

Recording Request By:
First American Title Company
Homebuilder Services Division

DOC # 2021-0749852
12/21/2021 04:25 PM Fees: \$23.00
Page 1 of 4
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

RECORDING REQUESTED BY:

First American Title Company

**This document was electronically submitted
to the County of Riverside for recording**
Received by: ELENA #448

WHEN RECORDED MAIL TO:

AG ESSENTIAL HOUSING CA 2, L.P.
c/o Essential Housing Asset Management LLC
8585 E. Hartford Drive, Suite 118
Scottsdale, AZ 85255
#0413325-2 RA

APN: see Exhibit A

TRA: 014-067

(Space Above This Line For Recorder's Use)

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$9,218.55 ;
CITY TRANSFER TAX \$N/A

Declaration of Exemption From Gov't Code § 27388.1 Fee

- Unincorporated area
- City Transfer Tax _____
- computed on full value of property conveyed, or
- computed on full value less value of liens and encumbrances remaining at time of sale.

- Transfer is exempt from fee per GC § 27388.1(a)(2):
 - recorded concurrently "in connection with" transfer subject to Documentary Transfer Tax
 - recorded concurrently "in connection with" a transfer of residential dwelling to an owner-occupier
- Transfer is exempt from fee per GC 27388.1(a)(1):
 - Fee cap of \$225.00 reached Not related to real property

 City of Desert Hot Springs

GRANT DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which are hereby acknowledged, Skyborne Ventures, LLC, a California limited liability company hereby grants to AG Essential Housing CA 2, L.P., a Delaware limited partnership, all of that certain real property more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

[signatures on following page]

Mail Tax Statement to:
Lennar Homes of CA, Inc
980 Montecito Dr, #302
Corona, CA 92879
Attn: Michael Freeman

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

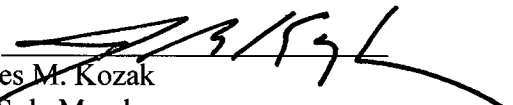
Dated: 12/13/2021

SKYBORNE VENTURES, LLC, a
California limited liability company

By: LANSING STRATEGIC MANAGEMENT,
LLC a California limited liability company
Its: Manager

By: STRATEGIC LAND PARTNERS, LP, a
California limited partnership
Its: Managing Member

By: JK-RIVERWOODS, LLC, a California
limited liability company
Its: General Partner

By: 
James M. Kozak
Its: Sole Member

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)
) ss.
COUNTY OF San Diego)

On December 13th, 2021 before me, Kelsy Rose Damm, Notary Public personally appeared James M. Kozak, 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: Kelsy Rose Damm

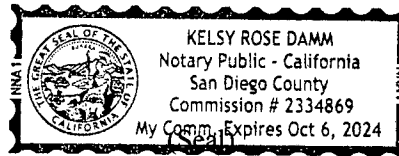


EXHIBIT A TO GRANT DEED

Legal Description

Real property in the City of Desert Hot Springs, County of Riverside, State of California, described as follows:

Parcel 1:

LOTS 7 THROUGH 87, 119 THROUGH 138, AND 140 THROUGH 146 OF TRACT NO. 32030-2, AS SHOWN BY MAP ON FILE IN BOOK 404 PAGES 76 THROUGH 84 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ONE-HALF (1/2) OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES UNDERLYING SAID LAND AND ONE-HALF (1/2) OF ALL OTHER MINERALS, AS RESERVED IN DEED FROM JOSEPH R. TROTTER, HUSBAND AND WIFE FILED FOR RECORD MARCH 30, 1955 AS BOOK 1715 PAGE 572, OF OFFICIAL RECORDS OF SAID COUNTY.

Parcel 2:

NON-EXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS OVER LOTS "Q" THROUGH "Y", INCLUSIVE, INDICATED AS "PRIVATE STREETS" , AS SHOWN BY MAP ON FILE IN BOOK 404 PAGES 76 THROUGH 84 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THE EASEMENT RIGHTS DESCRIBED IN THE IMMEDIATELY PRECEEDING SENTENCE SHALL EXPIRE AND BE OF NO FURTHER FORCE OR EFFECT UPON THE ANNEXATION OF THE REAL PROPERTY DESCRIBED IN PARCEL 1 ABOVE INTO THE SKYBORNE COMMUNITY ASSOCIATION IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SKYBORNE, RECORDED AS INST. NO. 2007-0046414 IN THE OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS AMENDED.