

This page is part of your document - DO NOT DISCARD



**20220652878**

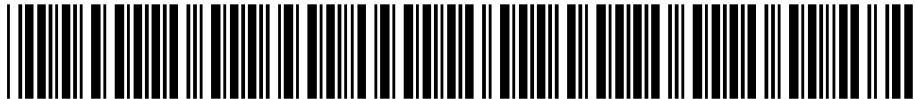


Pages:  
0007

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

06/22/22 AT 08:00AM

FEES:	37.00
TAXES:	1,820.00
OTHER:	0.00
<b>PAID:</b>	<b>1,857.00</b>



LEADSHEET



202206220290017

00022478460



013489988

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

132200323

RECORDING REQUESTED BY:  
Chicago Title Company **LEPN**

When Recorded Mail To:  
Chicago Title Company  
500 East Esplanade Drive, #102  
Oxnard, CA 93009

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt from fee per GC 27388.1 (a) (2); recorded concurrently in connection with a transfer of real property that is a residential dwelling to an owner-occupier.

Grant Deed

The deed is being re-recorded to correct the county and city transfer tax as follows:

County transfer tax from \$632.50 previously paid to the correct transfer tax of \$990.00 (corrected amount based on sales price of \$900,000) and to pay the difference of **\$357.50** on this re-recording

City transfer tax from \$2,587.50 previously paid to \$4,050.00 (corrected amount based on sales price of \$900,000) and to pay the difference of **\$1,462.50** on this re-recording

**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION**  
(Additional recording fee applies)

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(Additional recording fee applies)

# Corrective Affidavit for Minor Correction

Relating to Government Code Section 27201 and 27288.1

This affidavit must be attached to the original document when re-recording

Set out the correct information on the original document and indicate the minor correction identified below:

- Incorrect or missing address of the party to which the instrument, paper or notice is to be returned following recording pursuant to section Government Code section 27361.6
- Incorrect or missing printed or typed name of individual or entity near the signature pursuant to Government Code section 27280.5
- Incorrect or missing documentary transfer tax amount due pursuant to section 11932 of the Revenue and Taxation Code
- Clarification of illegible text pursuant to Government Code section 27361.7

I, Brenda Abrego, state; that I have read the foregoing document, and know the contents thereof, and that the facts therein stated are true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Oxnard, California, On 6-8, 2022.

Signature [Handwritten Signature]  
(Include name of corporation, partnership, etc., if any)

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 Ventura )

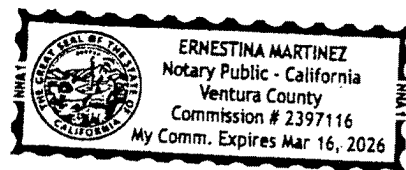
Ernestina Martinez, Notary Public

On 06/08/2022 before me, (here insert the name and title of officer), personally appeared Brenda Abrego 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)



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**20220334080**



Pages:  
0004

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

03/24/22 AT 08:00AM

FEES:	28.00
TAXES:	3,220.00
OTHER:	0.00
<hr/>	
PAID:	3,248.00



LEADSHEET



202203241010007

00022123895



013267591

SEQ:  
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

132200323

**RECORDING REQUESTED BY:**

Chicago Title *LEPH*

**AND WHEN RECORDED MAIL TO:**

Mr. Victor Sgroi and Mrs. Yijia Li  
10613 Danube Ave  
Granada Hills, CA 91344

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: *132200323*

Escrow No.: 220419-JO

AP#: 2661-003-016

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is ~~\$890.00~~ *432.50* *990.-*

CITY TRANSFER TAX ~~\$4,050.00~~ *2581.50*

- 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 Los Angeles **AND**

*4050.-*

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

**Diana M. VanHorn, successor trustee of the John and Helen Kuchenbrod Living Trust, UTD, October 3, 2005**

hereby GRANT(s) to:

**Victor Sgroi and Yijia Li, Husband and Wife as Joint Tenants**

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

Lot 20 of Tract No. 21608, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 585, Pages 40 and 41 of Maps, in the Office of the County Recorder of said County.

**Also Known as:** 10613 Danube Ave, Granada Hills, CA 91344

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

**DATED: March 10, 2022**

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

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

Title Order No.:

Escrow No.: 220419-JO

AP#: 2661-003-016

**SIGNATURE PAGE**

Title of Document: GRANT DEED

Date of Document: March 10, 2022

Diana M. Van Horn, successor trustee of the John and Helen Kuchenbrod Living Trust, UTD, October 3, 2005

By: Diana M. Van Horn  
Diana M. Van Horn, 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 Ohio  
COUNTY OF Wayne  
On 15<sup>th</sup> day of March, 2022  
before me, Heather A White  
A Notary Public personally appeared  
Diana M Van Horn

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]



HEATHER A WHITE  
Notary Public  
State of Ohio  
My Comm. Expires  
November 11, 2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 2661-003-016**

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LOT 20 OF TRACT NO. 21608, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 585, PAGES 40 AND 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ONE-HALF OF THE OIL, GAS, HYDROCARBONS AND MINERALS LOCATED 500 FEET OR MORE BELOW THE SURFACE OF THE GROUND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR A PERIOD OF 10 YEARS FROM THE DATE HEREOF, PROVIDING HOWEVER, THAT IF THERE IS AN OIL LEASE IN AFFECT AT THE END OF SAID TEN YEAR PERIOD THE GRANTORS SHALL RETAIN THEIR ONE-HALF INTEREST TO THE EXPLOITATION OF SAID LEASE, RECORDED JANUARY 23, 1963 IN BOOK 40802 PAGE 378, OFFICIAL RECORDS.