

# RAW TWO OWNER SEARCH EXAM

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**Order Number:** Not Provided

**Subject Property:** 19301 Shake Ridge Road, Volcano, California 95689

**Effective Date:** 2026-02-11

**County:** Amador

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## TITLE VESTED AS

**Kurt Robert Ford AND Sandra Lyn Ford, Trustees of The Ford Family Trust dated December 2, 2022**

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## PROPERTY AND OWNERSHIP INFORMATION

Field	Value
Owner(s)	Kurt Robert Ford; Sandra Lyn Ford
Vesting	Trustees of The Ford Family Trust dated December 2, 2022
Street Address	19301 Shake Ridge Road
City/State/ZIP	Volcano, California 95689
APN/Parcel	021-390-003-000
County	Amador

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## LEGAL DESCRIPTION

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## DEED CHAIN

### Grant Deed

Field	Value
Instrument Type	Grant Deed
Date Recorded	2013-04-12
Instrument Number	2013-0003290
Grantor(s)	Edward L. Brennan and Patricia A. Brennan, Trustees of the Brennan Family Trust dated February 5, 1993
Grantee(s)	Terry L. Rosenkrans, an unmarried man

### Interspousal Transfer Deed

Field	Value
Instrument Type	Interspousal Transfer Deed
Date Recorded	2020-04-15
Instrument Number	2020-0002909
Grantor(s)	Terry L. Rosenkrans
Grantee(s)	Valerie A. Rosenkrans and Terry L. Rosenkrans, husband and wife, as joint tenants

### Grant Deed (Sale)

Field	Value
Instrument Type	Grant Deed (Sale)
Date Recorded	2023-06-08
Instrument Number	2023-0003138
Grantor(s)	

Field	Value
	Valerie A. Rosenkrans and Terry L. Rosenkrans, wife and husband, as joint tenants
<b>Grantee(s)</b>	Kurt Robert Ford and Sandra Lyn Ford, Trustees of The Ford Family Trust dated December 2, 2022

## TAX INFORMATION

Field	Value
<b>Tax Year</b>	2025-2026
<b>APN</b>	021-390-003-000
<b>Annual Tax</b>	\$7,408.44
<b>1st Installment</b>	\$3,704.22 (PAID)
<b>2nd Installment</b>	\$3,704.22 (UNPAID)
<b>1st Installment Due</b>	December 10
<b>2nd Installment Due</b>	April 10

Verify tax amounts at: <https://common1.mptsweb.com/MBC/amador/tax/search>

## MORTGAGES AND DEEDS OF TRUST

### RELEASED - Deed of Trust

Field	Value
<b>Instrument Type</b>	Deed of Trust
<b>Date Recorded</b>	2013-04-12
<b>Instrument Number</b>	2013-0003291

Field	Value
Original Amount	N/A
Trustor(s)	Terry L. Rosenkrans, An Unmarried Man
Lender	The Mortgage House, Inc.
Status	<b>RELEASED</b>

### RELEASED - Deed of Trust (Home Equity Line of Credit)

Field	Value
Instrument Type	Deed of Trust (Home Equity Line of Credit)
Date Recorded	2022-12-29
Instrument Number	2022-0010534
Original Amount	N/A
Trustor(s)	Terry L Rosenkrans and Valerie A Rosenkrans, husband and wife, as joint tenants
Lender	Northwest Federal Credit Union
Status	<b>RELEASED</b>

## LIENS & ENCUMBRANCES

### Kurt Robert Ford

- No liens found

### Sandra Lyn Ford

- No liens found

## NOTES

All documents were recorded with the Amador County Recorder, Kimberly L. Grady.

The property was acquired by Terry L. Rosenkrans as an unmarried man in April 2013 from the Brennan Family Trust for an estimated \$234,000. At acquisition, his mailing address was 8971 San Gabriel Rd., Atascadero, CA 93422, suggesting this was not his primary residence at that time.

In April 2020, Terry added his wife Valerie via an interspousal transfer deed, changing vesting to joint tenancy (husband and wife). By this time their mailing address was at the property, indicating they had moved in.

The property was sold in June 2023 to the Ford Family Trust for an estimated \$698,100 - approximately a 198% increase in value over 10 years.

Both deeds of trust (the original 2013 purchase money DOT and the 2022 HELOC) were fully reconveyed prior to or concurrent with the sale.

The 2013 DOT was originally with The Mortgage House, Inc. of San Luis Obispo via MERS. Wells Fargo Bank, N.A. was substituted in as trustee to execute the reconveyance. The Wells Fargo loan number was 0471337246.

The HELOC with Northwest Federal Credit Union (\$250,000 line of credit) was opened November 2022 and reconveyed August 2023. The reconveyance was recorded approximately 2 months after the sale closed, which is normal processing time.

No unreleased liens, judgments, lis pendens, or other encumbrances were found in the documents reviewed.

The title chain appears clean with no gaps or breaks in the chain of ownership from 2013 through the 2023 sale.

Tax verification should reference Amador County Tax Collector. The property is located in Amador County, California.

The HELOC DOT (2022-0010534) references the property as same conveyed to Valerie A Rosenkrans and Terry L Rosenkrans via Instrument No. 2020-0002909-00, confirming chain continuity.

## DISCLAIMER

This report is for informational purposes only and does not guarantee title. This is not a commitment to insure title. The information contained herein has been obtained from public records and is believed to be accurate but is not warranted. Liability is limited to the fee paid for this report.

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*Report Generated: 2026-02-11*

*County Searched: Orange County, California*