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**20230620435**



Pages:  
**0004**

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

**09/18/23 AT 08:00AM**

FEES:	28.00
TAXES:	594.00
OTHER:	0.00
<hr/>	
PAID:	622.00



**LEADSHEET**



**202309180110101**

**00023779213**



**014280379**

**SEQ:  
01**

**SECURE - 8:00AM**



**THIS FORM IS NOT TO BE DUPLICATED**

**112310350**

RECORDING REQUESTED BY:  
Chicago Title Company

WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENTS TO:

Roberta A. Dominguez Montoya  
449 Fantasy Street  
Palmdale, CA 93551

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 112310350 -LA  
AP#: 3005-033-017

Escrow No.: 010054-RD

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

52-

**DOCUMENTARY TRANSFER TAX is \$594.00**

- 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 Pamdale **AND**

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

**Dawn Elaine Riggs and Darlene Michelle Christner, Co-Successor Trustees of The McLeod Trust, dated 3 September 1997 (Living Revocable Trust)**

hereby GRANT(s) to:

**Cody Ignatius Dominguez, A Single Man and Daisy Siu-Ming Tam, A Single Woman and Roberta Ann Dominguez Montoya, a widow, All as Joint Tenants**

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

"EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF"

APN:3005-033-017

**Also Known as:** 449 Fantasy Street, Palmdale, CA 93551

**DATED: August 24, 2023**

**Signature Page attached hereto  
and made a part hereof**

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

Title Order No.: 112310350 -LA

Escrow No.: 010054-RD


AP#: 3005-033-017

**SIGNATURE PAGE**

**Title of Document: GRANT DEED**

**Date of Document: August 24, 2023**

The McLeod Trust, dated 3 September 1997 (Living Revocable Trust)

By: 

Dawn Elaine Riggs, Co-Successor Trustee

By: 

Darlene Michelle Christner, Co-Successor Trustee

**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 August 31, 2023 before me, Rita Dickson  
A Notary Public, personally appeared Dawn Elaine Riggs and Darlene Michelle Christner  
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): 3005-033-017

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

LOT 47 OF TRACT NO. 35381 CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 934, PAGES 82 THROUGH 90 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM AN UNDIVIDED 15% INTEREST OF ALL OIL, GAS AND MINERAL RIGHTS UPON AND UNDER SAID LAND, AS RESERVED IN THE DEED FROM LOS ANGELES COUNTY FARM LANDS COMPANY, A CORPORATION, RECORDED MARCH 18, 1948, IN BOOK 26727, PAGE 32, OFFICIAL RECORDS.

ALL RIGHT TO USE THE SURFACE AND SUBSURFACE TO A DEPTH OF 500 FEET FROM THE SURFACE OF THE HEREIN-ABOVE DESCRIBED LAND WERE QUITCLAIMED TO SANTA FE ENGINEERS, INC., A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1977, AS INSTRUMENT NO. 77-987744, OFFICIAL RECORDS.