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**20220522436**



Pages:  
**0004**

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

**05/13/22 AT 08:00AM**

FEES:	28.00
TAXES:	880.00
OTHER:	0.00
<hr/>	
PAID:	908.00



**LEADSHEET**



**202205131020008**

**00022334858**



**013402344**

**SEQ:  
02**

**SECURE - 8:00AM**



**THIS FORM IS NOT TO BE DUPLICATED**

**58602203149**

RECORDED AT THE REQUEST

**OF CHICAGO TITLE**

**RECORDING REQUESTED BY:**

Chicago Title Company  
Order No. 58602203149  
Escrow No. 04-12711-LS

**MAIL TAX STATEMENTS AND WHEN  
RECORDED MAIL TO:**

DEBORAH ZHENG  
428 W. MAIN ST, UNIT 2I  
ALHAMBRA 91801

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Parcel No. 5344-017-045

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$880.00 and CITY \$

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area:  City of Alhambra, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Kristie Michelle Calucag, A Married Woman as Her Sole and Separate Property ( Who acquired title as Kristie Michelle Kang, a Single Woman)**

hereby GRANT(S) to **Deborah Zheng, A Single Woman**

the following described real property in the County of **Los Angeles**, State of **CA**:

SEE EXHIBIT "A" ATTACHED HERETO AND TO BE MADE A PART HEREOF.

More commonly known as: **428 W. Main St. Unit 1D, Alhambra, CA 91801**

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OF CHICAGO TITLE**

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More commonly known as: **428 W. Main St. Unit 1D, Alhambra, CA 91801**

Date April 27, 2022

Kristie Michelle Calucag  
Kristie Michelle Calucag

Kristie Michelle Calucag

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.

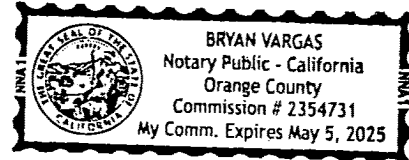
STATE OF California  
COUNTY OF Los Angeles } S.S.

On 4/29/2022, before me, Bryan Vargas, Notary Public Notary Public,  
Personally appeared Kristie Michelle Calucag, who  
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within  
instrument and acknowledged to me that ~~he~~ she ~~they~~ executed the same in ~~his~~ her authorized capacity(ies), and  
that by ~~his~~ her 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 [Signature] (Seal)



## EXHIBIT A

Order No.: 58602203149

For APN/Parcel ID(s): 5344-017-045

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

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

A ONE-TWENTY-SIXTH (1/26TH) UNDIVIDED FRACTIONAL FEE INTEREST IN AND TO ALL OF THE PROPERTY LOCATED IN THE CITY OF ALHAMBRA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AND/OR DEPICTED AS MODULE "B" ON THAT CERTAIN CONDOMINIUM PLAN FOR PHASE 6 OF ALHAMBRA MAIN STREET COLLECTION RECORDED ON JUNE 26, 2012, AS INSTRUMENT NO. 2012-945798, IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA ("CONDOMINIUM PLAN").

PARCEL 2. THE CONDOMINIUM UNIT:

UNIT 201 OF A PORTION OF LOT 1 OF TRACT 71347, IN THE CITY OF ALHAMBRA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA PER MAP FILED IN BOOK 1367, PAGES 20 AND 21 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DEPICTED AND/OR DESCRIBED AS A PORTION OF MODULE "A" ON THE CONDOMINIUM PLAN, AND AS DEFINED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR ALHAMBRA MAIN STREET COLLECTION" RECORDED ON NOVEMBER 22, 2011, AS INSTRUMENT NO. 2011-1585361, AND THE "NOTICE OF ANNEXATION FOR PHASE 6 OF ALHAMBRA MAIN STREET COLLECTION" RECORDED ON JUNE 26, 2012 AS INSTRUMENT NO. 2012-945799, TOGETHER WITH ANY AMENDMENTS, MODIFICATIONS, OR RE-RECORDATIONS THERETO, AS MAY OCCUR FROM TIME TO TIME, IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA (COLLECTIVELY, THE "DECLARATION").

PARCEL 3. EASEMENT FOR EXCLUSIVE USE CORPORATION PROPERTY:

EXCLUSIVE USE CORPORATION PROPERTY EASEMENTS APPURTENANT TO THE AFOREDESCRIBED CONDOMINIUM UNIT AS MORE PARTICULARLY DESCRIBED AND/OR DEPICTED IN THE CONDOMINIUM PLAN AND/OR DECLARATION (E.G., PATIOS, BALCONIES, SOLAR PANELS, AIR CONDITIONING PADS, ETC "EXCLUSIVE USE CORPORATION PROPERTY").

PARCEL 4. NONEXCLUSIVE EASEMENTS OVER CORPORATION PROPERTY:

SUBJECT TO THE RESTRICTIONS SET FORTH IN THE DECLARATION, A NONEXCLUSIVE EASEMENT APPURTENANT TO THE AFORE-DESCRIBED CONDOMINIUM UNIT FOR INGRESS, EGRESS, USE, AND ENJOYMENT IN, ON, OVER, ACROSS, AND THROUGH ALL PORTIONS OF THE CORPORATION PROPERTY OF THE PROJECT (AS DEFINED IN THE DECLARATION), EXCEPT THEREFROM THOSE PORTIONS DESCRIBED THEREIN AS EXCLUSIVE USE CORPORATION PROPERTY, AND ACROSS ALL PORTIONS OF ANY CORPORATION PROPERTY SUBSEQUENTLY ANNEXED INTO THE PROJECT, IF ANY, WHICH ARE NOT DESCRIBED AS EXCLUSIVE USE CORPORATION PROPERTY.