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**20230173959**



Pages:  
0002

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

03/17/23 AT 08:00AM

FEES :	22.00
TAXES :	881.10
OTHER :	0.00
<hr/>	
PAID :	903.10



LEADSHEET



202303170250024

00023282943



013972064

SEQ:  
03

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

112302482

RECORDING REQUESTED BY:  
Chicago Title

AND WHEN RECORDED MAIL TO:

MRS. LINLIN WANG and MRS. HUILING HUA  
1630 EAST WORKMAN AVENUE  
WEST COVINA, CA 91791

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 112302482  
APP: 8455-015-011

Escrow No.: 172980-SM

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX is \$881.10  
 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 West Covina AND

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

HUINA ZHU and JIN BIAO ZHANG, Wife and Husband as Community Property with Right of Survivorship

hereby GRANT(s) to: LINLIN WANG, a Married Woman, as her sole and separate property and HUILING HUA, a Married Woman, as her sole and separate property as Joint Tenants

the real property in the City of West Covina, County of Los Angeles, State of California, described as:  
LOT 11 OF TRACT 16472, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, CALIFORNIA AS PER MAP RECORDED IN BOOK 381, PAGES 14 THROUGH 16 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
Also Known as: 1630 EAST WORKMAN AVENUE, WEST COVINA, CA 91791

Dated March 10, 2023

HUI NA ZHU  
HUINA ZHU

ZHANG JIN BIAO  
JIN BIAO ZHANG

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 <sup>New York</sup> CALIFORNIA  
COUNTY OF KINGS

On March 10, 2023 before me, Kwok Kwong Lee A Notary Public personally appeared HUI NA ZHU, JIN BIAO ZHANG 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. **KWOK KWONG LEE**  
Notary Public, State of New York

No. 01LE5076533  
Qualified in Kings County  
Commission Expires April 21, 2023  
(Seal)

Signature [Signature]

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HUINA ZHU

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JIN BIAO ZHANG

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STATE OF <sup>New York</sup> CALIFORNIA  
COUNTY OF KINGS

On March 12, 2023 before me, Kwok Kwong Lee A Notary Public personally appeared HUI NA ZHU, JIN BIAO ZHANG 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. **KWOK KWONG LEE**  
Notary Public, State of New York  
No. 01LE5076533

Signature [Signature] Qualified in Kings County 2023  
Commission Expires April 21 (Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE: