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20230173958



Pages:
0002

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

03/17/23 AT 08:00AM

FEEs :	22.00
TAXES :	0.00
OTHER :	0.00
<hr/>	
PAID :	22.00



LEADSHEET



202303170250024

00023282942



013972064

SEQ:
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

112302482

RECORDING REQUESTED BY:
Chicago Title

AND WHEN RECORDED MAIL TO:

HUILING HUA
1630 EAST WORKMAN AVENUE
WEST COVINA, CA 91791

A.P. # 8455-015-011

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 112302482

Escrow No.: 172980-SM

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

- 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.
 - A creation, transfer, or termination, solely between spouses, of any co-owner's interest.
- "This conveyance establishes sole and separate property of a spouse, R&T 11911"
It is the express intent of the Grantor, being the spouse of the Grantee to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as his or her sole and separate property.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ZHENDONG WANG, Spouse of the Grantee

hereby GRANT(s) to: **HUILING HUA, a Married Woman as her Sole and Separate Property**

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 6, 2023

ZHENDONG WANG
ZHENDONG WANG

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 March 11, 2023 before me, Samantha Ma A Notary Public
personally appeared Zhendong Wang 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 [Handwritten Signature]

(Seal)



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

Exempt from fee per GC 27388.1 (a) (2) and 27388.2 (b); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).

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STATE OF CALIFORNIA

COUNTY OF Los Angeles

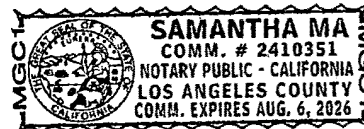
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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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