



HUGH NGUYEN CLERK-RECORDER

BIRTH AND DEATH RECORDS
FICTITIOUS BUSINESS NAMES
MARRIAGE LICENSES/RECORDS
NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES
PASSPORTS
PROPERTY RECORDS

NOTICE

RE: AB 1466 - Real property: discriminatory restrictions

In 2021, the California Legislature amended Section 12956.1 of the Government Code, related to the removal of discriminatory restrictions which may be contained in real property documents.

A county recorder, title company, escrow company, real estate broker, real estate agent, or association that provides a copy of a declaration, governing document, or deed to any person is required to place a cover page or stamp on the first page of the previously recorded document or documents stating the following:

“If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.”

The Orange County Clerk-Recorder is committed to assisting the public in the removal of unlawful discriminatory restrictions from property records. Please contact our office for assistance in completing a Restrictive Covenant Modification form.

NORTH COUNTY BRANCH OFFICE
WELLS FARGO BUILDING
222 S. HARBOR BLVD., STE 110
ANAHEIM, CALIFORNIA 92805

ORANGE COUNTY
COUNTY ADMINISTRATION SOUTH
601 N. ROSS STREET
SANTA ANA, CALIFORNIA 92701

OLD ORANGE COUNTY
COURTHOUSE
211 W. SANTA ANA BLVD. ROOM 201
SANTA ANA, CALIFORNIA 92701

SOUTH COUNTY BRANCH OFFICE
LAGUNA HILLS CIVIC CENTER
24031 EL TORO ROAD, SUITE 150
LAGUNA HILLS, CALIFORNIA 92653

RECORDING REQUESTED BY:
California Title Company

AND WHEN RECORDED MAIL TO:

Christopher Elder
1198 PACIFIC COAST HWY #D512
SEAL BEACH, CA 90740

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



13.00

* \$ R 0 0 1 3 1 2 7 3 4 3 \$ *

2021000545490 11:06 am 08/31/21

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0.00 0.00 0.00 0.00 3.00 0.00 0.000.000.00 3.00

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 410-2272837-64

Escrow No.: 066-009920-SW

INTERSPOUSAL TRANSFER GRANT DEED

(Excluded from reappraisal under California Constitution Article 13 A Section 1 et seq.)

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$0.00

- ☐ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☒ is exempt from imposition of the Documentary Transfer Tax pursuant to Revenue and Taxation Code Section 11927(a), on transferring community, quasi-community, or quasi-marital property, assets between spouses pursuant to a judgment, and order, or a written agreement between spouses in contemplation of any such judgment or order.
☒ A transfer to a spouse or former spouse in connection with property settlement agreement of decree of dissolution of a marriage or legal separation.
☒ A creation, transfer, or termination, solely between spouses, of any co-owner's interest.

"This conveyance establishes sole and separate property of a spouse, R & T 11911."

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

Lisa Anne Landau, spouse of grantee

hereby GRANT(s) to:

Christopher Elder, a married man as his sole separate property

the real property in the City of Seal Beach, County of Orange, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A' AND MADE A PART HEREOF.

Also Known as: 1771 Crestview Avenue, Seal Beach, CA 90740

A.P. # 199-153-14

Dated August 27, 2021

Lisa Anne Landau

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 Orange

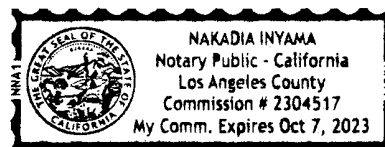
On AUGUST 29, 2021 before me, NAKADIA INYAMA A Notary Public
personally appeared LISA ANNE LANDAU who proved to me on
the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their 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)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

This document is Exempt from fee per GC 27388. 1(a) (2) recorded concurrently
"in connection with" a transfer subject to the imposition of documentary transfer tax.

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EXHIBIT 'A'

Lot 323 of Tract 2590 in the City of Seal Beach, County of Orange, State of California, as per map recorded in Book 82, Pages 32 to 38 inclusive of Miscellaneous Maps, in the office of the County Recorder of said Orange County.

Except therefrom all oil, gas, minerals and other hydrocarbons, below a depth of 500 feet. without the right of surface entry, as reserved in deeds of record.