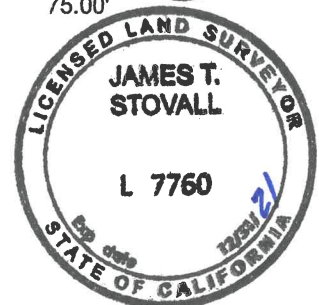


EXHIBIT "C"