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20230619856



Pages:
0004

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

09/18/23 AT 08:00AM

FEES:	28.00
TAXES:	682.00
OTHER:	0.00
<hr/>	
PAID:	710.00



LEADSHEET



202309180170010

00023777661



014279325

**SEQ:
01**

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

112310691

RECORDING REQUESTED BY:
CHICAGO TITLE COMPANY
Order No. 112310691
Escrow No. 824777-EV
Parcel No. 8613-015-013

WHEN RECORDED MAIL DOCUMENT AND
PROPERTY TAX STATEMENT TO:

SHANE THWIN, SANDA OO
1908 ELM STREET
ALHAMBRA CA 91803

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$682.00 and CITY \$0.00

- 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 AZUSA, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JAVIER A. BARON and MARTHA L. BARON, who acquired title as MARTHA L. BARON, Husband
and wife as Joint Tenants
hereby GRANT(S) to SHANE THWIN and SANDA OO, husband and wife as Joint Tenants

the following described real property in the City of AZUSA, County of Los Angeles, State of California:

LEGAL DESCRIPTION AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property commonly known as: 325 EAST DIXON STREET, AZUSA, CA 91702

Date September 8, 2023

Javier Baron

 JAVIER A. BARON

Martha L. Baron

 MARTHA L. BARON

Javier A. Baron

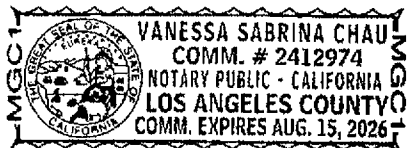
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES

On 09/10/2023, before me, VANESSA SABRINA CHAU, notary public, personally appeared JAVIER A. BARON, 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 *[Handwritten Signature]* (Seal)



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 LOS ANGELES)

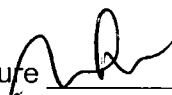
On 09/11/2023 before me, VANESSA SABRINA CHAU, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared MARTHA I. BARON,
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)

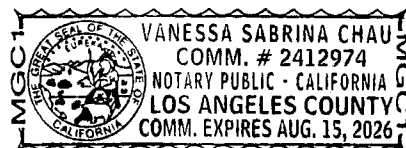


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 8613-015-013

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

LOT 176 OF TRACT NO. 18890, IN THE CITY OF AZLJSA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 469 PAGES 28 TO 32 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY REORDER OF SAID COUNTY.