

This page is part of your document - DO NOT DISCARD



20230619894



Pages:
0004

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

09/18/23 AT 08:00AM

| | |
|--------|-------|
| FEES: | 46.00 |
| TAXES: | 0.00 |
| OTHER: | 0.00 |

PCOR SURCHARGE \$20.00

| | |
|-------|-------|
| PAID: | 46.00 |
|-------|-------|



LEADSHEET



202309180150019

00023777653



014279322

**SEQ:
01**

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

112310117

RECORDING REQUESTED BY:
Chicago Title Company

AND WHEN RECORDED MAIL TO:

Jeanette F. Walters
322 County Road Unit 4484
Poplar Bluff, MO 63901

Order No. 112310117
Escrow No. CWT-LM-250

A.P.N.: 7360-004-036

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

AFFIDAVIT – DEATH OF TRUSTEE

STATE OF CALIFORNIA

COUNTY OF Los Angeles

Jeanette F. Walters of legal age, being first duly sworn, deposes and says:
EDWARD

That **Ronald E. Walters**, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as Ronald E. Walters, trustee of the THE WALTERS FAMILY TRUST dated February 27, 2013, named as one of the parties in that certain GRANT DEED dated 02/27/2012, executed by RONALD E. WALTERS AND JEANETTE F. WALTERS, HUSBAND AND WIFE, to RONALD E. WALTERS AND JEANETTE F. WALTERS, TRUSTEES OF THE WALTERS FAMILY TRUST dated February 27, 2013, recorded as Instrument No. 20130438430, on March 25, 2013, of Official Records of Los Angeles County, California covering the following described real property situated in the County of Los Angeles, State of California:

LEGAL DESCRIPTION IS SET FORTH IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

That a section of the trust provides that if RONALD E. WALTERS is, through death, disability, or refusal to act unable or unwilling to act as Trustee, the other shall act alone as Trustee. That at the date hereof, Jeanette F. Walters is the sole Trustee of the above named Trust.

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).

Dated: August 22, 2023

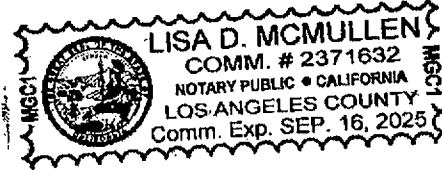
Jeanette F. Walters
Jeanette F. Walters
JEANETTE

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 }

Subscribed and sworn to (or affirmed) before me on this
25 day of August, 2023
by Jeanette F. Walters
proved to me on the basis of satisfactory evidence to be
the person(s) who appeared before me.



Signature [Signature]
Notary Public in and for said County and State

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES

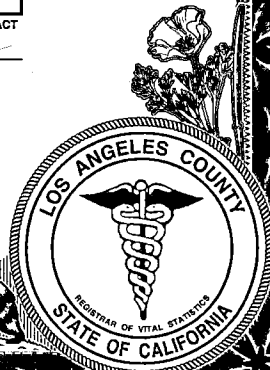
DEPARTMENT OF PUBLIC HEALTH

3052022147014

CERTIFICATE OF DEATH

3202219032779

Form containing fields for decedent's personal data, usual residence, informant, spouse/parent information, funeral director, place of death, cause of death, physician's certification, and coroner's use only.



CERTIFIED COPY OF VITAL RECORD STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

This is a true certified copy of the record filed in the County of Los Angeles Department of Public Health if it bears the Registrar's signature in purple ink.



Signature of Health Officer and Registrar, dated JUL -6 2022

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 7360-004-036

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

LOT 11 OF TRACT NO. 23565, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 806, PAGES 95 AND 96 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.