



*First American*

*my*FirstAm™ Combined Report

17262 Sierra Hwy, Santa Clarita, CA 91351

---

Property Address:

**17262 Sierra Hwy  
Santa Clarita, CA 91351**



Property Information			
<b>Owner(s):</b>	Santa Clarita Community College	<b>Mailing Address:</b>	26455 Rockwell Canyon Rd, Santa Clarita, CA 91355
<b>Owner Phone:</b>	Unknown	<b>Property Address:</b>	17262 Sierra Hwy, Santa Clarita, CA 91351
<b>County:</b>	Los Angeles	<b>APN:</b>	2839-002-903
<b>Map Coord:</b>	4462-B7	<b>Census Tract:</b>	9200.40
<b>Lot#:</b>		<b>Block:</b>	
<b>Subdivision:</b>		<b>Tract:</b>	
<b>Legal:</b>	Land Desc In Doc 1298019,050603 Por Of Se 1/4 Of Ne 1/4 Of Sec 15 T4n R15w		

Property Characteristics			
<b>Use:</b>	Stores & Offices	<b>Year Built / Eff. :</b>	1954 /
<b>Zoning:</b>	SCIC	<b>Sq. Ft. :</b>	4454
<b>Bedrooms:</b>	2	<b>Lot Size Ac / Sq Ft:</b>	2.1806 / 94971
<b># Rooms:</b>		<b># of Units:</b>	1
<b>Pool:</b>	N	<b>Bathrooms:</b>	3
<b>Stories:</b>		<b>Fireplace:</b>	
<b>Flood:</b>	X	<b>Quality:</b>	
<b>Basement Area:</b>		<b>Heating:</b>	Heated
		<b>Air:</b>	N
		<b>Style:</b>	
		<b>Improvements:</b>	
		<b>Parking / #:</b>	/
		<b>Gross Area:</b>	4454
		<b>Garage Area :</b>	

Sale and Loan Information			
<b>Sale Date:</b>	4/21/2005	<b>*\$/Sq. Ft.:</b>	\$168.16
<b>Sale Price:</b>	\$749,000	<b>2nd Mtg.:</b>	N/A
<b>Doc No.:</b>	<a href="#">1298019</a>	<b>1st Loan:</b>	
<b>Doc Type:</b>	Grant Deed	<b>Prior Sale Amt:</b>	
<b>Seller:</b>	Warmuth Margaret	<b>Loan Type:</b>	
		<b>Transfer Date:</b>	6/3/2005
		<b>Prior Sale Date:</b>	
		<b>Prior Doc No.:</b>	
		<b>Prior Doc Type:</b>	

\*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information			
<b>Imp Value:</b>		<b>Exemption Type:</b>	
<b>Land Value:</b>	\$25,640	<b>Tax Year / Area:</b>	/ 547
<b>Total Value:</b>	\$25,640	<b>Tax Value:</b>	\$25,640
<b>Tax Amount:</b>		<b>Improved:</b>	

This page is part of your document - DO NOT DISCARD

05 1298019

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
06/03/05 AT 08:00am

TITLE(S) : DEED



FEE

FREE B

D.T.T.

CODE  
20

CODE  
19

CODE  
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

2839 - 004 - 026

001

THIS FORM IS NOT TO BE DUPLICATED

6/3/05

2

**SOUTHLAND TITLE**

RECORDING REQUESTED BY  
SOUTHLAND TITLE

05 1298019

AND WHEN RECORDED MAIL TO:

SANTA CLARITA COMMUNITY COLLEGE DISTRICT  
26455 ROCKWELL CANYON ROAD  
SANTA CLARITA, CA 91355

Order No.: 14027246  
Escrow No.: VA9178-DK  
A.P.N.: 2839-004-026

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S) *ph* *80*  
DOCUMENTARY TRANSFER TAX IS ~~\$22,000~~

[ X ] computed on full value of property conveyed, or  
[ < - > ] computed on full value less value of liens or encumbrances remaining at time of sale  
~~[ X ]~~ unincorporated area [ < X > ] City of SANTA CLARITA

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**MARGLEEN JORDAN, CONSERVATOR FOR THE ESTATE OF MARGARET WARMUTH, CONSERVATEE,**  
**SUPERIOR COURT OF CALIFORNIA, COUNTY OF VENTURA, PROBATE CASE NO. P078293.**

hereby GRANT(S) to **SANTA CLARITA COMMUNITY COLLEGE DISTRICT**

the following described real property in the County of **Los Angeles**, State of California  
See Exhibit "A" attached hereto and made a part hereof

Dated: **April 21, 2005**  
STATE OF CALIFORNIA  
COUNTY OF Los Angeles

} ss

On 5-18-05 before me  
Dianne Keefe-Bonnell  
a Notary Public in and for said County and State, personally  
appeared Margleen Jordan

*Margleen Jordan*  
MARGLEEN JORDAN, CONSERVATOR

personally known to me (or 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



WITNESS my hand and official seal  
Signature *[Signature]*  
Signature of Notary

(This area for official notary seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

14027246

**EXHIBIT "A"****PARCEL 1.**

That portion of the North half of the Southeast Quarter of the Northeast Quarter of Section 15, Township 4 North, Range 15 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the Official Plat thereof, described as follows:

Beginning at the intersection of the Northerly line of said Southeast Quarter of the Northeast Quarter, with the Southeasterly line of Sierra Highway, 100 feet wide as described ins deed to the State of California, recorded in Book 12522 Page(s) 202, Official Records of said County, said point being on a curve concave Northwesterly, having a radius of 2850.00 feet, a radial to said point bears South 33°51'26" East; thence South 21°53'31" East, 306.76 feet; thence South 60°00'00" West, 330.10 feet; thence North 16°11'44" West, 308.19 feet to said Southeasterly line of Sierra Highway, thence Northeasterly along said Sierra Highway to the point of beginning.

**PARCEL 2:**

An easement for ingress and egress and for public utility purposes over that portion of the North half of the Southeast Quarter of the Northeast Quarter of Section 15, Township 4 North, Range 15 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the Official Plat thereof, included within a strip of land, 20 feet wide, the Westerly side of which is described as follows:

Beginning at the Northerly terminus of that certain course described in Parcel 1 herein having a bearing and length of "South 21°53'31" East, 306.76 feet", thence along last mentioned line, South 21°53'31" East, 306.76 feet.

The Easterly side line of said strip shall be shortened so as to terminate Northerly by the Northerly line of said Southeast Quarter of the Northeast Quarter and Southerly in the Northeasterly prolongation of that certain course described in Parcel 1 herein having a bearing and length of "South 60°00'00" West, 330.10 feet"



Escrow Division  
23502 Lyons Ave , Suite 409A  
Santa Clarita, CA 91321  
Phone (661) 287-4300 Fax (661) 287-9575  
Escrow Officer's Fax (661) 287-9575

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED, ON BEHALF OF SANTA CLARITA COMMUNITY COLLEGE DISTRICT, HEREBY ACCEPTS THE INTEREST CONVEYED BY MARGLEEN JORDAN, CONSERVATOR FOR THE ESTATE OF MARGARET WARMUTH, CONSERVATEE, SUPERIOR COURT OF CALIFORNIA, COUNTY OF VENTURA, PROBATE CASE NO. PO78293 TO SANTA CLARITA COMMUNITY COLLEGE DISTRICT BY DEED DATED APRIL 21, 2005.

DATED: June 1, 2005

BY: SANTA CLARITA COMMUNITY COLLEGE DISTRICT

BY: Margleen Jordan

05 1298019



Escrow Division  
23502 Lyons Ave , Suite 409A  
Santa Clarita, CA 91321  
Phone (661) 287-4300 Fax (661) 287-9575  
Escrow Officer's Fax (661) 287-9575

5

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY THE DEED OF GRANT DATED APRIL 21, 2005 FROM MARGLEEN JORDAN, CONSERVATOR FOR THE ESTATE OF MARGARET WARMUTH, CONSERVATEE, SUPERIOR COURT OF CALIFORNIA, COUNTY OF VENTURA, PROBATE CASE NO. P078293 TO SANTA CLARITA COMMUNITY COLLEGE DISTRICT, A POLITICAL CORPORATION AND/OR GOVERNMENTAL AGENCY IS HEREBY ACCEPTED BY ORDER OF THE SANTA CLARITA COMMUNITY COLLEGE DISTRICT ON APRIL 21, 2005 (OR BY THE UNDERSIGNED OFFICER OR AGENT ON BEHALF OF THE LEGISLATIVE BODY), PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION OF THE SANTA CLARITA COMMUNITY COLLEGE DISTRICT ADOPTED ON APRIL 21, 2005 AND THE GRANTEE CONSENTS TO RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.

DATED: June 1, 2005

BY: SANTA CLARITA COMMUNITY COLLEGE DISTRICT

BY: Dianne Wautsch

05 1298019



First American

myFirstAm™ Transaction History

17262 Sierra Hwy, Santa Clarita, CA 91351

Transaction History provides records for the past ten years. To request additional information, please contact your local Sales Representative, Customer Service Department, or for an additional fee you may [click here](#).

**History Record # 1 : SALE**

<b>Buyer:</b>	Santa Clarita Cmnty Clg Distri	<b>Seller:</b>	Warmuth Margaret
<b>Sale Date:</b>	04/21/2005	<b>Sale Price:</b>	\$749,000
<b>Sale Recording Date:</b>	06/03/2005	<b>Sale Price Type:</b>	Full
<b>Recorded Doc #:</b>	<a href="#">1298019</a>	<b>Title Company:</b>	Southland Title Co.
<b>Document Type:</b>	Grant Deed		

**History Record # 2 : SALE**

<b>Buyer:</b>	Warmuth Margaret W	<b>Seller:</b>	Warmuth Joe J
<b>Sale Date:</b>	05/18/2005	<b>Sale Price:</b>	
<b>Sale Recording Date:</b>	06/03/2005	<b>Sale Price Type:</b>	Unknown
<b>Recorded Doc #:</b>	<a href="#">1298017</a>	<b>Title Company:</b>	Southland Title Co.
<b>Document Type:</b>	Affidavit		

Limitation of Liability for Informational Report

**IMPORTANT – READ CAREFULLY:** THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.