



2022-0014057

Recorded		REC FEE	21.00
Official Records			
County of			
Napa			
JOHN TUTEUR			
Assessor-Recorder-Co.			
		JW	
01:12PM 18-Jul-2022		Page 1 of 3	

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

**When Recorded Mail Document  
and Tax Statement To:**  
Victor Manuel Castro-Melgoza and Marcela  
Martinez-De Castro and Samuel Pena 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); Recording concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax.

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

**INTERSPOUSAL TRANSFER DEED**

(Excluded from reappraisal under California Constitution Article 13 A Section 1 et seq.)

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

- This transfer is exempt from the documentary transfer tax.  
**This conveyance establishes sole and separate property of a spouse, R & T 11911.**
  - The documentary transfer tax is \$ 0.00 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**.

This is an Interspousal Transfer and not a change in ownership under Section 63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from reappraisal:

- A creation, transfer, or termination, solely between spouses, of any co-owner's interest.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Maria Laura Martinez, Spouse of the Grantee herein**

**hereby GRANT(S) to Samuel Pena Martinez, a married man as his sole and separate property**

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

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

The grantor is executing this instrument for the purpose of relinquishing all of grantor's rights, title and interest, including, but not limited to, any community property interest in and to the land described herein and placing title in the name of the grantee as his/her separate property.

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**INTERSPOUSAL TRANSFER DEED**

(continued)

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

Dated: July 14, 2022

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

  
\_\_\_\_\_  
Maria Laura Martinez

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

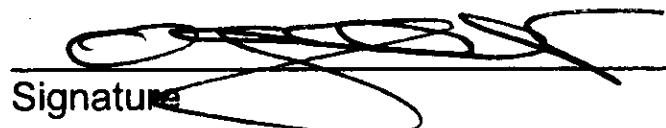
County of Napa

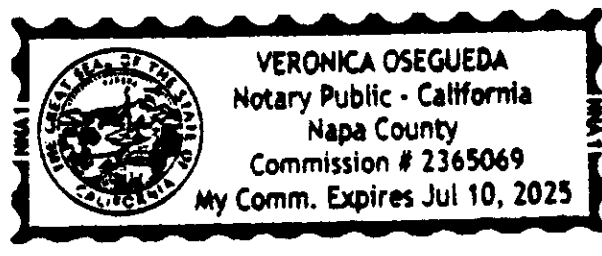
On July 15th 2022 before me, Veronica Osegueda, Notary Public,  
(here insert name and title of the officer)

personally appeared Maria Laura 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



**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**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.

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**