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20220791334



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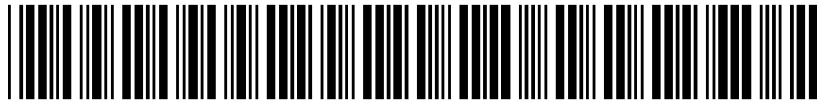
Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

08/05/22 AT 08:00AM

FEES:	28.00
TAXES:	874.50
OTHER:	0.00
<hr/>	
PAID:	902.50



LEADSHEET



202208050300013

00022630412



013587215

**SEQ:
01**

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

112212669

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

RECORDING REQUESTED BY:
Chicago Title

AND WHEN RECORDED MAIL TO:

Josefina Frausto and Christopher Lopez
3031 East Valley View Ave.
West Covina, CA 91792

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 112212689-JT

Escrow No.: 002724-AC

AP#: 8724-002-043

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$874.50

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 West Covina **AND**

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

Phong Van Nguyen, a Single Man and Vicky Quach, a Single Woman as Joint Tenants

hereby GRANT(s) to:

Josefina Frausto a Single Woman and Christopher Lopez, a Single Man as Joint Tenants

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

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

Also Known as: 3031 East Valley View Avenue, West Covina, CA 91792

DATED: July 15, 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:

**RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY**

RECORDING REQUESTED BY:
Chicago Title

AND WHEN RECORDED MAIL TO:

Josefina Frausto and Christopher Lopez
3031 East Valley View Ave.
West Covina, CA 91792

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 Unincorporated area City of West Covina **AND**

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

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Josefina Frausto a Single Woman and Christopher Lopez, a Single Man as Joint Tenants

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DATED: July 15, 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:

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: July 15, 2022

[Handwritten Signature]

Phong Van Nguyen

[Handwritten Signature]

Vicky Quach

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
COUNTY OF Los Angeles
On July 27, 2022
before me, Emily W. Chen
A Notary Public personally appeared
Phong Van Nguyen and
Vicky Quach

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)

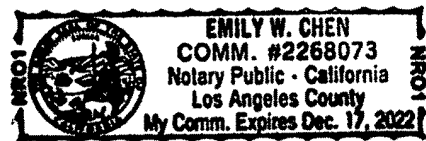


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 8724-002-043

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

LOT 117, OF TRACT NO. 27665, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 697, PAGES 81 THROUGH 87 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.