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20230172672



Pages:
0004

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

03/17/23 AT 08:00AM

FEEs :	38.00
TAXES :	55.00
OTHER :	0.00
<hr/>	
PAID :	93.00



LEADSHEET



202303170120025

00023281585



013971289

SEQ:
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

112302786

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

RECORDING REQUESTED BY
Chicago Title Company
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:
Francisco Iglesias
10248 Lev Av.
Arleta, CA 91331

APN: 3238-005-052 & 3238-005-055
Escrow No: LNL00204-LT214-AR
Title No: 112302786

Space above this line for Recorder's use

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$55.00, CITY TRANSFER TAX \$0.00
 computed on full value of property conveyed
 unincorporated area , AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Chong Ki Yi and Mi Hee Yi, husband and wife as joint tenants
hereby GRANT(S) to
Francisco: Antonio Iglesias, a single man

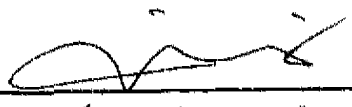
the following described real property in the unincorporated area, County of Los Angeles, State of CALIFORNIA:

For legal description of the real property herein, see Exhibit A attached hereto and made a part hereof.

Commonly known as: Vacant Land: 3238-005-052 & 3238-005-055, Lancaster, CA 93536

Dated: March 7, 2023


Chong Ki Yi


Mi Hee Yi

**SEE
ATTACHED**

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

RECORDING REQUESTED BY
Chicago Title Company
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:

Francisco Iglesias
10248 Lev Ave.
Arleta, CA 91331

APN: **3238-005-052 & 3238-005-055**
Escrow No: **LNL00204-LT214-AR**
Title No: **112302786**

Space above this line for Recorder's use

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS **\$55.00**, CITY TRANSFER TAX **\$0.00**

- computed on full value of property conveyed**
- unincorporated area , AND**

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

Chong Ki Yi and Mi Hee Yi, husband and wife as joint tenants

hereby GRANT(S) to

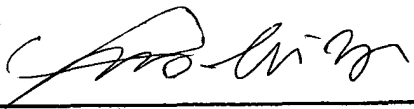
Francisco: Antonio Iglesias, a single man

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Dated: March 7, 2023


Chong Ki Yi


Mi Hee Yi

**SEE
ATTACHED**

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 March 8, 2023 before me, Paul Wonchang Lee, Notary Public
(Here insert name and title of the officer)

personally appeared Chong Ki Yi & Mi-Hee Yi,
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.

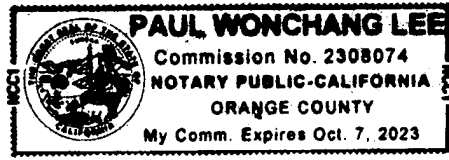
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten Signature]

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

- This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
 - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
 - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
 - Print the name(s) of document signer(s) who personally appear at the time of notarization.
 - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
 - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
 - Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
 - Securely attach this document to the signed document with a staple.

Exhibit A

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

PARCEL 1: (APN 3238-005-055)

THE NORTH HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO THE COUNTY OF LOS ANGELES FOR ROAD PURPOSES, BY DEED RECORDED IN BOOK 7342 PAGE 389, OFFICIAL RECORDS.

EXCEPT THEREFROM 50 PER CENT OF ALL OIL, GAS, HYDROCARBON AND/OR ASSOCIATED SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, BUT WITH NO RIGHT TO ENTER UPON THE SURFACE THEREOF, AS EXCEPTED BY STEPHEN R. ROWE AND LUCY ROWE, HUSBAND AND WIFE, BY DEED RECORDED MARCH 30, 1977 AS INSTRUMENT NO. 77-316361, OF OFFICIAL RECORDS.

PARCEL 2: (APN 3238-005-052)

THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

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APN/Parcel ID(s): 3238-005-052 and 3238-005-055