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**20250465269**



Pages:  
0006

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

07/11/25 AT 08:00AM

FEES:	44.00
TAXES:	34,100.00
OTHER:	0.00
<hr/>	
PAID:	34,144.00



LEADSHEET



202507110140015

00025639848



015406452

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

FBDO-2503895

**RECORDING REQUESTED BY:**

Fidelity National Title Company

**WHEN RECORDED, MAIL TO:**

MRP HTMHCB, LLC  
c/o Kennedy Lewis Land & Residential Advisors  
501 Office Center Drive, Suite 350  
Fort Washington, PA 19034

**MAIL TAX STATEMENTS TO:**

Taylor Morrison of California, LLC  
6440 Oak Canyon, Suite 200  
Irvine, CA 92618

FBDO-2503895

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ 34,100.00

☒ Computed on the consideration or value of property conveyed, OR

☐ Computed on the consideration or value less liens or encumbrances  
remaining at time of sale.

The Undersigned  
Signature of Declarant or Agent determining tax - Firm Name

X City of Claremont

APNs: 8670-003-900

**GRANT DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, TH LA PUERTA LLC, a California limited liability company ("**Grantor**"), hereby GRANTS to MRP HTMHCB, LLC, a Delaware limited liability company ("**Grantee**"), that certain real property (the "**Property**") located in the City of Claremont, County of Los Angeles, State of California as more particularly described in Exhibit "1" attached hereto:

**SUBJECT TO:**


1. Non-delinquent taxes and assessments.
2. All other covenants, conditions, restrictions, reservations, rights, rights of way, easements, encumbrances, liens and title matters of record and all matters which an accurate survey of the Property would disclose.

*[Signature appears on the following page.]*

IN WITNESS WHEREOF, the undersigned has executed this Grant Deed as of  
July 1, 2025.

**GRANTOR:**

TH LA PUERTA LLC,  
a California limited liability company

By:   
Name: Richard P. Douglass  
Its: Authorized Agent

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 ORANGE )

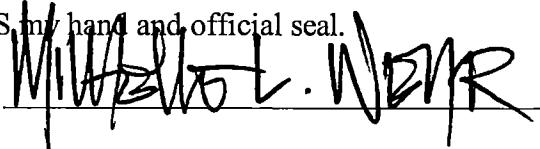
On JULY 7, 2025, before me, MICHELLE L. WEHR, NOTARY PUBLIC,  
(insert name and title of the officer)

personally appeared RICHARD P. DOUGLASS, 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



(Seal)

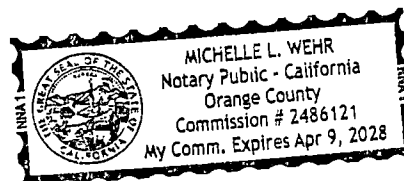


Exhibit "1"

Legal Description of the Property

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

PARCEL 1:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

PARCEL 2:

A NON-EXCLUSIVE TEMPORARY CONSTRUCTION ACCESS EASEMENT AS SHOWN AND DEPICTED IN THAT CERTAIN TEMPORARY CONSTRUCTION ACCESS EASEMENT AGREEMENT RECORDED FEBRUARY 21, 2025 AS INSTRUMENT NO. 20250110821 OF OFFICIAL RECORDS, SUBJECT TO THE TERMS AND CONDITIONS THEREIN.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR DRAINAGE, SEWER, AND OTHER UTILITIES AS DESCRIBED IN THAT CERTAIN GRANT OF EASEMENT RECORDED FEBRUARY 21, 2025 AS INSTRUMENT NO. 20250110822 OF OFFICIAL RECORDS.

APN: 8670-003-900

**ILLEGIBLE NOTARY SEAL DECLARATION  
GOVERNMENT CODE SECTION 27361.7**

**I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:**


**NAME OF NOTARY** \_\_\_\_\_ MICHELLE L. WEHR \_\_\_\_\_

**NAME OF COUNTY** \_\_\_\_\_ ORANGE \_\_\_\_\_

**DATE COMMISSION EXPIRES** \_\_\_\_\_ 4-9-2028 \_\_\_\_\_

**COMMISSION NUMBER** \_\_\_\_\_ 2486121 \_\_\_\_\_

**VENDOR NUMBER** \_\_\_\_\_ NNA1 \_\_\_\_\_

**SIGNED** \_\_\_\_\_  \_\_\_\_\_

**PLACE OF EXECUTION** \_\_\_\_\_ RIVERSIDE, CA \_\_\_\_\_

**DATE** \_\_\_\_\_ 7/10/25 \_\_\_\_\_

**GOVERNMENT CODE 27361.7**

**I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF  
THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:**

**MICHELLE L. WEHR, NOTARY PUBLIC**

**RICHARD P. DOUGLASS**

Simplifile Operations

Ice Mortgage Technology



**DATE: 7/10/25**

\_\_\_\_\_  
**Signature: Esther Hinostroza**

**Place of Execution: Riverside, CA**