

Rapid Legal & Vesting Report

12345 Main Street, Lake Forest Ca 92630

State: CA

County: Orange

APN: 123-45-678



Reference ID: 24092 BROOKFIELD

Effective Date: 01/16/19

Order Date: 01/28/2019

Order #: 81932539

Vesting

Grantor:	Samuel Smith and Sharron Smith As Trustees of the Smith Trust Dated May 11, 2012
Grantee:	South County Estates Inc., A California Corporation
Document Type:	Grant Deed
Dated:	08/24/2018
Recorded:	08/31/2018
Instrument:	2018.321472

Legal Description

LOT 1 TOGETHER WITH AN UNDIVIDED 1/112TH INTEREST IN LOT 114, ALL IN TRACT NO. 6655, IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 259, PAGES 43 THROUGH 46, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

RECORDING REQUESTED BY
LAWYERS TITLE

RECORDING REQUESTED BY:
Lawyers Title Company
Order No. 218532780
Escrow No. 2520-KT
Parcel No. 617-292-30

AND WHEN RECORDED MAIL TO:

SOUTH COUNTY ESTATES INC., A
CALIFORNIA CORPORATION
24881 Alicia PKWY #227
Laguna Hills, CA 92653

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



2018000321472 11:05 am 08/31/18

63 406 G02 2 31

357.50 357.50 0.00 0.00 3.00 0.00 0.000.000.00 0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$715.00

- ☒ 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 Lake Forest

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
as trustees of the Trust dated May 11, 2012

hereby GRANT(S) to South County Estates Inc., a California corporation

the following described real property in the County of Orange, State of California:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
More commonly known as: 12345 Main Street, Lake Forest, CA 92630

Date August 24, 2018

The Smith Trust dated May 11, 2012

By Samuel Smith, Trustee

By Sharron Smith, Trustee

as 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~~ NEW YORK } S.S.
COUNTY OF ~~TOMPKINS~~

On August 28, 2018, before me, Kate Knuutila Notary Public,
personally appeared Samuel Smith and Sharron Smith 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

KATE M KNUUTILA
Notary Public, State of New York
No. 01KN6316618
Qualified in Tompkins County
Commission Expires Dec. 15, 2018

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

EXHIBIT "A"

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

LOT 1 TOGETHER WITH AN UNDIVIDED 1/112TH INTEREST IN LOT 114, ALL IN TRACT NO. 6655, IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 259, PAGES 43 THROUGH 46, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 123-456-78