



Electronically
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County of San Bernardino

Bob Dutton
Assessor-Recorder-County Clerk

RECORDING REQUESTED BY:
WFG National Title Company of California

DOC# 2021-0044777

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:

Vatson Holdings LLC
47-110 Washington St., #201
La Quinta, CA 92253
Escrow No.: 21-113555
Order No.: 21-113555

01/29/2021
11:40 AM
SAN

Titles: 1 Pages: 3

Fees	\$20.00
Taxes	\$42.90
CA SB2 Fee	\$0.00
Total	\$62.90

I4311

APN: 0595-282-12-0-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is \$42.90 CITY TAX \$0.00

- 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 Yucca Valley, and

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

Larry J. Burge, Trustee of The Larry and Mary Burge Trust dated 1-16-2009,

hereby GRANT(S) to *LARRY JOSEPH BURGE*

Vatson Holdings LLC, a California Limited Liability Company

the following described real property in the City of Yucca Valley, County of San Bernardino, State of California:

SEE ATTACHED EXHIBIT "A"

The property more commonly known as: XXXX Vacant Land (Paló Alto Avenue), Yucca Valley, CA 92284

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

Larry J. Burge, Trustee of The Larry and Mary Burge Trust dated 1-16-2009,

hereby GRANT(S) to *AKA LARRY JOSEPH BURGE*

Vatson Holdings LLC, a California Limited Liability Company

the following described real property in the City of Yucca Valley, County of San Bernardino, State of California:

SEE ATTACHED EXHIBIT "A"

The property more commonly known as: XXXX Vacant Land (Palo Alto Avenue), Yucca Valley, CA 92284

Dated: 1/25/2021

Larry J. Burge, Trustee of The Larry and Mary Burge Trust dated 1-16-2009

By: [Signature]
Larry J. Burge, Trustee AKA Larry Joseph Burge

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 Bernardino

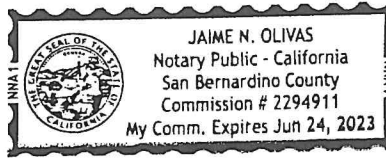
On January 25, 2021, before me, Jaime N. Olivas, a Notary Public, personally appeared Larry Joseph Burge

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 Jaime N. Olivas



MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF San Bernardino STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 14 OF TRACT 5847, IN THE CITY OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 73, PAGE 28 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

APN: 0595-282-12-0-000



Bob Dutton
Assessor-Recorder-County Clerk

County of San Bernardino
Assessor's Office
222 W. Hospitality Lane-4th Floor
San Bernardino, CA 92415-0311
www.sbcounty.gov/arc
Phone: (909) 387-8307
Toll Free: *877) 885-7654

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located.

NAME AND MAILING ADDRESS OF BUYER/TRANSFEEE
(Make necessary corrections to the printed name and mailing address)
Vatson Holdings, LLC

ASSESSOR'S PARCEL NUMBER
0595-282-12-0-000

SELLER/TRANSFEROR
Larry J. Burge, Trustee of The Larry and Mary Burge Trust dated 1-16-2009

BUYER'S DAYTIME TELEPHONE NUMBER
(760) 464-1305

BUYER'S EMAIL ADDRESS
Bryan@valleypipeline.com

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY:
XXXX Vacant Land (Palo Alto Avenue), Yucca Valley, CA 92284

YES NO This property is intended as my principal resident. If YES, please indicate the date of occupancy Or intended occupancy.

MO	DAY	YEAR

YES NO Are you a disabled veteran or a unmarried surviving spouse of a disabled veteran who was Compensated at 100% by the Department of Veterans Affairs?.

MAIL PROPERTY TAX INFORMATION TO (NAME)
Vatson Holdings, LLC

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)
47-110 Washington St., Ste # 201

CITY	STATE	ZIP CODE
La Quinta	CA	92253

PART 1. TRANSFER INFORMATION

Please complete all statements.

This section contains possible exclusions from reassessment for certain types of transfers.

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- A. This transfer is solely between spouses (*addition or removal of a spouse, death of a spouse, divorce settlement, etc.*)
- B. This transfer is solely between domestic partners currently registered with the California Secretary of State (*addition or removal of a partner, death of a partner, termination settlement, etc.*).
- *C. This is a transfer: between parent(s) and child(ren) from grandparent(s) to grandchild(ren)
- *D. This transfer is the result of a cotenant's death. Date of death _____
- *E. This transaction is to replace a principal residence by a person 55 years of age or older. Within the same county? Yes No
- *F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code Section 69.5. Within the same county? Yes No
- G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (*e.g., a name change upon marriage*). If YES, please explain: _____
- H. The recorded document creates, terminates, or reconveys a lender's interest in the property.
- I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (*e.g. cosigner*). If YES, please explain: _____
- J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- K. This is a transfer of property:
 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of the transferor, and/or the transferor's spouse registered domestic partner.
 2. to/from an irrevocable trust for the benefit of the creator/grantor/trustor and/or grantor's/trustor's spouse grantor's/trustor's registered domestic partner.
- L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
- N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions or restrictions imposed by specified nonprofit corporations.
- *O. This transfer is to the first purchaser of a new building containing an active solar energy system.
- P. Other. This transfer is to _____

*Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION



PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

- A. Date of transfer if other than recording date: _____
- B. Type of transfer:
 - Purchase Foreclosure Gift Trade or exchange Merger, stock, or partnership acquisition (Form BOE-100-B)
 - Contract of Sale. Date of contract: _____ Inheritance. Date of death: _____
 - Sale/leaseback Creation of lease Assignment of a lease Termination of a lease. Date lease began: _____
 - Original term in years (including written options): _____ Remaining term in years (including written options): _____
 - Other. Please explain: _____
- C. Only a partial interest in the property transferred. YES NO If YES, indicate the percentage transferred: _____%

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

- A. Total purchase price \$39,000.00
- B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ 39,000
- C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
 - FHA (___ Discount Points) Cal-Vet VA (___ Discount Points) Fixed rate Variable rate
 - Bank/Savings & Loan/Credit Union Loan carried by seller
 - Balloon payment \$ _____ Due date: _____
- D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
 - Fixed rate Variable rate Bank/Savings & Loan/Credit Union Loan carried by seller
 - Balloon payment \$ _____ Due date: _____
- E. Was an Improvement Bond or other public financing assumed by the buyer? YES NO Outstanding balance \$ _____
- F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ _____
- G. The property was purchased: Through real estate broker. Broker name: _____ Phone number: () _____
 - Direct from seller From a family member – Relationship _____
 - Other. Please explain: _____
- H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

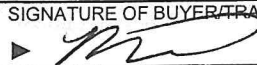
PART 4. PROPERTY INFORMATION

Check and complete as applicable.

- A. Type of property transferred:
 - Single-family residence Co-op/Own-your-own Manufactured home
 - Multiple-family residence. Number of units: _____ Condominium Unimproved lot
 - Other Description: (i.e., timber, mineral, water rights, etc.) Timeshare Commercial/Industrial
- B. YES NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.
 - If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____
- C. YES NO A manufactured home is included in the purchase price.
 - If YES, enter the value attributed to the manufactured home: \$ _____
 - YES NO The manufactured home is subject to local property tax price. If NO, enter decal number: _____
- D. YES NO The property produces rental or other income.
 - If YES, the income is from: Lease/rent Contract Mineral rights Other: _____
- E. The condition of the property at the time of sale was: Good Average Fair Poor
 - Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER 	DATE 1-27-21	TELEPHONE (760) 464-1305
NAME OF BUYER/TRANSFeree/LEGAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT) Bryan Jansson	TITLE	E-MAIL ADDRESS

The Assessor's office may contact you for additional information regarding this transaction.

