

This page is part of your document - DO NOT DISCARD



**20230172520**



Pages:  
0009

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

03/17/23 AT 08:00AM

FEES :	65.00
TAXES :	0.00
OTHER :	0.00
SB2 :	150.00
PAID :	<u>215.00</u>



LEADSHEET



202303170230010

00023281491



013971233

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

112302621

Recording Requested By  
Chicago Title Company

RECORDING REQUESTED BY:  
Diamond Global Escrow, Inc.  
Order No. 112302621  
Escrow No. 100276-PH  
Parcel No. 5053-027-036

AND WHEN RECORDED MAIL TO:

ISMAEL REYES CORREA  
1820 WEST ADAMS BOULEVARD  
LOS ANGELES, CA 90018

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

WHEREAS, ISMAEL REYES CORREA, AN UNMARRIED MAN was the original Trustor, Netco Title Company the original Trustee, and LARRY ROSS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 26.154%, JACOL, LLC, A ARIZONA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 35.385%, GEORGE YOUNGERMAN AKA GEORGE TOUNGERMAN AND LISA YOUNGERMAN, AS TRUSTEES OF THE YF TRUST AS TO AN UNDIVIDED 23.077%, MRUSSELL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 15.384% the Beneficiary, under that certain Deed of Trust dated 10/8/2021 and recorded 10/14/2021 as Instrument No. 2021-1550197 , in Book N/A, Page(s) N/A Official Records of the County of Los Angeles, State of California, and

See Exhibit "A" attached hereto and made a part thereof.

WHEREAS, the undersigned Beneficiary desires to substitute a new Trustee under said Deed of Trust, now therefore, the undersigned hereby substitutes (themselves, himself, herself) as Trustee under said Deed of Trust and does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the Estate now held by him thereunder.

**Recording Requested By  
Chicago Title Company**

**RECORDING REQUESTED BY:**  
Diamond Global Escrow, Inc.  
Order No. **112302621**  
Escrow No. **100276-PH**  
Parcel No. **5053-027-036**

**AND WHEN RECORDED MAIL TO:**

ISMAEL REYES CORREA  
1820 WEST ADAMS BOULEVARD  
LOS ANGELES, CA 90018

---

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## **SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

WHEREAS, ISMAEL REYES CORREA, AN UNMARRIED MAN was the original Trustor, Netco Title Company the original Trustee, and LARRY ROSS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 26.154%, JACOL, LLC, A ARIZONA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 35.385%, GEORGE YOUNGERMAN AKA GEORGE TOUNGERMAN AND LISA YOUNGERMAN, AS TRUSTEES OF THE YF TRUST AS TO AN UNDIVIDED 23.077%, MRUSSELL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 15.384% the Beneficiary, under that certain Deed of Trust dated 10/8/2021 and recorded 10/14/2021 as Instrument No. 2021-1550197 , in Book N/A, Page(s) N/A Official Records of the County of Los Angeles, State of California, and

See Exhibit "A" attached hereto and made a part thereof.

WHEREAS, the undersigned Beneficiary desires to substitute a new Trustee under said Deed of Trust, now therefore, the undersigned hereby substitutes (themselves, himself, herself) as Trustee under said Deed of Trust and does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the Estate now held by him thereunder.

Date: February 27, 2023

Jacol, LLC, a Arizona Limited Liability Company

**SIGNED IN COUNTERPART**

\_\_\_\_\_  
Jeff Bleecker, Member

George Youngerman aka George Toungerman and Lisa Youngerman,  
as Trustees of the YF Trust

**SIGNED IN COUNTERPART**

\_\_\_\_\_  
By: George Youngerman, aka George  
Toungerman as Trustee

George Youngerman aka George Toungerman and Lisa Youngerman,  
as Trustees of the YF Trust

**SIGNED IN COUNTERPART**

\_\_\_\_\_  
By: Lisa Youngerman, as Trustee

**SIGNED IN COUNTERPART**

\_\_\_\_\_  
Larry Ross

Mrussell, LLC, an Arizona Limited Liability Company

Christy Russell, Member  
Christy Russell, Member  
aka Christine Elizabeth Russell-Read

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.

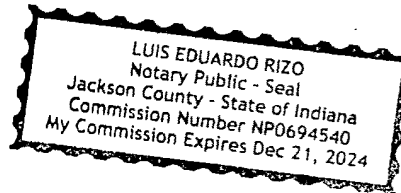
STATE OF ~~CALIFORNIA~~ <sup>Indiana</sup>  
COUNTY OF Clark } S.S.

On February 28, 2023, before me, Lois Eduardo Rizo, NOTARY PUBLIC  
personally appeared Christine Elizabeth Russell-Read 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)



Date: February 27, 2023

Jacol, LLC, a Arizona Limited Liability Company

**SIGNED IN COUNTERPART**

\_\_\_\_\_  
Jeff Bleecker, Member

George Youngerman aka George Toungerman and Lisa Youngerman,  
as Trustees of the YF Trust

**SIGNED IN COUNTERPART**

\_\_\_\_\_  
By: George Youngerman, aka George  
Toungerman as Trustee

George Youngerman aka George Toungerman and Lisa Youngerman,  
as Trustees of the YF Trust

**SIGNED IN COUNTERPART**

\_\_\_\_\_  
By: Lisa Youngerman, as Trustee

Larry Ross  
Larry Ross

MRussell, LLC, an Arizona Limited Liability Company

**SIGNED IN COUNTERPART**

\_\_\_\_\_  
Christy Russell, Member

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.

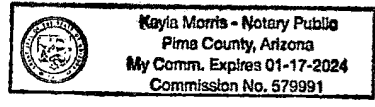
STATE OF Arizona } s.s.  
COUNTY OF Pima

On February 28, 2023, before me, Kayla Morris, Notary Public  
personally appeared Larry Ross 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 Arizona that the foregoing paragraph is true and  
correct.

WITNESS my hand and official seal.

Signature Kayla Morris (Seal)



# ILLEGIBLE NOTARY SEAL CERTIFICATION

(Government Code 27361.7)

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary : Kayla Morris

Commission Number : 579991

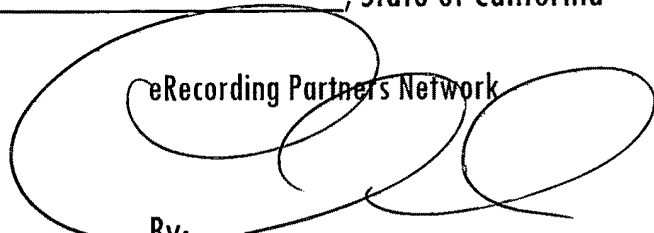
Vendor No. : N/A

County/State where Bond is filed : Pima, Arizona

Commission Exp. Date : 1-17-2024

Executed in the City of Glendale, State of California

3/16/2023  
Date

eRecording Partners Network  


By: \_\_\_\_\_  
Signature of Declarant

Claudia Torres  
Type or Print Name

Date: February 27, 2023

Jacol, LLC, a Arizona Limited Liability Company

**SIGNED IN COUNTERPART**

\_\_\_\_\_  
Jeff Bleecker, Member

George Youngerman aka George Toungerman and Lisa Youngerman,  
as Trustees of the YF Trust

*George Youngerman TTE*

By: George Youngerman, aka George  
Toungerman as Trustee  
aka George Solomon Youngerman

George Youngerman aka George Toungerman and Lisa Youngerman,  
as Trustees of the YF Trust

*Lisa Youngerman, TTE*  
By: Lisa Youngerman, as Trustee  
aka Lisa Beth Youngerman

**SIGNED IN COUNTERPART**

\_\_\_\_\_  
Larry Ross

Mrussell, LLC, an Arizona Limited Liability Company

**SIGNED IN COUNTERPART**

\_\_\_\_\_  
Christy Russell, Member

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 <sup>Arizona</sup> CALIFORNIA } S.S.  
COUNTY OF Pima

On 02/28/2023, before me, Brandon Castro, NOTARY PUBLIC, personally appeared Lisa Beth Youngerman and George Solomon Youngerman 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 <sup>Arizona</sup> ~~California~~ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)



# TRUE COPY CERTIFICATION

(Government Code 27361.7)

Glendale, **California**  
Place of Execution (City and State)

I certify under penalty of perjury that this material is a true copy of the original material contained in this document.

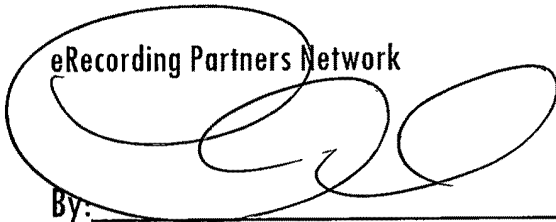
Brandon Castro, Notary public

Comm. No. 630099

Comm. Exp. 01-11-26

Pima Co. AZ

3/14/2023  
Date

eRecording Partners Network  


By: \_\_\_\_\_  
Signature of Declarant

Claudia Torres  
Type or Print Name



Date: February 27, 2023

Jacol, LLC, a Arizona Limited Liability Company

[Signature]  
Jeff Bleecker, Member

George Youngerman aka George Toungerman and Lisa Youngerman,  
as Trustees of the YF Trust

**SIGNED IN COUNTERPART**

By: George Youngerman, aka George  
Toungerman as Trustee

George Youngerman aka George Toungerman and Lisa Youngerman,  
as Trustees of the YF Trust

**SIGNED IN COUNTERPART**

By: Lisa Youngerman, as Trustee

**SIGNED IN COUNTERPART**

Larry Ross

Mrussell, LLC, an Arizona Limited Liability Company

**SIGNED IN COUNTERPART**

Christy Russell, Member

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 <sup>A.B.</sup> CALIFORNIA Colorado  
COUNTY OF La Plata } S.S.

On February 28<sup>th</sup> 2023, before me, Hannah Marie Boblitt, NOTARY PUBLIC,  
personally appeared Jeff Bleecker 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 <sup>Colorado</sup> ~~California~~ that the foregoing paragraph is true and  
correct.

WITNESS my hand and official seal.

Signature Hannah Marie Boblitt (Seal)

HANNAH MARIE BOBLITT  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20204026805  
MY COMMISSION EXPIRES 08/04/2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 5053-027-036**

---

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 1 IN BLOCK 5 OF CHAS. VICTOR HALL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26, PAGE 65 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTHERLY SIX (6) FEET OF LOT 1 IN BLOCK 5 OF CHAS. VICTOR HALL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26, PAGE 65 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION THEREOF TAKEN FOR WIDENING OF ADAMS STREET.

ALSO, THAT PORTION OF DALTON AVENUE ADJOINING SAID LOT ON THE WEST AND THAT PORTION OF THE ALLEY ADJOINING SAID LOT ON THE SOUTH THAT WOULD PASS BY A LEGAL CONVEYANCE OF THE SOUTHERLY SIX FEET OF LOT 1 IN BLOCK 5 OF CHAS. VICTOR HALL TRACT.