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20230619895



Pages:
0004

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

09/18/23 AT 08:00AM

FEES:	28.00
TAXES:	1,155.00
OTHER:	0.00
<hr/>	
PAID:	1,183.00



LEADSHEET



202309180150019

00023777654



014279322

**SEQ:
02**

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

112310117

RECORDING REQUESTED BY:
Chicago Title Company

AND WHEN RECORDED MAIL TO:

Nicholas T. Odani and Melissa N. Nishi
1921 West 232nd Street
Torrance CA 90501

Order No. 112310117 / Escrow No. CWT-LM-250

A.P.N. 7360-004-036

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor(s) Declare(s):

Documentary Transfer Tax is \$ 1,155.00 City Tax \$ 0.00
 Computed on the full value of the interest or property conveyed, or
Computed on the full value less value of liens or encumbrances at time of sale
Unincorporated Area City of Torrance

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Jeanette F. Walters, Trustee of THE WALTERS FAMILY TRUST dated February 27, 2013
grants to **Nicholas T. Odani and Melissa N. Nishi**, Husband and Wife as Community Property

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

LEGAL DESCRIPTION IS SET FORTH IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

Commonly known as: 1921 West 232nd Street, Torrance, CA 90501

Dated: August 22, 2023

THE WALTERS FAMILY TRUST dated February 27, 2013

By: Jeanette F. Walters
Jeanette F. Walters, Trustee
JEANETTE

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 this document.

State of California }

County of Los Angeles }

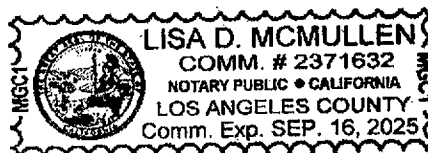
On August 25, 2023 before me, Lisa D. McMullen

Notary Public, personally appeared Jeanette F. Walters,
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]
Notary Public Signature



(Notary Public Seal)

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 7360-004-036

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

LOT 11 OF TRACT NO. 23565, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 806, PAGES 95 AND 96 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.