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**20220656810**

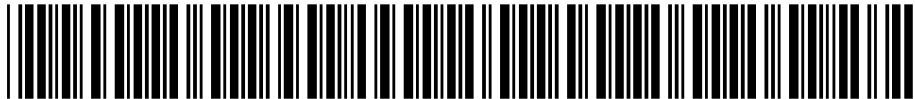


Pages:  
0004

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

06/23/22 AT 08:00AM

FEES:	28.00
TAXES:	7,420.00
OTHER:	0.00
<hr/>	
PAID:	7,448.00



LEADSHEET



202206230200006

00022483593



013493018

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

112204780

RECORDING REQUESTED BY:  
**Chicago Title Company**  
Order No. **112204780-140**  
Escrow No. **63685-JD**  
Parcel No. **2289-004-025**

AND WHEN RECORDED MAIL TO:

**BAHMAN ZANICHKHAH**  
17044 OAK PARK COURT  
LOS ANGELES, CA 91316

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS **\$1,457.50** and CITY **\$5,962.50**

- 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 Los Angeles*

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

**Harris Roth and Catherine Roth, Husband and Wife as Joint Tenants**

hereby GRANT(S) to

**Bahman Zanichkhah and Daniela Zanich, Husband and Wife as to an undivided 99% interest and Flor Covet, a Single Woman, as to an undivided 1% interest, as Tenants in Common**

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

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

Commonly known as: **17044 Oak Park Court, Los Angeles, CA 91316**

RECORDING REQUESTED BY:  
**Chicago Title Company**  
Order No. 112204780-~~MD~~  
Escrow No. 63685-JD  
Parcel No. 2289-004-025

AND WHEN RECORDED MAIL TO:

BAHMAN ZANICKKHAH  
17044 OAK PARK COURT  
LOS ANGELES, CA 91316

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

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

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

Commonly known as: **17044 Oak Park Court, Los Angeles, CA 91316**

Date May 18, 2022

[Signature]  
Harris Roth

Harris Roth

[Signature]  
Catherine Roth

Catherine Roth

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 } S.S.  
COUNTY OF LOS ANGELES

On JUNE 8, 2022, before me, CHRISTOPHER ESCALANTE, NOTARY PUBLIC,

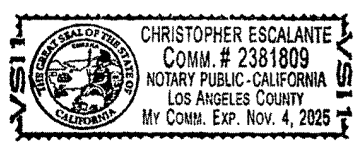
personally appeared HARRIS ROTH AND CATHERINE ROTH

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 [Signature] (Seal)



## EXHIBIT A

**Order No.:** 112204780

**For APN/Parcel ID(s):** 2289-004-025

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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:

LOT 2 OF TRACT NO. 52540, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1237, PAGES 86 AND 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.