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20230619911



Pages:  
0003

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

09/18/23 AT 08:00AM

|        |       |
|--------|-------|
| FEES:  | 25.00 |
| TAXES: | 0.00  |
| OTHER: | 0.00  |
| <hr/>  |       |
| PAID:  | 25.00 |



LEADSHEET



202309180110074

00023777689



014279342

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

132300837

RECORDING REQUESTED BY:  
Chicago Title Company

WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENTS TO:

Maziar Janamian Najafabadi

5727 Canoga Ave #240  
Woodland Hills, Ca 91367

Title Order No.: 132300837

THIS SPACE FOR RECORDER'S USE ONLY  
Escrow No.: 805352-RM

**INTERSPOUSAL TRANSFER GRANT DEED**

(Excluded from reappraisal under California Constitution Article 13 A Section 1 et seq.)

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$0.00**

Exempt from fee per GC 27388.1 (a) (2); recorded  
concurrently "in connection with a transfer subject to the  
imposition of documentary transfer tax"

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- is exempt from imposition of the Documentary Transfer Tax pursuant to Revenue and Taxation Code Section 11927(a), on transferring community, quasi-community, or quasi-marital property, assets between spouses pursuant to a judgment, and order, or a written agreement between spouses in contemplation of any such judgment or order.

"This conveyance establishes sole and separate property of a spouse, R & T 11911."

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

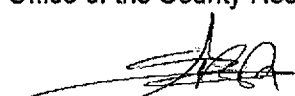
**Rahelea Gheisar, Spouse of Grantee**

See legal description attached hereto and  
made a part of here of as exhibit "A"

hereby GRANT(s) to:

**Maziar Janamian Najafabadi, a Married Man as his Sole and Separate Property**

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:  
Lot 153 of Tract No. 13905, in the City of Los Angeles, County of Los Angeles, State of California, as per Map  
recorded in Book 551, Pages 27 to 29 inclusive of Maps, in the Office of the County Recorder of said County.  
Also Known as: 20426 Hamlin Street, Winnetka, CA 91306  
A.P. # 2136-022-013  
Dated September 14, 2023

  
Rahelea Gheisar

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

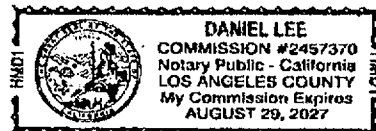
On SEPTEMBER 14 2023 before me, DANIEL LEE A Notary Public  
personally appeared RAHELEA GHEISAR who proved to me on  
the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument  
and acknowledged to me that he/she/they executed the same in his/her/their 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)



MAIL TAX STATEMENTS AS DIRECTED ABOVE:

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 2136-022-013**

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LOT 153 OF TRACT NO. 13905, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 551 PAGES 27, 28 AND 29 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, OTHER HYDROCARBONS, GAS AND OTHER ASSOCIATE SUBSTANCES AND OTHER MINERALS AND KINDRED SUBSTANCES IN AND/OR UNDER SAID LAND, TOGETHER WITH THE RIGHT TO ENTER THE SUB-SURFACE OF SAID LAND AT ANY POINT 100 OR MORE VERTICAL FEET BELOW THE SURFACE THEREOF AND TO TAKE AND REMOVE ANY AND ALL OF SAID SUBSTANCES FROM SAID LAND AND REDUCE SAME TO POSSESSION, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, AS GRANTED TO GEORGE PONTY AND KATHERINE V. KERR BY DEED RECORDED FEBRUARY 21, 1953 IN BOOK 46970 PAGE 350, OFFICIAL RECORDS.