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**20230173889**



Pages:  
0003

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

03/17/23 AT 08:00AM

FEES :	25.00
TAXES :	305.80
OTHER :	0.00
<hr/>	
PAID :	330.80



LEADSHEET



202303170210032

00023282875



013972036

SEQ:  
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

7102302086

RECORDED AT THE REQUEST OF  
CHICAGO TITLE - INLAND EMPIRE

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Ramon P. & Eloisa M. Garcia, Living Trust  
14520 East Amar Road Unit R  
La Puente, CA 91744

Order No. 7102302086  
Escrow No. 22295TR  
Parcel No. 8203-001-130

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$305.80 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:  La Puente, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Christopher R. Barnes, a Married Man as his sole and separate property who acquired title as Christopher Ronald  
Barnes, a single man

hereby GRANT(S) to Ramon P. Garcia and Eloisa M. Garcia, Trustees of the Ramon P. Garcia  
and Eloisa M. Garcia Living Trust dated August 10, 2010

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

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

Date March 9, 2023

*Christopher R. Barnes*  
Christopher R. Barnes

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

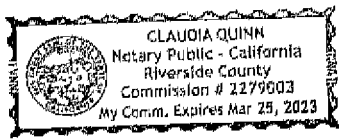
On March 9th 2023, before me, CLAUDIA QUINN notary public,  
personally appeared CHRISTOPHER R BARNES

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 *[Handwritten Signature]* (Seal)



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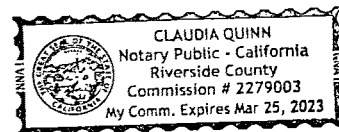
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**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 8203-001-130

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

A CONDOMINIUM COMPRISED OF:

PARCEL I:

A) AN UNDIVIDED 1/110TH INTEREST IN AND LOT 1 OF TRACT NO. 32283, IN THE CITY OF LA PUENTE, COUNTY OF LOS ANGELES, STATE OF California, AS PER MAP RECORDED IN BOOK 850 PAGES 28 AND 29 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM UNITS 1 TO 110 INCLUSIVE, AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN FOR SAID TRACT 32283, RECORDED DECEMBER 10, 1974, AS DOCUMENT NO. 392, OFFICIAL RECORDS, LOS ANGELES COUNTY.

ALSO EXCEPT THEREFROM, EASEMENTS FOR PARKING AND OVERHEAD STORAGE, WITH THE RIGHT TO GRANT SAME TO OTHERS OVER THOSE PORTIONS OF SAID LOT 1 OF TRACT 32283, SHOWN AS PARKING SPACES 1 TO 163 INCLUSIVE, ON THE CONDOMINIUM PLAN, REFERRED TO ABOVE.

B) UNIT 92 AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN, REFERRED TO ABOVE.

PARCEL II:

AN EXCLUSIVE EASEMENT TO AND THE EXCLUSIVE RIGHT TO USE, FOR PARKING AND OVERHEAD STORAGE PURPOSES, WITHOUT LIMITATION AS TO TIME, PARKING, SPACE 92P AS SHOWN ON THE CONDOMINIUM PLAN, REFERRED TO ABOVE.