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Pages:
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Recorder's Office, Los Angeles County,
California

03/17/23 AT 08:00AM

FEES :	33.00
TAXES :	0.00
OTHER :	0.00
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PAID :	33.00



LEADSHEET



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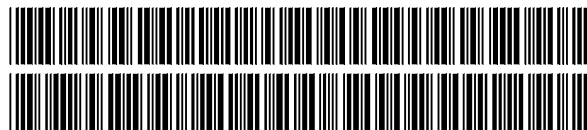
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SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

ACC Corona

RECORDING REQUESTED BY
Chicago Title
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME **Cristian Vargas Lopez**
STREET ADDRESS **13816 - 13818 Lower St**
CITY, STATE & ZIP CODE **Pacoima, Ca 91331**

SPACE ABOVE FOR RECORDER'S USE ONLY

Quitclaim Deed

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

RECORDING REQUESTED BY

Chicago Title

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Cristian Lomas Corona

STREET ADDRESS 13816 - 13818 Lower St

CITY, STATE & ZIP CODE Pacoima, CA 91331

SPACE ABOVE FOR RECORDER'S USE ONLY

Quitclaim Deed

Title of Document

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- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION (\$3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY
Chicago Title
WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME: Cristian Llamas Corona

ADDRESS: 13816-13818 Louvre Street

CITY STATE & ZIP
Pacoima, CA
91331

This document is being recorded
as an accommodation only
and Chicago Title Insurance
Company assumes no respons-
ibility for the correctness
or validity thereof.

TITLE ORDER NO.

ESCROW OR LOAN NO.

APN No 2618-010-013

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 0 CITY TAX \$ 0

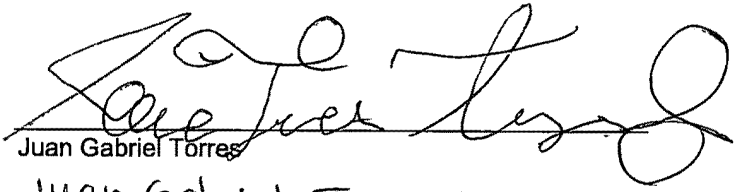
computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale,

Unincorporated area: City of Los Angeles (PACOIMA), and "This is a bonafide gift and the grantor received nothing in return, R&T 11911"

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Juan Gabriel Torres, a Married Man, as his sole and separate property. Hereby remise, release and forever quitclaim to Cristian Llamas Corona, a single man, the following described real property in the County of Los Angeles, State of California:

See legal description attached, property commonly know as: 13816-13818 Louvre Street, Pacoima, CA 91331

Dated 9-5-21


Juan Gabriel Torres

Juan Gabriel Torres

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 SEPTEMBER 05, 2021 before me, LUIS A. CASTELLANOS, NOTARY PUBLIC
(here insert name and title of the officer), personally appeared JUAN GABRIEL TORRES, 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.

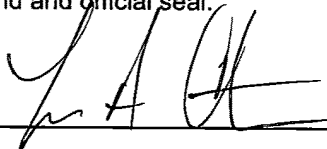
Signature  (Seal)



Exhibit A

Lot 151 of Tract No. 7241, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 85, Page 14 of Maps, in the Office of the County Recorders of said County. Also Known as: 13816 Louvre Street, Pacoima, CA 91331 AP# 2618-010-013