



TitleFlex
by Data Trace

TRUE LEGAL AND VESTING

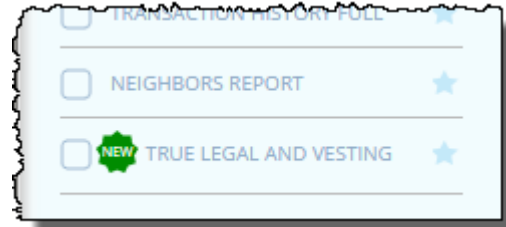
Rev. 201605

Overview

The new True Legal and Vesting Report replaces the current Legal and Vesting report and includes the full recordable (non-verified) legal description as extracted from the last recorded grant deed. The report includes the supporting document image.

True Legal and Vesting is found in the Property Reports section on the right hand frame of DataTrace.

The report is divided into two sections: 1.) The Legal, including the location information, vesting, and extended legal description, and 2.) the document image from which the legal description was taken.



Legal Section:

TRUE LEGAL & VESTING						
LEGAL						
COUNTY	CONTRA COSTA	STATE	CA	APN #	179-151-004-1	
PROPERTY ADDRESS	15 MARSHALL CT, WALNUT CREEK, CA 94598 - 4810					
MAILING ADDRESS	111 BRODIA WAY, WALNUT CREEK, CA 94598 - C039					
ASSESSED OWNER	BEHMAND RAMIN A (TE)					
VESTING	RAMIN A. BEHMAND, TRUSTEE, THE RAMIN A. BERMAND TRUST Dated February 3, 2006					
EXTENDED LEGAL DESCRIPTION	<p>Parcel One: Portion of Lots 30 and 31, as designated on the Map entitled "Indian Valley Portal, Contra Costa County, California", which Map was filed in the office of the Recorder of the County of Contra Costa, State of California, on March 30, 1949 in Book 37 of Maps, at Page 9, described as follows: Commencing on the Northwest line of Marshall Drive at the most Southerly corner of said Lot 30; thence from said point of commencement North 28° 25' East, 55.78 feet to the actual point of beginning of the herein described parcel of land; thence from said point of beginning North 7° 22' West, 117.64 feet to the East line of Marshall Court; thence along the exterior line of said Lot 31 as follows: Northwesterly, along the arc of a curve to the left with a radius of 40 feet, an arc distance of 70 feet; North 5°15'0" 20" West, 9.68 feet and South 72° 00' 10" East, 150 feet to the Northwest corner of said Lot 30; thence South 72° 00' 10" East, along the North line of said Lot 30, 77 feet to a point that bears North 28 25' East from the point of beginning; thence South 28° 25' West, 98.52 feet to the point of beginning. Excepting Therefrom: That certain parcel of land described in the deed to Thomas E. Coker and Josephine L. Coker, recorded May 25, 1953, Book 2129, Official Records, Page 55. Parcel Two: The right of way granted in the deed from F.A. Marshall, et al, to Ray R. Leoni, et ux, dated January 30, 1953, and recorded February 27, 1953 (File No. 9842), as follows: "A right of way (not to be exclusive) as an appurtenance to Parcel One above for the installation, operation and maintenance of a sewer pipe line over a portion of Lot 30, as designated on the Map entitled "Indian Valley Portal, Contra Costa County, California", which Map was filed in the office of the Recorder of the County of Contra Costa, State of California, on March 30, 1949, in Volume 37 of Maps, at Page 9, being a strip of land 5 feet in width, the center line of which is described as follows: Beginning at the Southeast corner of the parcel of land described as Parcel One above; thence from said point of beginning South 27° 49' 20" East, 26.46 feet to the Northwest line of Marshall Drive. Excepting From Parcel Two: That portion thereof lying within the parcel of land described in the deed from F.A. Marshall, et al, to Arthur B. Hicks, Jr., et ux, dated April 21, 1951 and recorded May 28, 1951 in Volume 1769 of Official Records, at Page 318.</p>					

TRUE LEGAL & VESTING						
LEGAL						
COUNTY	ORANGE	STATE	CA	APN #	408-401-05	
PROPERTY ADDRESS	2417 W ANAHURST PL, SANTA ANA, CA 92704 - 5020					
MAILING ADDRESS	2417 W ANAHURST PL, SANTA ANA, CA 92704 - C011					
ASSESSED OWNER	FIGUEROA RANULFO					
VESTING	Ranulfa Figueroa A single Man and Martin Aguilar, A Single Woman as Joint					
EXTENDED LEGAL DESCRIPTION	<p>LOT 6 OF TRACT NUMBER 2041, AS PER MAP RECORDED IN BOOK 105, PAGE 18 TO 20 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM, AN UNDIVIDED INTEREST IN AND TO ALL OIL, GAS, HYDROCARBONS AND MINERALS IN AND UNDER THAT PART OF THE LAND HEREBY CONVEYED LYING BELOW A HORIZONTAL PLANE 500 VERTICAL FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT ANY RIGHT TO ENTER UPON OR USE THE SURFACE OF SAID LAND OR ANY PART OF THE SAID TOP 500 FEET THEREOF FOR ANY PURPOSE, AS RESERVED IN VARIOUS DEEDS OF RECORD.</p>					

Document Image:

SAVE PRINT E-MAIL X CLOSE

RECORDING REQUESTED BY:
Western Resources Title Company
Order No. 33491
AND WHEN RECORDED MAIL TO:
Ranulfo Figueroa
2417 W Anahurst Place
Santa Ana, CA 92704

Recorded in Official Records, Orange County
Tom Daly, Clerk-Recorder
9.00
201000430830 04:09pm 09/01/10
47 412 002 2 11
191.90 191.90 0.00 0.00 3.00 0.00 0.00 0.00

Eicrow No. 05-1508-MS
Parcel No. 408-401-05

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED HEREBY DECLARE THAT DOCUMENTARY TRANSFER TAX IS \$363.00 and CITY \$
 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 Santa Ana, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Salvador Sanchez and Amalia Sanchez, husband and wife as joint tenants
hereby Grant(s) to Ranulfo Figueroa A Single Man and Martin Aguilar, A Single Woman as Joint
the following described real property in the County of Orange, State of California: Tenants
See Exhibit "A" attached hereto and made a part thereof.
Date July 14, 2010

Salvador Sanchez Amalia Sanchez
Salvador Sanchez Amalia Sanchez

STATE OF CALIFORNIA }
COUNTY OF Orange } S.S.

On 8/9/10 before me, Bradley No
Notary Public, personally appeared Salvador Sanchez and Amalia Sanchez
who proved to me on the basis of satisfactory evidence to be the persons whose names are
instrument and acknowledged to me that Salvador Sanchez executed the same in his own free
and voluntary signature(s) on the instrument the person(s), or the entity upon behalf of which
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
correct. WITNESS my hand and official seal.

Signature: Bradley No

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Not
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My Com

Mail Tax Statements to Return Address Above

Page One

SAVE PRINT E-MAIL X CLOSE

Order Number: 33491 (KB)
Page Number: 6

EXHIBIT A

~~UNRECORDED~~

Real property in the City of Santa Ana, County of Orange, State of California, described as follows:

LOT 6 OF TRACT NUMBER 2041, AS PER MAP RECORDED IN BOOK 105, PAGE 18 TO 20 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM, AN UNDIVIDED INTEREST IN AND TO ALL OIL, GAS, HYDROCARBONS AND MINERALS IN AND UNDER THAT PART OF THE LAND HEREBY CONVEYED LYING BELOW A HORIZONTAL PLANE 500 VERTICAL FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT ANY RIGHT TO ENTER UPON OR USE THE SURFACE OF SAID LAND OR ANY PART OF THE SAID TOP 500 FEET THEREOF FOR ANY PURPOSE, AS RESERVED IN VARIOUS DEEDS OF RECORD.

APN: 408-401-05

Western Resources Title Company

Page Two

MAIL TAX STATEMENTS TO:
Mr. Ramin Behmand
15 Marshall Court
Walnut Creek, CA 94598

When recorded mail to &
Recording Requested By:
DAVID A. BROMLEY
1855 Olympic Blvd., Suite 200
Walnut Creek, CA 94596

2
CONTRA COSTA Co Recorder Office
STEPHEN L. WEIR, Clerk-Recorder
DOC- 2006-0065830-00
Check Number: 0250087
Thursday, MAR 02, 2006 14:22:20
S37 \$10.00 MIC \$1.00 MOD \$2.00
REC \$6.00 TCF \$1.00
Ttl Pd \$20.00
Nbr-0003141340
cnb/R1/1-2

Page One

APN: 179-151-004

GRANT DEED

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

Documentary transfer tax: NONE - TRANSFER TO TRUST FOR BENEFIT OF GRANTOR/GRANTEE
NOT PURSUANT TO SALE

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

RAMIN A. BEHMAND, A SINGLE MAN

hereby grant(s) to

RAMIN A. BEHMAND, TRUSTEE, THE RAMIN A. BEHMAND TRUST
Dated: February 3, 2006

The following described real property in the _____ County of Contra
Costa, State of California:

LEGAL DESCRIPTION: See Exhibit "A" attached hereto and made a part hereof


Commonly known as: 15 Marshall Court, Walnut Creek, CA

Date: 2/3/06

R. A. Behmand
RAMIN A. BEHMAND

STATE OF CALIFORNIA)
COUNTY OF Contra) ss.

On Feb 3, 2006 before me, David Bromley
RAMIN A. BEHMAND, personally known to me (or proved to me by
evidence) to be the person whose name is subscribed to the within
instrument the person, or the entity upon behalf of which the
instrument.

WITNESS my hand and official seal.


David Bromley
Notary Public

Exhibit A

065830

All that certain real property situate in the County of Contra Costa, State of California, described as follows:

(Unincorporated Area)

Parcel One:

Portion of Lots 30 and 31, as designated on the Map entitled "Indian Valley Portal, Contra Costa County, California", which Map was filed in the office of the Recorder of the County of Contra Costa, State of California, on March 30, 1949 in Book 37 of Maps, at Page 9, described as follows:

Commencing on the Northwest line of Marshall Drive at the most Southerly corner of said Lot 30; thence from said point of commencement North 28° 25' East, 55.78 feet to the actual point of beginning of the herein described parcel of land; thence from said point of beginning North 79° 22' West, 117.64 feet to the East line of Marshall Court; thence along the exterior line of said Lot 31 as follows: Northwest, along the arc of a curve to the left, with a radius of 40 feet, an arc distance of 70 feet; North 5° 50' 20" West, 92.68 feet and South 72° 00' 10" East, 150 feet to the Northwest corner of said Lot 30; thence South 72° 00' 10" East, along the North line of said Lot 30, 77 feet to a point that bears North 28° 25' East from the point of beginning; thence South 28° 25' West, 98.52 feet to the point of beginning.

Excepting Therefrom:

That certain parcel of land described in the deed to Thomas E. Coker and Josephine L. Coker, recorded May 25, 1953, Book 2129, Official Records, Page 55.

Parcel Two:

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End of Document

Page Two

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