

Recording requested by, and after recording, return deed and tax statements to:

J&B Land Sales, LLC, a California Limited Liability Company  
13922 Mango Drive  
Del Mar, CA 92014

**2025-005631**

Recorded - Official Records  
Humboldt County, California  
Juan P. Cervantes, Recorder  
Recorded by: J & B LAND SALES LLC

Pages: 3

Recording Fee: \$ 19.00  
Tax Fee: \$5.50  
Clerk: sc Total: \$24.50  
May 05, 2025 at 01:24:09



SPACE ABOVE THIS LINE FOR RECORDING PURPOSES ONLY

**GRANT DEED**

APN: 111-161-049-000

Documentary transfer tax declaration:

WARNING: ANY PERSON WHO MAKES ANY MATERIAL MISREPRESENTATION OF FACT FOR THE PURPOSE OF AVOIDING ALL OR ANY PART OF THE DOCUMENTARY TRANSFER TAX IS GUILTY OF A MISDEMEANOR AND IS SUBJECT TO PROSECUTION FOR SUCH OFFENSE.

The undersigned grantor(s) declare(s) transfer tax of: \$ 5.50

- Unincorporated area \$
- Computed on the full value of property conveyed, or
- Computed on full value less liens and encumbrances remaining at time of sale, or
- Exempt because:

County of Humboldt  
City of (Unincorporated) Whitethorn

This DEED, executed on this 24th day of April, 2025, between grantor,  
Homeowner Preservation Center, LLC A Ltd Liability Co, with a mailing address of 1152 Cary Drive,  
Concord, CA 94520

and grantee,

J&B Land Sales, a California Limited Liability Company, with a mailing address of 13922 Mango Drive, Del Mar, CA 92014

WITNESSETH, that the grantor, for good and valuable consideration paid by the grantee, the receipt of which is hereby acknowledged, does grant and convey unto the said grantee, the following described real property, along with all associated rights, titles, interests or claims, situated in the municipality of Whitethorn, in Humboldt County, California—legally described as:

See Exhibit "A"

Property address: 17 Cove View Drive, Whitethorn, CA 95589

Source of title:

Document 2015-008810-2, Recorded in the office of the County Recorder in the County of Humboldt, State of California.

This GRANT DEED is made subject to: See Exhibit "A"

WITNESS my hand this 24 day of April, 2025 :

John Frangoulis  
Signature  
John Frangoulis, Managing Member  
Print name  
Capacity: GRANTOR

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print name  
Capacity: \_\_\_\_\_

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print name  
Capacity: \_\_\_\_\_

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print name  
Capacity: \_\_\_\_\_

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

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 Alameda )

On this 24<sup>th</sup> day of April, 20 25, before me, Linda Edwards,

a notary public, personally appeared John Frangoulis

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.

Linda Edwards  
Notary Public  
Linda Edwards  
Print name  
My commission expires: Jan. 22, 2029

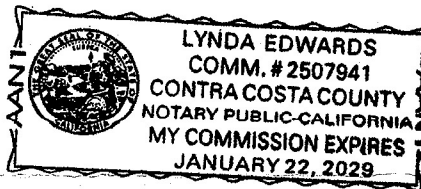


Exhibit A

FOR APN/PARCEL ID: 111-161-049-000

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The following described real property in the County of Humboldt, State of California:

Lot 51 in Block 170 of Tract No. 42, Shelter Cove Subdivision, as per map recorded in Book 14, Pages 73 to 138 inclusive of maps (which map was corrected by corrected map on file in the Recorder, an office of said County in Book 15, pages 64-116 inclusive) in the office of the County Recorder of Humboldt County, California.

Excepting therefrom all the water and water rights in, and under, or flowing over said land or appurtenant thereto, as excepted in and reserving in the deed from the Bank of California, a national banking association as Trustee to John A. Lenz and wife, recorded February 11, 1977 in Book 1395 of Official Records, Page 167.

THIS GRANT DEED IS SUBJECT TO:

Current taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements of record, and all faults, the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and the Grantor(s), its heirs, executors and administrators shall warrant and defend the title unto the Grantee, its heirs and assigns against all lawful claims whatsoever.