



2022-0014056

**RECORDING REQUESTED BY:**  
Fidelity National Title Company

Recorded		REC FEE	27.00
Official Records		TAX	770.00
County of			
Napa			
JOHN TUTEUR			
Assessor-Recorder-Co.			
		JW	
01:12PM 18-Jul-2022		Page 1 of 5	

**When Recorded Mail Document and Tax Statement To:**  
Victor M. Castro and Samuel P. Martinez  
1925 Trinity Way  
Napa, CA 94558

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Escrow Order No.:** FSNX-7012200477

Exempt from fee per GC 27388.1(a)(2); This document is a transfer that is subject to Documentary Transfer Tax.

**Property Address:** 1925 Trinity Way,  
Napa, CA 94558  
**APN/Parcel ID(s):** 038-451-022-000

**GRANT DEED**

**The undersigned grantor(s) declare(s)**

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$770.00** and is computed on:
  - the full value of the interest or property conveyed.
  - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in  the **City of Napa**.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Alfredo Pedroza and Brenda Pedroza, husband and wife as joint tenants

**hereby GRANT(S) to** Victor Manuel Castro-Melgoza and Marcela Martinez-De Castro, husband and wife and Samuel Pena Martinez, a married man as his sole and separate property, all as joint tenants

**the following described real property in the** City of Napa, County of Napa, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SEE EXHIBIT "B" ACCEPTANCE OF JOINT TENANCY

**PROPERTY COMMONLY KNOWN AS:** 1925 Trinity Way, Napa, CA 94558

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

# GRANT DEED

(continued)

APN/Parcel ID(s): 038-451-022-000

Dated: July 11, 2022

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

\* [Signature]  
Alfredo Pedroza

\* [Signature] Alfredo Pedroza

\* [Signature]  
Brenda Pedroza

\* Brenda Pedroza

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 CA  
County of Napa

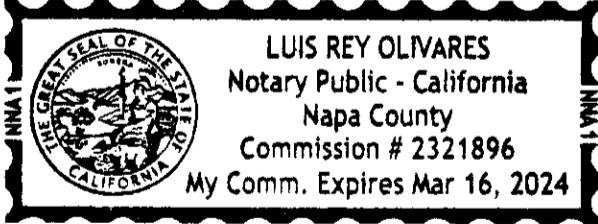
On 07.12.2022 before me, Luis Rey Olivares, Notary Public,  
(here insert name and title of the officer)

personally appeared Alfredo Pedroza and Brenda Pedroza, 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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 038-451-022-000**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NAPA, COUNTY OF NAPA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 62, AS SHOWN ON THE MAP ENTITLED, "SPRING MEADOW", FILED MAY 11, 1976 IN BOOK 11 OF MAPS AT PAGES 18 AND 19, IN THE OFFICE OF THE COUNTY RECORDER OF SAID NAPA COUNTY.

# Exhibit "B"


## Acceptance of Joint Tenancy

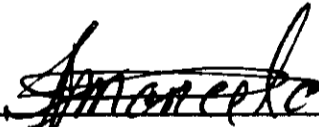
The undersigned grantees hereby accept the interest conveyed to them and consent to the Joint Tenancy being created herein as follows:

Victor Manuel Castro-Melgoza and Marcela Martinez-De Castro, husband and wife and Samuel Pena Martinez, a married man as his sole and separate property, all as joint tenants

The new buyers are vesting all as Joint Tenants, with the right of survivorship in each of said tenants.

For the property commonly known as: 1925 Trinity Way, Napa, CA 94558

X  Date: 7/14/22  
Victor Manuel Castro-Melgoza

X  Date: 7/14/22  
Marcela Martinez-De Castro

X Samuel Pena Martinez Date: 7-14-22  
Samuel Pena Martinez

**EXHIBIT "B" ACCEPTANCE OF JOINT TENANCY**

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 CA

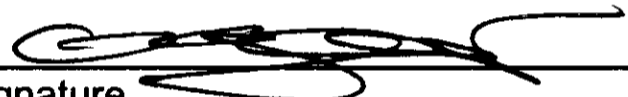
County of Napa

On July 14<sup>th</sup> 2022 before me, Veronica Osegueda, Notary Public,  
(here insert name and title of the officer)

personally appeared Victor Manuel Castro-Melgoza, Marcela Martinez-De Castro, and Samuel Pena Martinez, 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

