



## 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:

Christopher Elder

MAIL TAX STATEMENTS AND  
WHEN RECORDED MAIL TO:

Christopher Elder & Lisa Landau  
1198 Pacific Coast Hwy #D512  
Seal Beach, CA 90740

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



7.00

\* \$ R 0 0 1 3 6 4 9 6 4 7 \$ \*

2022000131473 3:08 pm 04/05/22

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Order No.:

Escrow No.:

APN: 199-153-14

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

## JOINT TENANCY GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS \$0 interspousal transfer  
\_\_\_\_ Computed on full value of property conveyed, or  
\_\_\_\_ Computed on full value less liens and encumbrances remaining at time of sale.  
\_\_\_\_ Unincorporated area \_\_\_\_ City of \_\_\_\_

For valuable consideration, receipt of which is hereby acknowledged,

Christopher Elder, a Married Man, as his sole and separate property  
hereby GRANT(S) to

Christopher Elder and Lisa Landau, Husband and Wife,

as JOINT TENANTS the real property situated in the County of Orange, State of  
California, more particularly described as follows: the real property in the City of Seal Beach, County of Orange, State of  
California, described as: 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.  
Also Known as: 1771 Crestview Ave, Seal Beach, CA 90740 AP# 199-153-14

Dated: February 22, 2022

Christopher Elder

Exempt from fee per GC 27388.1 (a) (2); a transfer of real property that is a  
residential dwelling to an owner-occupier.

Christopher Elder

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

)  
) SS.

On February 23, 2022 before me, Elizabeth Orozco, Notary Public, personally  
appeared Christopher Elder

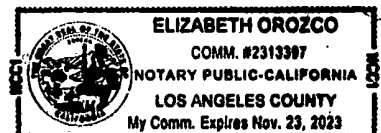
who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),  
and that by his/her/their signature(s) on the instrument the person(s), 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

[Signature]



FOR NOTARY STAMP

MAIL TAX STATEMENTS AS DIRECTED ABOVE