All information contained herein is subject to the Limitation of Liability for Informational Report set forth on the last page hereof.

## Property Detail Report

### Property Information

| | | | |
|---|---|---|---|
| **Owner(s):** | Keffer Sheri D / Keffer Kyle E | **Mailing Address:** | 1216 Vista Cantora, San Clemente, CA 92672-2362 |
| **Owner Phone:** | Unknown | **Property Address:** | 1216 Vista Cantora, San Clemente, CA 92672-2362 - Orange County |
| **Vesting Type:** | | **Alt. APN:** | |
| **County:** | Orange | **APN:** | 690-222-09 |
| **Map Coord:** | 39-E3 / 993-A4 | **Census Tract:** | 042113 |
| **Lot#:** | 33 | **Block:** | |
| **Subdivision:** | | **Tract:** | 8145 |
| **Legal:** | N Tr 8145 Blk Lot 33 | | |

### Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| **Use:** | Sfr | **Year Built / Eff:** | 1974 / 1974 | **SqFt:** | 2661 |
| **Zoning:** | | **Lot Size Ac / Sq Ft:** | 0.1607 / 7000 | **# of Units:** | |
| **Bedrooms:** | 4 | **Bathrooms (F/H):** | 2 / 1 | **Fireplace:** | Y |
| **# Rooms:** | 9 | **Quality:** | | **Heating:** | |
| **Pool:** | Yes | **Air:** | | **Style:** | |
| **Stories:** | 2 | **Improvements:** | | **Parking #:** | Garage / 2 |
| **Gross Area:** | 2661 | **Garage Area:** | 596 | **Basement Area #:** | |

### Sale and Loan Information

| | | | | | |
|---|---|---|---|---|---|
| **Sale / Rec Date:** | 08/12/2019 / 09/16/2019 | ***$/Sq. Ft.:** | $676.44 | **2ndMtg:** | |
| **Sale Price:** | $1,800,000 | **1st Loan:** | $1,620,000 | **Prior Sale Amt:** | $700,000 |
| **Doc No:** | 2019.353001 | **Loan Type:** | Conventional | **Prior Sale Date:** | 12/05/2013 |
| **Doc Type:** | Grant Deed | **Transfer Date:** | 09/16/2019 | **Prior Doc No:** | 2013.711640 |
| **Seller:** | Plante Brian | **Lender:** | Angel Oak Mtg Solutions Llc | **Prior Doc Type:** | Grant Deed |

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

### Tax Information

| | | | | | |
|---|---|---|---|---|---|
| **ImpValue:** | $238,086 | **Exemption Type:** | | **Land Value:** | $1,769,846 |
| **Tax Year/ Area:** | 2025 / 10-000 | **Total Value:** | $2,007,932 | **Tax Value:** | $2,007,932 |
| **Total Tax Amt:** | $24,734.64 | **Improved:** | 12% | | |

## Transaction History Report

### History Record # 1 : FINANCE

| | |
|---|---|
| **Mortgage Recording Date:** 06/04/2025 | **Mortgage Transfer Type:** Stand Alone Finance |
| **Mortgage Document #:** 2025.157257 | **Mortgage Rate Type:** Est |
| **Lender** Revive Hq Llc | **Mortgage Term:** |
| **Document Type:** Trust Deed/Mortgage | **Vesting Type:** Community Property |
| **Loan Amount:** $630,446 | **Mortgage Rate:** 6.8100 |
| **Borrower #1:** Keffer Sheri D & Kyle E | **Borrower #2:** Keffer Sheri D & Kyle E |
| **Borrower #3:** | **Borrower #4:** |

### History Record # 2 : FINANCE

| | |
|---|---|
| **Mortgage Recording Date:** 08/18/2021 | **Mortgage Transfer Type:** Stand Alone Finance |
| **Mortgage Document #:** 2021.520453 | **Mortgage Rate Type:** |
| **Lender** Sprout Mortgage Llc | **Mortgage Term:** 30 Years |
| **Document Type:** Trust Deed/Mortgage | **Vesting Type:** Community Property |
| **Loan Amount:** $1,664,250 | **Mortgage Rate:** |
| **Borrower #1:** Keffer Sheri D & Kyle E | **Borrower #2:** Keffer Sheri D & Kyle E |
| **Borrower #3:** | **Borrower #4:** |

### History Record # 3 : RELEASE

| | |
|---|---|
| **Document Type:** Release | **Vesting Type:** |
| **Recording Date:** 07/21/2021 | **Recorded Doc #:** 2021.466519 |

### History Record # 4 : FINANCE

| | |
|---|---|
| **Mortgage Recording Date:** 07/02/2021 | **Mortgage Transfer Type:** Stand Alone Finance |
| **Mortgage Document #:** 2021.432558 | **Mortgage Rate Type:** Fix |
| **Lender** Sprout Mortgage Llc | **Mortgage Term:** 30 Years |
| **Document Type:** Trust Deed/Mortgage | **Vesting Type:** Community Property |
| **Loan Amount:** $1,664,250 | **Mortgage Rate:** |
| **Borrower #1:** Keffer Sheri D & Kyle E | **Borrower #2:** Keffer Sheri D & Kyle E |
| **Borrower #3:** | **Borrower #4:** |

### History Record # 5 : RELEASE

| | |
|---|---|
| **Document Type:** Release | **Vesting Type:** |
| **Recording Date:** 10/07/2019 | **Recorded Doc #:** 2019.387851 |

### History Record # 6 : SALE/TRANSFER

| | |
|---|---|
| **Buyer:** Keffer Sheri D & Kyle E | **Seller:** Plante Brian |
| **Transaction Date:** 08/12/2019 | **Recording Date:** 09/16/2019 |
| **Sale Price:** $1,800,000 | **Sale Price Type:** |
| **Recorded Doc #:** 2019.353001 | **Title Company:** North American Title Company |
| **Document Type:** Deed Transfer | **Vesting Type:** Husband & Wife |

### History Record # 7 : FINANCE

| | |
|---|---|
| **Mortgage Recording Date:** 09/16/2019 | **Mortgage Transfer Type:** Resale |
| **Mortgage Document #:** 2019.353002 | **Mortgage Rate Type:** Fix |
| **Lender** Angel Oak Mortgage Solutions L | **Mortgage Term:** 30 Years |
| **Document Type:** Trust Deed/Mortgage | **Vesting Type:** Husband & Wife |
| **Loan Amount:** $1,620,000 | **Mortgage Rate:** |
| **Borrower #1:** Keffer Sheri D & Kyle E | **Borrower #2:** Keffer Sheri D & Kyle E |
| **Borrower #3:** | **Borrower #4:** |

**History Record # 8 : RELEASE**

| | |
|---|---|
| **Document Type:** Release | **Vesting Type:** |
| **Recording Date:** 09/16/2019 | **Recorded Doc #:** 2019.353000 |

**Comparable Sales Report**

## Subject Property

| APN | Property Address | Sale Amount: | Year Built | Beds | Baths(F/H) | Stories | Sq. Ft. | Rec. Date | Dist. |
|---|---|---|---|---|---|---|---|---|---|
| 690-222-09 | 1216 Vista Cantora, San Clemente, CA 92672-2362 | $1,800,000 | 1974 | 4 | 2/1 | 2 | 2661 | 09/16/2019 | 0.00 |

## Comparable Statistics

| | Average | Low | High |
|---|---|---|---|
| **Sale Amount:** | $3,086,180 | $1,800,000 | $5,650,000 |
| **Loan Amount:** | $1,693,242 | $725,000 | $2,940,000 |
| **Bedrooms:** | 3 | 0 | 5 |
| **Bathrooms:** | 3 | 0 | 5 |
| **Sq. Ft:** | 2885 | 0 | 6825 |
| **Sale $ / Sq. Ft.*:** | $1,070 | | $828 |

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

## Comparable Sales

| APN | Property Address | Sale Price | Year Built | Beds | Baths(F/H) | Stories | Sq. Ft. | Rec. Date | Dist. |
|---|---|---|---|---|---|---|---|---|---|
| A 690-173-09 | 606 E Avenida San Juan, San Clemente, CA 92672-2332 - Orange County | $5,550,000 | 2022 | 4 | 4/1 | | 4270 | 05/06/2026 | 0.19 mi |
| B 690-482-15 | 786 Avenida Salvador, San Clemente, CA 92672-2368 - Orange County | $3,775,000 | 1985 | 4 | 4/1 | 2 | 4606 | 09/01/2026 | 0.27 mi |
| C 690-081-16 | 1205 Via Catalina, San Clemente, CA 92672-2342 - Orange County | $3,150,000 | 1965 | 4 | 2/1 | 2 | 2504 | 04/10/2026 | 0.31 mi |
| D 690-611-39 | 8 Calle Ameno, San Clemente, CA 92672-2346 - Orange County | $3,800,000 | 1998 | 5 | 4/0 | | 3239 | 08/10/2026 | 0.33 mi |
| E 690-321-01 | 880 Avenida Acapulco, San Clemente, CA 92672-2405 - Orange County | $3,620,000 | 1987 | 3 | 4/1 | | 4685 | 10/06/2026 | 0.38 mi |
| F 690-321-06 | 870 Avenida Acapulco, San Clemente, CA 92672-2405 - Orange County | $2,790,000 | 1990 | 4 | 4/1 | | 5582 | 08/07/2026 | 0.45 mi |
| G 057-234-35 | 410 Avenue Salvador, San Clemente, CA 92672 - Orange County | $4,295,000 | 1969 | 3 | 2/0 | 1 | 2231 | 10/12/2026 | 0.46 mi |
| H 057-222-06 | 505 Avenida Presidio, San Clemente, CA 92672-2224 - Orange County | $2,525,000 | 1963 | 4 | 2/0 | 1 | 1799 | 06/08/2026 | 0.49 mi |
| I 690-351-22 | 118 Via Ensueno, San Clemente, CA 92672-2456 - Orange County | $5,650,000 | 0 | 0 | 0/0 | | 0 | 08/31/2026 | 0.51 mi |
| J 690-501-02 | 715 Calle Monserrat, San Clemente, CA 92672-2371 - Orange County | $2,550,000 | 1989 | 4 | 2/1 | 1 | 2799 | 04/28/2026 | 0.51 mi |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 690-501-13 | 815 Calle Dulcinea, San Clemente, CA 92672-2373 - Orange County | $3,875,000 | 1989 | 5 | 4/1 | 2 | 3839 | 05/22/2026 | 0.52 mi |
| L | 692-142-42 | 101 Trafalgar Ln, San Clemente, CA 92672-4265 - Orange County | $2,250,000 | 1972 | 3 | 2/0 | 1 | 1245 | 08/05/2026 | 0.53 mi |
| M | 692-141-14 | 102 Trafalgar Ln, San Clemente, CA 92672-4264 - Orange County | $2,699,000 | 1951 | 1 | 1/0 | 1 | 704 | 04/13/2026 | 0.54 mi |
| N | 690-431-08 | 2121 Entrada Paraiso, San Clemente, CA 92672-3271 - Orange County | $2,450,000 | 1981 | 3 | 2/1 | 2 | 2807 | 04/07/2026 | 0.56 mi |
| O | 690-331-22 | 857 Avenida Acapulco, San Clemente, CA 92672-2406 - Orange County | $3,675,000 | 1990 | 3 | 4/1 | | 6825 | 07/16/2026 | 0.56 mi |
| P | 692-151-33 | 114 Esplanade, San Clemente, CA 92672-4258 - Orange County | $2,350,000 | 1945 | 3 | 2/0 | 1 | 1316 | 05/27/2026 | 0.59 mi |
| Q | 057-234-03 | 609 Avenida Teresa, San Clemente, CA 92672-2237 - Orange County | $3,400,000 | 1964 | 4 | 2/1 | 1 | 2322 | 09/30/2026 | 0.60 mi |
| R | 690-402-19 | 115 Avenue Cornelio, San Clemente, CA 92672 - Orange County | $2,050,000 | 1977 | 4 | 3/1 | 2 | 2824 | 05/26/2026 | 0.60 mi |
| S | 692-152-15 | 111 Esplanade, San Clemente, CA 92672-4259 - Orange County | $2,550,500 | 1945 | 5 | 2/0 | 1 | 2239 | 05/01/2026 | 0.60 mi |
| T | 692-142-33 | 119 Trafalgar Ln, San Clemente, CA 92672-4265 - Orange County | $1,805,000 | 1955 | 2 | 1/0 | 1 | 1034 | 08/17/2026 | 0.60 mi |
| U | 690-421-03 | 125 E Avenida Junipero, San Clemente, CA 92672-3212 - Orange County | $2,345,000 | 1976 | 3 | 3/0 | 1 | 3081 | 06/04/2026 | 0.60 mi |
| V | 057-251-01 | 716 Avenida Columbo, San Clemente, CA 92672-2222 - Orange County | $2,250,000 | 1964 | 4 | 3/0 | 1 | 3526 | 04/22/2026 | 0.60 mi |
| W | 692-153-13 | 111 W Avenida Santiago, San Clemente, CA 92672-4228 - Orange County | $1,800,000 | 1964 | 2 | 1/1 | 1 | 1018 | 06/29/2026 | 0.60 mi |
| X | 057-093-17 | 123 El Levante, San Clemente, CA 92672-3136 - Orange County | $3,300,000 | 2007 | 4 | 3/1 | | 3421 | 05/05/2026 | 0.61 mi |
| Y | 690-431-36 | 1906 Avenida Salvador, San Clemente, CA 92672-3856 - Orange County | $2,650,000 | 1986 | 3 | 3/1 | | 4209 | 05/27/2026 | 0.64 mi |

## Foreclosure Report

**The Foreclosure Report for this property is currently unavailable. Please contact your First American sales representative for additional information.**

## HOA Contact Report

### HOA Information

#### Home Owners Association 1

| | |
|---|---|
| **Name:** CANTAMAR COMMUNITY | **City:** SAN CLEMENTE |
| **Type:** HOA | **Fees Type:** HOME OWNER ASSESSMENTS FEE |
| **Fee Frequency:** MONTHLY | **Fees:** $20.00 |
| **Minimum Fee:** | **Maximum Fees:** |
| **Attorney firm:** | **Managing Agency:** AMMCOR |

#### Contact Record 1

| | |
|---|---|
| **Contact Name:** THOMAS S MARIER | **Address:** 910 CALLE NEGOCIO STE 200 |
| **Type:** MANAGING AGENCY | **Zipcode:** 92673 - 6427 |
| **Cell Phone:** | **Business Phone:** |
| **Email:** | |

## School Information Report

**The School Information for this property is currently unavailable. Please contact your First American sales representative for additional information.**

## Neighbors Report

**1214 Vista Cantora, San Clemente, CA 92672-2362 - Orange County**

| | | | | | |
|---|---|---|---|---|---|
| **Owner(s):** | Sleek Theodore R Tr/sleek Family Tr | **APN:** | 690-222-08 | **Sale Amount:** | $0 |
| **Sale Date:** | | **Beds / Baths (F/H):** | 4 / 2 / 1 | **Sq. Ft:** | 0 |
| **Year Built:** | 1974 | **Use Code:** | SFR | **# Units:** | |
| **Lot Size:** | 0.160698 | | | | |

**1212 Vista Cantora, San Clemente, CA 92672-2362 - Orange County**

| | | | | | |
|---|---|---|---|---|---|
| **Owner(s):** | Forster Alexander K | **APN:** | 690-222-07 | **Sale Amount:** | $180,000 |
| **Sale Date:** | | **Beds / Baths (F/H):** | 4 / 3 / 0 | **Sq. Ft:** | 0 |
| **Year Built:** | 1974 | **Use Code:** | SFR | **# Units:** | |
| **Lot Size:** | 0.160698 | | | | |

**850 Avenue Salvador, San Clemente, CA 92672 - Orange County**

| | | | | | |
|---|---|---|---|---|---|
| **Owner(s):** | Johnson Jeffrey Brooks/johnson Mary Jane | **APN:** | 690-222-16 | **Sale Amount:** | $1,200,000 |
| **Sale Date:** | 12/10/2009 | **Beds / Baths (F/H):** | 4 / 4 / 1 | **Sq. Ft:** | 0 |
| **Year Built:** | 1976 | **Use Code:** | SFR | **# Units:** | |
| **Lot Size:** | 0.757645 | | | | |

**1210 Vista Cantora, San Clemente, CA 92672-2362 - Orange County**

| | | | | | |
|---|---|---|---|---|---|
| **Owner(s):** | Foy Susan Farris Tr S F Foy Revoc Living Tr | **APN:** | 690-222-06 | **Sale Amount:** | $1,465,000 |
| **Sale Date:** | 03/07/2018 | **Beds / Baths (F/H):** | 4 / 2 / 1 | **Sq. Ft:** | 0 |
| **Year Built:** | 1974 | **Use Code:** | SFR | **# Units:** | |
| **Lot Size:** | 0.160698 | | | | |

**860 Avenue Salvador, San Clemente, CA 92672 - Orange County**

| | | | | | |
|---|---|---|---|---|---|
| **Owner(s):** | Anderson Craig H Tr C H Anderson Family Tr | **APN:** | 690-222-17 | **Sale Amount:** | $775,000 |
| **Sale Date:** | 04/25/2016 | **Beds / Baths (F/H):** | 4 / 5 / 2 | **Sq. Ft:** | 0 |
| **Year Built:** | 2017 | **Use Code:** | SFR | **# Units:** | |
| **Lot Size:** | 0.398026 | | | | |

**820 Avenue Salvador, San Clemente, CA 92672 - Orange County**

| | | | | | |
|---|---|---|---|---|---|
| **Owner(s):** | Macdavid Daniel Storm Tr Whittlesey-macdavid/family Tr | **APN:** | 690-212-16 | **Sale Amount:** | $1,550,000 |
| **Sale Date:** | 09/15/2015 | **Beds / Baths (F/H):** | 4 / 3 / 0 | **Sq. Ft:** | 0 |
| **Year Built:** | 1974 | **Use Code:** | SFR | **# Units:** | |
| **Lot Size:** | 0.183655 | | | | |

**634 Vista Valinda, San Clemente, CA 92672-2358 - Orange County**

| | | | | | |
|---|---|---|---|---|---|
| **Owner(s):** | Fields John D Tr J & S Fields Family Tr | **APN:** | 690-212-09 | **Sale Amount:** | $3,695,000 |
| **Sale Date:** | 08/15/2022 | **Beds / Baths (F/H):** | 4 / 3 / 0 | **Sq. Ft:** | 0 |
| **Year Built:** | 1974 | **Use Code:** | SFR | **# Units:** | |
| **Lot Size:** | 0.539417 | | | | |

**1208 Vista Cantora, San Clemente, CA 92672-2362 - Orange County**

| | | | | | |
|---|---|---|---|---|---|
| **Owner(s):** | Williamson John E/williamson Christine A | **APN:** | 690-222-05 | **Sale Amount:** | $679,000 |
| **Sale Date:** | 07/19/2001 | **Beds / Baths (F/H):** | 4 / 3 / 0 | **Sq. Ft:** | 0 |
| **Year Built:** | 1974 | **Use Code:** | SFR | **# Units:** | |
| **Lot Size:** | 0.160698 | | | | |

**632 Vista Valinda, San Clemente, CA 92672-2358 - Orange County**

| | | | | | |
|---|---|---|---|---|---|
| **Owner(s):** | Jacobs Sheldon L Tr/jacobs Living Tr | **APN:** | 690-212-10 | **Sale Amount:** | $580,000 |
| **Sale Date:** | 07/17/1998 | **Beds / Baths (F/H):** | 4 / 3 / 0 | **Sq. Ft:** | 0 |
| **Year Built:** | 1974 | **Use Code:** | SFR | **# Units:** | |
| **Lot Size:** | 0.160698 | | | | |

**818 Avenida Salvador, San Clemente, CA 92672-2321 - Orange County**

| | | | | | |
|---|---|---|---|---|---|
| **Owner(s):** | Butler Thomas C Tr/butler Family Marital Tr | **APN:** | 690-212-07 | **Sale Amount:** | $460,000 |
| **Sale Date:** | 05/13/1997 | **Beds / Baths (F/H):** | 4 / 2 / 1 | **Sq. Ft:** | 0 |
| **Year Built:** | 1997 | **Use Code:** | SFR | **# Units:** | |
| **Lot Size:** | 0.239601 | | | | |

**900 Avenida Salvador, San Clemente, CA 92672-2323 - Orange County**

| | | | | | |
|---|---|---|---|---|---|
| **Owner(s):** | Maas Margaret K Tr/maas-henze Family Tr | **APN:** | 690-172-01 | **Sale Amount:** | $639,000 |
| **Sale Date:** | 07/07/2000 | **Beds / Baths (F/H):** | 4 / 2 / 1 | **Sq. Ft:** | 0 |
| **Year Built:** | 1965 | **Use Code:** | SFR | **# Units:** | |
| **Lot Size:** | 0.323691 | | | | |

**630 Vista Valinda, San Clemente, CA 92672-2358 - Orange County**

| | | | | | |
|---|---|---|---|---|---|
| **Owner(s):** | Lohnes Doreen Margaret Tr/the George Manford Lohnes Family Tr | **APN:** | 690-212-11 | **Sale Amount:** | $0 |
| **Sale Date:** | | **Beds / Baths (F/H):** | 4 / 2 / 1 | **Sq. Ft:** | 0 |
| **Year Built:** | 1974 | **Use Code:** | SFR | **# Units:** | |
| **Lot Size:** | 0.160698 | | | | |

**1206 Vista Cantora, San Clemente, CA 92672-2362 - Orange County**

| | | | | | |
|---|---|---|---|---|---|
| **Owner(s):** | Ortiz Alfred T Tr A T & B L Ortiz Living Tr | **APN:** | 690-222-04 | **Sale Amount:** | $1,390,000 |
| **Sale Date:** | 08/12/2005 | **Beds / Baths (F/H):** | 4 / 2 / 1 | **Sq. Ft:** | 0 |
| **Year Built:** | 1974 | **Use Code:** | SFR | **# Units:** | |
| **Lot Size:** | 0.160698 | | | | |

**1210 Vista Cayenta, San Clemente, CA 92672-2356 - Orange County**

| | | | | | |
|---|---|---|---|---|---|
| **Owner(s):** | Harrison Sondra V Tr The Harrison Revoc Living Tr | **APN:** | 690-221-14 | **Sale Amount:** | $215,000 |
| **Sale Date:** | | **Beds / Baths (F/H):** | 3 / 3 / 0 | **Sq. Ft:** | 0 |
| **Year Built:** | 1974 | **Use Code:** | SFR | **# Units:** | |
| **Lot Size:** | 0.206612 | | | | |

**1212 Vista Cayenta, San Clemente, CA 92672-2356 - Orange County**

| | | | | | |
|---|---|---|---|---|---|
| **Owner(s):** | Laviano Robert J Tr The Laviano Family Tr | **APN:** | 690-221-15 | **Sale Amount:** | $1,450,000 |
| **Sale Date:** | 09/07/2018 | **Beds / Baths (F/H):** | 4 / 2 / 1 | **Sq. Ft:** | 0 |
| **Year Built:** | 1974 | **Use Code:** | SFR | **# Units:** | |
| **Lot Size:** | 0.206612 | | | | |

**816 Avenue Salvador, San Clemente, CA 92672 - Orange County**

| | | | | | |
|---|---|---|---|---|---|
| **Owner(s):** | Morrison George D/francis-morrison Nancy A | **APN:** | 690-212-06 | **Sale Amount:** | $430,000 |
| **Sale Date:** | 11/24/1993 | **Beds / Baths (F/H):** | 3 / 2 / 0 | **Sq. Ft:** | 0 |
| **Year Built:** | 1974 | **Use Code:** | SFR | **# Units:** | |
| **Lot Size:** | 0.193939 | | | | |

**902 Avenida Salvador, San Clemente, CA 92672-2323 - Orange County**

| | | | | | |
|---|---|---|---|---|---|
| **Owner(s):** | Nettleton Russell W | **APN:** | 690-172-02 | **Sale Amount:** | $72,000 |
| **Sale Date:** | | **Beds / Baths (F/H):** | 4 / 3 / 0 | **Sq. Ft:** | 0 |
| **Year Built:** | 1965 | **Use Code:** | SFR | **# Units:** | |
| **Lot Size:** | 0.241047 | | | | |

**1208 Vista Cayenta, San Clemente, CA 92672-2356 - Orange County**

| | | | | | |
|---|---|---|---|---|---|
| **Owner(s):** | Aguirre Jason/aguirre Kristen | **APN:** | 690-221-13 | **Sale Amount:** | $1,325,000 |
| **Sale Date:** | 02/27/2017 | **Beds / Baths (F/H):** | 4 / 4 / 1 | **Sq. Ft:** | 0 |
| **Year Built:** | 2022 | **Use Code:** | SFR | **# Units:** | |
| **Lot Size:** | 0.206612 | | | | |

**628 Vista Valinda, San Clemente, CA 92672-2358 - Orange County**

| | | | | | |
|---|---|---|---|---|---|
| **Owner(s):** | Denault Robert J Tr/denault Family Tr | **APN:** | 690-212-12 | **Sale Amount:** | $340,000 |
| **Sale Date:** | | **Beds / Baths (F/H):** | 4 / 3 / 0 | **Sq. Ft:** | 0 |
| **Year Built:** | 1974 | **Use Code:** | SFR | **# Units:** | |
| **Lot Size:** | 0.160698 | | | | |

**835 Avenue Salvador, San Clemente, CA 92672 - Orange County**

| | | | | | |
|---|---|---|---|---|---|
| **Owner(s):** | Weissman Kevin Tr Weissman Tr | **APN:** | 690-223-06 | **Sale Amount:** | $2,200,000 |
| **Sale Date:** | 09/22/2021 | **Beds / Baths (F/H):** | 4 / 3 / 1 | **Sq. Ft:** | 0 |
| **Year Built:** | 2005 | **Use Code:** | SFR | **# Units:** | |
| **Lot Size:** | 0.208907 | | | | |

**Street Map Report**



Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder
10/21/2026
$215.00
* $ R 0 0 1 5 6 1 2 2 2 2 $ *
2025000157257 08:09 am 06/04/25
480 CR-SC06 D11 A36 8
0.00 0.00 0.00 0.00 21.00 0.00 0.00 0.00 150.00 20.00

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Revive HQ Inc
80 Technology Drive #210
Irvine, CA 92618

Order No.: 35748252035
APN: 690-222-09

*SPACE ABOVE THIS LINE IS FOR RECORDER'S USE*

# Deed of Trust and Assignment of Rents

**This Deed of Trust, made on 05 / 19 / 2025, between SHERI D. KEFFER AND KYLE E. KEFFER, WIFE AND HUSBAND AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**, herein called TRUSTOR, whose address is **1216 Vista Cantora San Clemente, CA 92672, Revive HQ Inc**, herein called TRUSTEE, and **Revive HQ Inc.** herein called BENEFICIARY,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in **Orange** County, **California**, described as:

1216 Vista Cantora San Clemente, CA 92672

LOT 33 OF TRACT 8145, IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 329, PAGES 48, 49 AND 50 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA. EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OF THE LAND HEREINABOVE DESCRIBED, AS RESERVED IN THE DEEDS OF RECORD.

APN: 690-222-09

In the event the herein described property, or any part thereof, or any interest therein, is sold, agreed to be sold, conveyed or alienated by the Trustor, or by the operation of law or otherwise, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, as the

option of the holder hereof, and without demand or notice, shall immediately become due and payable.

Together With the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

**For the Purpose of Securing:**
1. Performance of each agreement of Trustor herein contained. 2. Payment of the indebtedness evidenced by one **Home Improvement Contract (Contract ID: 35748252035)** with Trustor dated 05 / 19 / 2025, and any extension or renewal thereof, in the principal sum $630,446.00, executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may be advanced from Beneficiary, when evidenced by change order (or change orders) reciting it is so secured. The debt secured by this Deed of Trust is non-interest bearing but late payment is subject to a 2% per month late charge.

**To Protect the Security of This Deed of Trust, Trustor Agrees:**
(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

(4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens,

with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(5) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(6) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(7) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien of charge thereof.

(8) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as “the person or persons legally entitled thereto”. Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).

(9) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain

such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(10) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(11) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without

conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(12) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledges, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(13) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to them at their address hereinbefore set forth.

**Owner/Trustor:** SHERI D. KEFFER

5-23-2025

**Date**

**Owner/Trustor:** KYLE E. KEFFER

05-23-2025

**Date**

See Attached
Notarial Certificate

See Atta
Notarial Ce

## ACKNOWLEDGMENT

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 Orange )

On 5/23/2025 before me, Tyler W. Vaughan Notary Public
(insert name and title of the officer)

personally appeared Sheri D. Keffer,
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

TYLER W. VAUGHAN
Notary Public - California
Orange County
Commission # 2410007
My Comm. Expires Jul 5, 2026

Signature _____ (Seal)

Comission # 2410007
Exp: 07/05/2026

ched
rtificate

# California All-Purpose Acknowledgment

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 Orange

On 05/23/25 before me, Katerina Kathryn Cortez, notary public, personally appeared ***Kyle E. Keffer***, 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)

KATERINA KATHRYN CORTEZ
Notary Public - California
Orange County
Commission # 2416194
My Comm. Expires Oct 13, 2026

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Optional

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal of this reattachment of this form to another document.*

Description of Attached Document

Title or Type of Document: Deed Of Trust

Document Date: May 23, 2025 # of Pages: _____

Signer(s) Other Than Named Above: _____

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder
12.00
* $ R 0 0 1 1 1 2 9 1 6 4 $ *
2019000353001 3:46 pm 09/16/19
93 Sec4 G02 3 10
990.00 990.00 0.00 0.00 6.00 0.00 0.000.000.00 0.00

RECORDING REQUESTED BY:
North American Title Company
Order No. **1585689**
Escrow No. **401-40344-TO**
Parcel No. **690-222-09**

AND WHEN RECORDED MAIL TO:

Sheri Keffer
Kyle Keffer
1216 Vista Cantora
San Clemente, CA 92672

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS **$1,980.00** and CITY **$**

- ☒ computed on full value of property conveyed, or
- ☐ computed on full value less liens or encumbrances remaining at the time of sale.
- ☐ unincorporated area: ☒ City of **San Clemente**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Brian Plante, an Unmarried Man and Daniela K. Patterson, an Unmarried Woman, as Joint Tenants**

hereby GRANT(S) to Sheri D. Keffer and Kyle E. Keffer, Wife and husband as community property with right of survivorship

the following described ~~real property in the~~ county of Orange, state of California
See Exhibit "A" Attached hereto and made a part hereof.
More commonly known as: **1216 Vista Cantora, San Clemente, CA 92672**

Date August 12, 2019

Brian Plante

Daniela K. Patterson

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 Orange } SS

On 9/20/2019, before me, V. Ensley, Notary Public
personally appeared Daniela K. Patterson,
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)

V. ENSLEY
COMM. # 2250736
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. AUG. 18, 2022

Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

## ACKNOWLEDGMENT

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 Orange )

On 8/29/2019 before me, V. Ensley, Notary Public
(insert name and title of the officer)

personally appeared Brian Plante,
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.

V. ENSLEY
COMM. # 2250736
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. AUG. 18, 2022

Signature _____ (Seal)

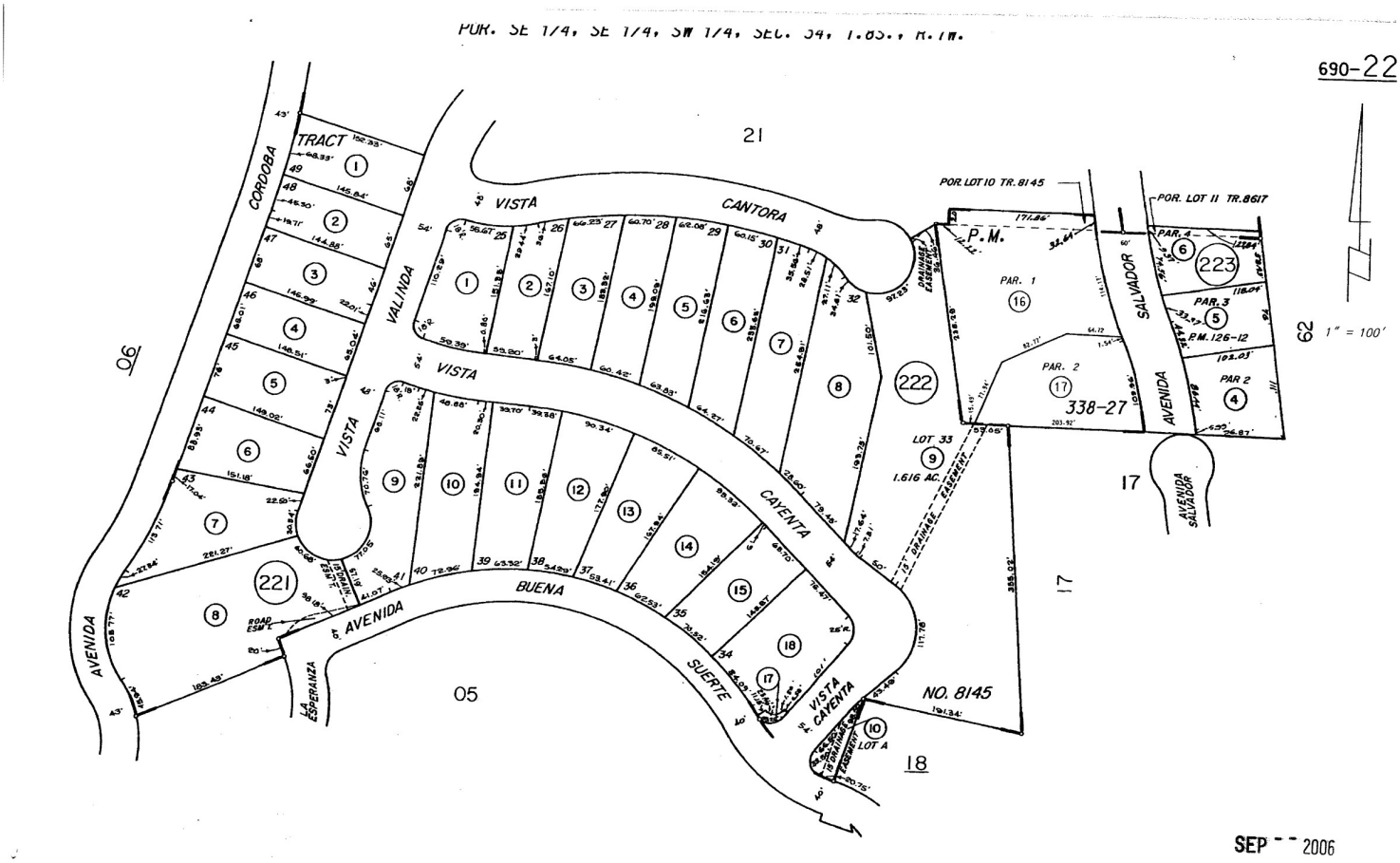
# Exhibit "A"
## LEGAL DESCRIPTION

Real property in the City of San Clemente, County of Orange, State of California, described as follows:

LOT 33 OF TRACT 8145, IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 329, PAGES 48, 49 AND 50 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OF THE LAND HEREINABOVE DESCRIBED, AS RESERVED IN THE DEEDS OF RECORD.

APN: **690-222-09**




MARCH 1974

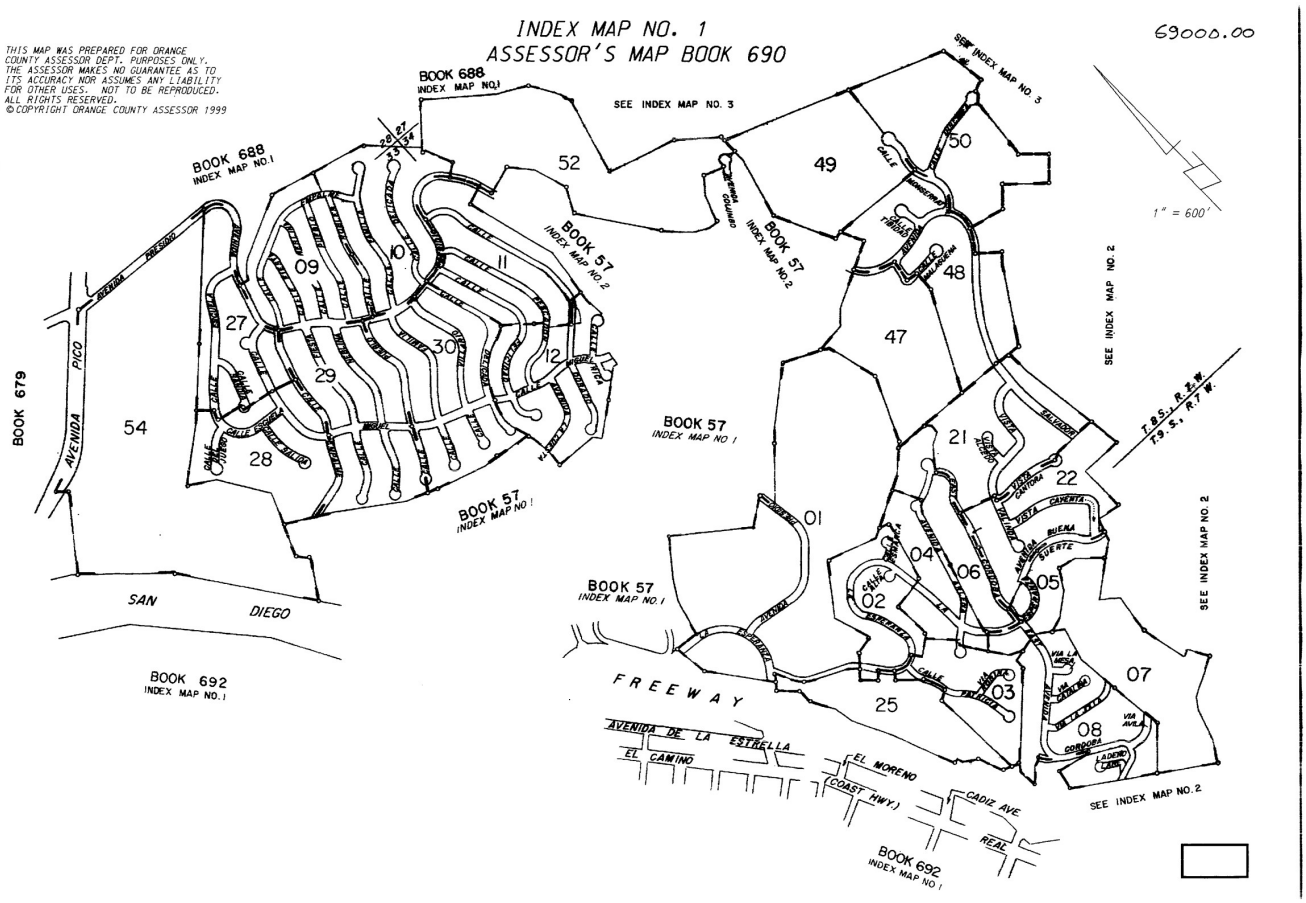
TRACT NO. 8145
TRACT NO. 8617
PARCEL MAP

M.M. 329-48, 49, 50
M.M. 349-9, 10
R.M. 126-12, 338-27

NOTE – ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

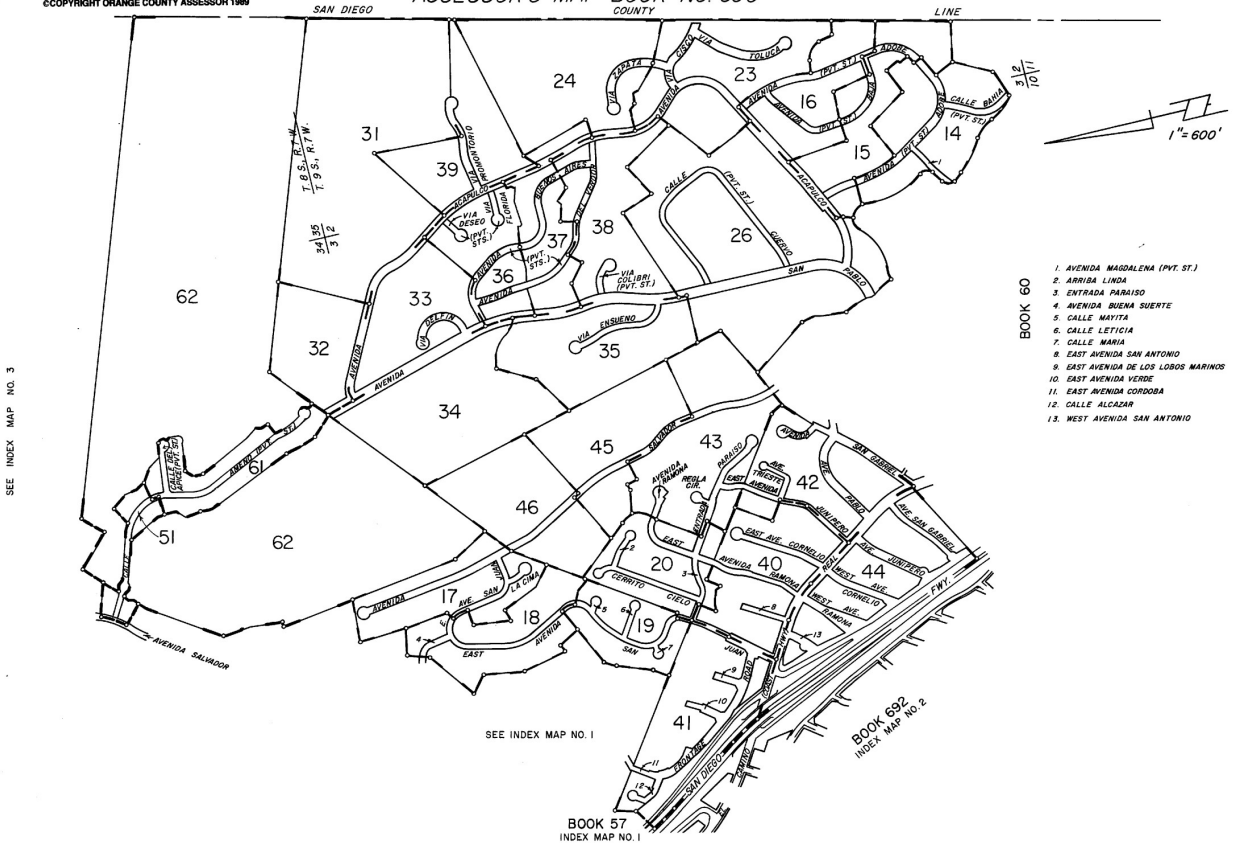
ASSESSOR'S MAP
BOOK 690 PAGE 22
COUNTY OF ORANGE

7/26/05


INDEX MAP NO. 1
ASSESSOR'S MAP BOOK 690
69000.00
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BOOK 688 INDEX MAP NO.1
SEE INDEX MAP NO. 3
1" = 600'
BOOK 57 INDEX MAP NO.2
BOOK 57 INDEX MAP NO.1
SEE INDEX MAP NO. 2
BOOK 679
AVENIDA PICO
SAN DIEGO
BOOK 692 INDEX MAP NO.1
FREEWAY
AVENIDA DE LA ESTRELLA
EL CAMINO
EL MORENO
COAST HWY.)
CADIZ AVE
REAL
T.8S., R.7W.
T.9S., R.7W.
SEE INDEX MAP NO.2

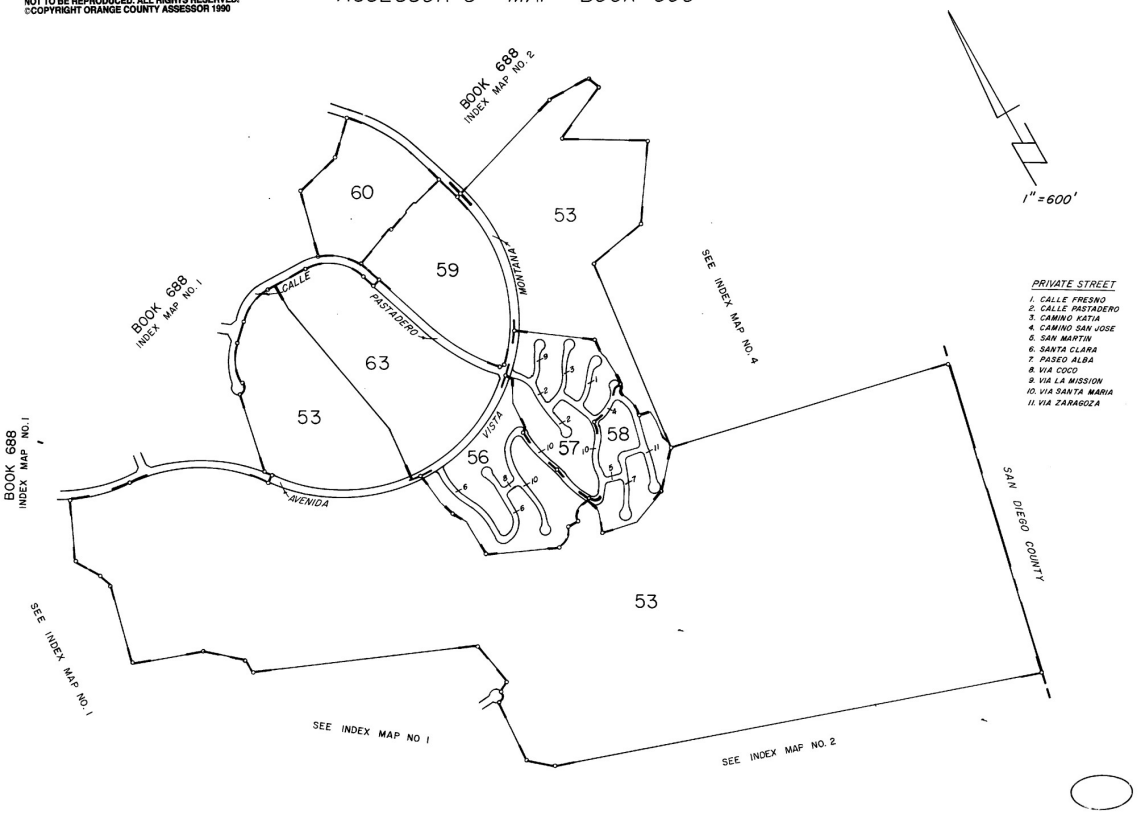
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# INDEX MAP NO. 2
## ASSESSOR'S MAP BOOK NO. 690



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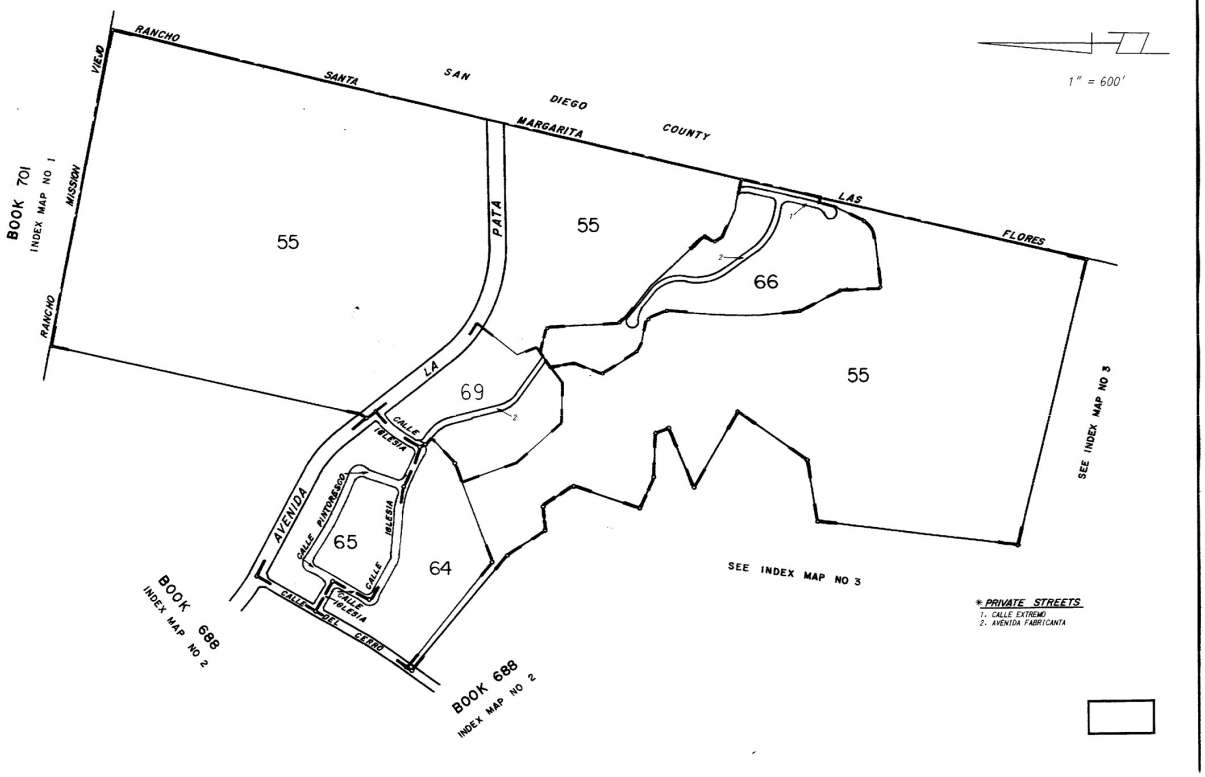
# INDEX MAP NO. 3
## ASSESSOR'S MAP BOOK 690



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# INDEX MAP NO. 4
## ASSESSOR'S MAP BOOK 690

69000.03



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