

DataTree[®] ACADEMY

CREATING EXPORT TEMPLATES

Rev. 20201015



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Overview

The new **Rapid Legal and Vesting Report** replaces the prior Legal and Vesting report and includes the full recordable (non-verified) legal description as extracted from the last recorded grant deed. The report includes the supporting document image.

Rapid Legal and Vesting is found in the **Property Data Reports** section of the reports column on the right side of DataTree page.

After clicking order (2,) the user will need to complete an order request form. If a property was identified using the search function, the property details will be filled-in automatically. A reference number (TEST_CWRLV1 shown below) will need to be included for referencing the order in the Order Portal.

The report is divided into two sections: 1.) The Legal, including the location information, vesting, and extended legal description, and 2.) the document image from which the legal description was taken.

The image shows a screenshot of the DataTree web application. On the left, a sidebar menu is visible with the 'Rapid Legal & Vesting' option highlighted with a yellow circle and the number '1'. The main content area displays the 'ORDER PORTAL' form. The form has three tabs: 'NEW ORDER' (selected), 'NEW BATCH ORDER', and 'VIEW ALL ORDERS'. Under 'NEW ORDER', there are three sections: 'PROPERTY DATA REPORTS', 'FLOOD REPORTS', 'PROPERTY OWNERSHIP (O&E)', and 'APPRaisal & VALUATION'. In the 'PROPERTY DATA REPORTS' section, 'Rapid Legal & Vesting' is checked. The 'Enter Property' section contains several input fields: '15 MARSHALL CT', 'WALNUT CR...', 'CA', '94598', 'Contra costa', 'FEDERICO', 'BONGIOVANNI', and 'TEST_CWRLV1'. A 'Place Order' button is located below the 'TEST_CWRLV1' field. A 'Clear all and start over' link is at the bottom left of the form.

Completed orders will appear in the Order Portal.

The screenshot shows the DataTree Order Portal interface. At the top, there are navigation links: HOME, SAVED SEARCHES, CUSTOMER CENTER, ORDER PORTAL (highlighted with a yellow arrow), and FLEXSEARCH. Below the navigation is a search bar and a window titled 'ORDER PORTAL'. The window contains three main sections: 'NEW ORDER' (PLACE A SINGLE PROPERTY ORDER), 'NEW BATCH ORDER' (PLACE A MULTI-PROPERTY ORDER), and 'VIEW ALL ORDERS' (VIEW ALL RECENT ORDER ACTIVITY). Below these sections are six status boxes: All: 5, Processing: 1, Action Required: 0, Ready: 0, Completed: 4, and Errors: 0. There is a search bar with 'Find By: Address' and an 'Enter Address' field. Below the search bar is a table of orders with columns: Status, Status Date, Ref # / Batch Name, Order #, Order Date, Product, APN, Address, City, State, Cycle, and + Details. A yellow arrow points to the 'Rapid Legal & Vesting' product in the second row of the table.

Status	Status Date	Ref # / Batch Name	Order #	Order Date	Product	APN	Address	City	State	Cycle	+ Details
Processing	08/30/2019	TEST_CWR...	111727260	08/30/2019	Rapid Legal & Vesting		15 Marshall Ct	Walnut Creek	CA	9 minute(s)	
Completed	08/22/2019	124578963	110410117	08/22/2019	Legal & Vesting...		3022 Killybrooke Ln	Costa Mesa	CA	1 minute(s)	

Legal and Vesting Section:

The screenshot shows the 'Rapid Legal & Vesting Report' page. The top section contains property details: 809 N Spurgeon St Santa Ana Ca 92701, State: CA, County: Orange, and APN: [redacted]. On the right side, there is a reference ID: TEST_CW, Effective Date: 01/22/19, Order Date: 01/31/2019, and Order #: 82425936. Below this is a 'Vesting' section with a bar chart and details: Grantor: [redacted], Grantee: [redacted], Document Type: Grant Deed, Dated: 01/26/2018, Recorded: 02/21/2018, and Instrument: 2018.61662. The 'Legal Description' section starts with 'PARCEL NO. 1:' and contains a detailed description of the property: 'UNIT 9 AS SHOWN AND DESCRIBED IN THE CONDOMINIUM PLAN (AS AMENDED, "PLAN") FOR HERITAGE PARK, WHICH PLAN WAS RECORDED ON MAY 25, 1983 AS INSTRUMENT NO. 83-220159, AS AMENDED BY THE FIRST AMENDMENT TO CONDOMINIUM PLAN FOR LOT 1 OF TRACT 10060 RECORDED ON OCTOBER 9, 2009 AS INSTRUMENT NO. 2009-00536636, AND RECORDED APRIL 28, 2010 AS INSTRUMENT NO. 2010-000200150 ALL IN THE OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA ("OFFICIAL RECORDS"). THE PLAN COVERS A PORTION OF LOT 1 OF TRACT NO. 10060, AS SHOWN ON A SUBDIVISION MAP, RECORDED IN BOOK 464, PAGE(S) 49 ET SEQ., OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE ORANGE COUNTY RECORDER ("MAP").'

Document Image:

Page

SAVE PRINT E-MAIL CLOSE

RECORDING REQUESTED BY:
Western Resources Title Company
 Order No. 33491
AND WHEN RECORDED MAIL TO:
 Ramulfo Figueroa
 2417 W Anahurst Place
 Santa Ana, CA 92704

Escrow No. 05-1508-MS
 Parcel No. 408-401-05

Recorded in Official Records, Orange County
 Tom Daly, Clerk-Recorder
 9.00
2010000430830 04:09pm 09/01/10
 47 412 062 2 11
 181.50 181.50 0.00 0.00 3.00 0

Page

SAVE PRINT E-MAIL CLOSE

Order Number: 33491 (KB)
 Page Number: 6

EXHIBIT A

~~UNRECORDED~~

Real property in the City of Santa Ana, County of Orange, State of California, described as follows:

LOT 6 OF TRACT NUMBER 2041, AS PER MAP RECORDED IN BOOK 105, PAGE 18 TO 20 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM, AN UNDIVIDED INTEREST IN AND TO ALL OIL, GAS, HYDROCARBONS AND MINERALS IN AND UNDER THAT PART OF THE LAND HEREBY CONVEYED LYING BELOW A HORIZONTAL PLANE 500 VERTICAL FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT ANY RIGHT TO ENTER UPON OR USE THE SURFACE OF SAID LAND OR ANY PART OF THE SAID TOP 500 FEET THEREOF FOR ANY PURPOSE, AS RESERVED IN VARIOUS DEEDS OF RECORD.

APN: 408-401-05

Western Resources Title Company

GRANT

THE UNDERSIGNED HEREBY DECLARE THAT DOCUMENT computed on full value of property conveyed, or computed on full value less liens or encumbrances on unincorporated area: City of

FOR A VALUABLE CONSIDERATION, receipt of which Salvador Sanchez and Amalia Sanchez, husband and wife hereby Grant(s) to **Ranulfo Figueroa** A Single Male the following described real property in the County of Orange: See Exhibit "A" attached hereto and made a part thereof

Date July 14, 2010

Salvador Sanchez
 Salvador Sanchez

STATE OF CALIFORNIA }
 COUNTY OF Orange } S.S.

On 07/14/10 before me, Salvador Sanchez Notary Public, personally appeared Salvador Sanchez who proved to me on the basis of satisfactory evidence to be the instrument(s) acknowledged to me that he/she/they executed the instrument(s) on the instrument the person(s), or the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that I am a duly qualified Notary Public for the State and that I am duly sworn and qualified in the County of Orange, California.

Signature: *[Signature]*

Mail Tax Statements to Return Address Above

MAIL TAX STATEMENTS
 Mr. Ramin Behmand
 15 Marshall Court
 Walnut Creek, CA 94598

When recorded mail to &
 Recording Requested By:
 DAVID A. BROMLEY
 1855 Olympic Blvd., Suite 200
 Walnut Creek, CA 94596

APN: 179-151-004

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CONTRA COSTA Co Recorder Office
 STEPHEN L. WEIR, Clerk-Recorder
 DOC- 2006-0065830-00

Check Number 5250007
 Thursday, MAR 02, 2006 14:22:20
 S37 \$18.00 MIC \$1.00 MOD \$2.00
 REC \$6.00 TCF \$1.00
 Ttl Pd \$20.00 Nbr-0003141340
 cmb/R1/1-2

GRANT DEED

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

Documentary transfer tax: NONE - TRANSFER TO TRUST FOR BENEFIT OF GRANTOR/GRANTEE
 NOT PURSUANT TO SALE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

RAMIN A. BEHMAND, A SINGLE MAN

hereby grant(s) to

RAMIN A. BEHMAND, TRUSTEE, THE RAMIN A. BEHMAND TRUST
 Dated: February 3, 2006

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


LEGAL DESCRIPTION: See Exhibit "A" attached hereto

Commonly known as: 15 Marshall Court, Walnut Creek, CA 94598

Date: 2/3/06 R
RAMIN A. BEHMAND

STATE OF CALIFORNIA)
) ss.
 COUNTY OF Contra Costa)
 On Feb 3, 2006 before me
 RAMIN A. BEHMAND, personally known to me (or prove evidence) to be the person whose name is subscribed to to me that he executed the same in his authorized capacity as the person, or the entity upon behalf of instrument.

WITNESS my hand and official seal.

 Notary Public

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Exhibit A 065830

All that certain real property situate in the County of Contra Costa, State of California, described as follows:

(Unincorporated Area)

Parcel One:

Portion of Lots 30 and 31, as designated on the Map entitled "Indian Valley Portal, Contra Costa County, California", which Map was filed in the office of the Recorder of the County of Contra Costa, State of California, on March 30, 1949 in Book 37 of Maps, at Page 9, described as follows:

Commencing on the Northwest line of Marshall Drive at the most Southerly corner of said Lot 30; thence from said point of commencement North 28° 25' East, 55.78 feet to the actual point of beginning of the herein described parcel of land; thence from said point of beginning North 79° 22' West, 117.64 feet to the East line of Marshall Court; thence along the exterior line of said Lot 31 as follows: Northwesterly, along the arc of a curve to the left, with a radius of 40 feet, an arc distance of 70 feet; North 5° 50' 20" West, 92.68 feet and South 72° 00' 10" East, 150 feet to the Northwest corner of said Lot 30; thence South 72° 00' 10" East, along the North line of said Lot 30, 77 feet to a point that bears North 28 25' East from the point of beginning; thence South 28° 25' West, 98.52 feet to the point of beginning.

Excepting Therefrom:

That certain parcel of land described in the deed to Thomas E. Coker and Josephine L. Coker, recorded May 25, 1953, Book 2129, Official Records, Page 55.

Parcel Two:

The right of way granted in the deed from F.A. Marshall, et al, to Ray R. Leoni, et ux, dated January 30, 1953, and recorded February 27, 1953 (File No. 9842), as follows:

"A right of way (not to be exclusive) as an appurtenance to Parcel One above for the installation, operation and maintenance of a sewer pipe line over a portion of Lot 30, as designated on the Map entitled "Indian Valley Portal, Contra Costa County, California", which Map was filed in the office of the Recorder of the County of Contra Costa, State of California, on March 30, 1949, in Volume 37 of Maps, at Page 9, being a strip of land 5 feet in width, the center line of which is described as follows:

Beginning at the Southeast corner of the parcel of land described as Parcel One above; thence from said point of beginning South 27° 49' 20" East, 26.46 feet to the Northwest line of Marshall Drive.

Excepting From Parcel Two:

That portion thereof lying within the parcel of land described in the deed from F.A. Marshall, et al, to Arthur B. Hicks, Jr., et ux, dated April 21, 1951 and recorded May 28, 1951 in Volume 1769 of Official Records, at Page 318."

End of Document

As with all reports and documents in DataTree, you can print save or email the information.

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