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**20230619712**



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**



**202309180300004**

**00023777600**



**014279291**

**SEQ:  
02**

**SECURE - 8:00AM**



**THIS FORM IS NOT TO BE DUPLICATED**

**122360702**

RECORDING REQUESTED BY:  
Chicago Title Company

When Recorded Mail Document  
and Tax Statement To:  
Windi Lau  
1142 S. Diamond Bar Blvd. #490  
Diamond Bar, CA 91765

Escrow No.: 122360702

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN/Parcel ID(s): 8465-018-015

**GRANT DEED**

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$594.00 and is computed on:
  - the full value of the interest or property conveyed.
  - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in  an Unincorporated area.

*SYLVIA MENDOZA, ADMINISTRATOR OF*

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, The Estate of Susan D. Grant  
Probate Case Number 22STPB08066

hereby GRANT(S) to Hyland America Investments, Inc., a California Corporation (who acquired title as Hyland America  
Investment Corporation, a California Corporation in Order Confirming Sale)

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

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

PROPERTY COMMONLY KNOWN AS: 1145 Sandsprings Drive, La Puente Area, Los Angeles, CA 91746

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**GRANT DEED**

(continued)

APN/Parcel ID(s): 8465-018-015

Dated: September 14, 2023

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Estate of Susan D. Grant Probate Case Number 22STPB08066

BY: Sylvia Mendoza - Administrator  
Sylvia Mendoza, Administrator

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 Texas

County of Ector

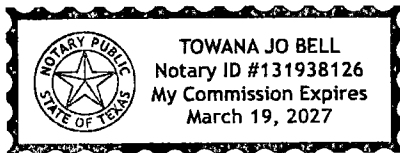
On September 14, 2023 before me, Towana Jo Bell, Notary Public,  
(here insert name and title of the officer)

personally appeared Sylvia Mendoza  
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.

Towana Jo Bell  
Signature



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 8465-018-015**

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

LOT 19 OF TRACT NO. 24198, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 629, PAGE(S) 80 TO 82 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, WHERE THEY HAVE BEEN PREVIOUSLY RESERVED IN INSTRUMENTS OF RECORD.