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**20220523730**



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

05/13/22 AT 08:00AM

FEES:	31.00
TAXES:	2,912.00
OTHER:	0.00
<hr/> PAID:	2,943.00



LEADSHEET



202205130990062

00022335654



013402758

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

112207979

RECORDING REQUESTED BY:  
CHICAGO TITLE COMPANY

AND WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:

David Duarte  
121 South Hope Street #334  
Los Angeles CA 90012

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 112207979

Escrow No.: 066-010221-SW

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$572.00 CITY TRANSFER TAX \$2,340.00**

- 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 Los Angeles

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

**Ross Taggart Garren, Trustee of The Ross Taggart Garren Revocable Trust for the Benefit of Ross Taggart Garren, Under Declaration of Trust dated January 4, 2006**

hereby GRANT(s) to:

**David Duarte, a Single Man**

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 121 South Hope Street #334, Los Angeles, CA 90012

AP#: 5151-002-103

DATED April 28, 2022

SIGNATURE ATTACHED HERETO AND MADE A PART  
HEREOF.

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

RECORDING REQUESTED BY:  
CHICAGO TITLE COMPANY

AND WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:

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121 South Hope Street #334  
Los Angeles CA 90012

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 Unincorporated area  City of Los Angeles

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

**Ross Taggart Garren, Trustee of The Ross Taggart Garren Revocable Trust for the Benefit of Ross Taggart Garren, Under Declaration of Trust dated January 4, 2006**

hereby GRANT(s) to:

**David Duarte, a Single Man**

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 121 South Hope Street #334, Los Angeles, CA 90012

AP#: 5151-002-103

DATED April 28, 2022

SIGNATURE ATTACHED HERETO AND MADE A PART  
HEREOF.

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

**SIGNATURE**

The Ross Taggart Garren Revocable Trust for the Benefit of Ross Taggart Garren, Under Declaration of Trust dated January 4, 2006

By: [Signature]  
Ross Taggart Garren, Trustee

*Ross Taggart Garren*

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 Nevada

COUNTY OF Carson City

On May 5, 2022, Before me, Gabriel Acebedo,  
a Notary Public personally appeared \* Ross Taggart Garren \*

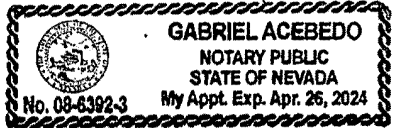
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.  
G.A.  
Nevada

WITNESS my hand and official seal.

Signature [Signature]

(This area for official notarial seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 5151-002-103**

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

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

A) AN UNDIVIDED .60% INTEREST IN AND TO ALL THAT PORTION OF LOT 1 OF TRACT NO. 34076, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 945 PAGE(S) 30 TO 33 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS "COMMON AREA" ON THE CONDOMINIUM PLAN RECORDED SEPTEMBER 4, 1980 AS INSTRUMENT NO. 80-855834, OFFICIAL RECORDS OF SAID COUNTY.

EXCEPT THEREFROM FROM ALL OIL, GAS AND MINERAL SUBSTANCES TOGETHER WITH THE RIGHT TO EXTRACT SUCH SUBSTANCES PROVIDED THAT THE SURFACE OPENING OF ANY WELL, HOLE, SHAFT OF OTHER MEANS OF REACHING OR REMOVING SUCH SUBSTANCES SHALL NOT BE LOCATED WITHIN THE BUNKER HILL URBAN RENEWAL PROJECT AREA, AS RECORDED IN BOOK M-335, PAGE 106, OFFICIAL RECORDS AND SHALL NOT PENETRATE ANY PART OR PORTION OF SAID PROJECT AREA WITHIN 500 FEET OF THE SURFACE THEREOF, AS RESERVED IN VARIOUS DEEDS OF RECORD ONE OF WHICH RECORDED OCTOBER 16, 1961 IN BOOK D-1387, PAGE 969, OFFICIAL RECORDS.

B) ALL THAT PORTION OF LOT 1 OF SAID TRACT NO. 34076 SHOWN AND DEFINED AS UNIT 437 ON SAID CONDOMINIUM PLAN.

PARCEL 2:

AN EXCLUSIVE EASEMENT FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 1 FOR PARKING PURPOSES, OVER THOSE PORTIONS OF LOT 1 OF SAID TRACT NO. 34076, SHOWN AND DEFINED AS PARKING SPACES 104-P AND 105-P ON SAID CONDOMINIUM PLAN.

PARCEL 3:

NON-EXCLUSIVE EASEMENT OF THE BENEFIT OF AND APPURTENANT TO PARCEL 1, ABOVE AS SUCH EASEMENTS ARE SET FORTH IN THE SECTION ENTITLED "CERTAIN EASEMENTS OF OWNERS" AND "SUPPORT, SETTLEMENT AND ENCROACHMENT", OF THE ARTICLE OF THE "DECLARATION" ENTITLED "EASEMENTS" RECORDED SEPTEMBER 4, 1980 AS INSTRUMENT NO. 80-855833, OFFICIAL RECORDS.

**EXHIBIT A**

(continued)

"DECLARATION" ENTITLED "EASEMENTS" RECORDED SEPTEMBER 4, 1980 AS INSTRUMENT NO. 80-855833, OFFICIAL RECORDS.