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20220058052



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

01/14/22 AT 08:00AM

FEES:	28.00
TAXES:	2,884.00
OTHER:	0.00
<hr/>	
PAID:	2,912.00



LEADSHEET



202201140270030

00021821775



013073560

**SEQ:
01**

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

132102086

RECORDING REQUESTED BY:
Chicago Title Company *JEPN*

MAIL TAX STATEMENT
AND WHEN RECORDED MAIL TO:

Sina Rowghanian
5320 Zelzah Avenue #216
Encino, CA 91316

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 132102086-KN

Escrow No.: EN-03746-21

AP#: 2162-018-055

GRANT DEED

TRA No.

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$566.50
CITY TRANSFER TAX \$2,317.50

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Azine Sara Graff, a Married Woman, as her sole and separate property who acquired title as Azine S. Nelman, a married woman as her sole and separate property

hereby GRANT(s) to:

Sina Rowghanian, a Single Man

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

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

Also Known as: 5320 Zelzah Avenue #216, Encino, CA 91316

DATED: January 4, 2022

Signature Page attached hereto
and made a part hereof

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SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: January 4, 2022


Azine Sara Graff

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 JANUARY 10 2022
before me, NATALIE BOYADJIAN
A Notary Public personally appeared
AZINE SARA GRAFF

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ is are subscribed to the within instrument and acknowledged to me that he ~~she~~ she they executed the same in his ~~her~~ her their authorized capacity(ies), and that by his ~~her~~ 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): 2162-018-055

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

(A) AN UNDIVIDED 1/53RD INTEREST IN AND TO LOT 25, OF TRACT NO. 6076, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65 PAGE74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM UNITS 1 TO 12 INCLUSIVE, 14 AND 15, 101 TO 106 INCLUSIVE, 108 TO 110 INCLUSIVE, 201 TO 212 INCLUSIVE, 214 TO 216 INCLUSIVE, 301 TO 312 INCLUSIVE AND 314 TO 316 INCLUSIVE AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN FOR SAID LOT 25, ATTACHED AS EXHIBIT 'A' TO THE COVENANTS, CONDITIONS AND RESTRICTS RECORDED AUGUST 14, 1987 AS INSTRUMENT NO. 87-1306818, OF OFFICIAL RECORDS.

(B) UNIT 216 AS SHOWN AND DEFINED ON SAID CONDOMINIUM PLAN.

PARCEL 2:

AN EXCLUSIVE EASEMENT FOR PARKING PURPOSES, OVER THAT PORTION OF SAID LOT 25, SHOWN AND DEFINED AS 47AP AND 47BP ON SAID CONDOMINIUM PLAN.