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

09/18/23 AT 08:00AM

FEES:	46.00
TAXES:	0.00
OTHER:	0.00
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PAID:	46.00

PCOR SURCHARGE \$20.00



LEADSHEET



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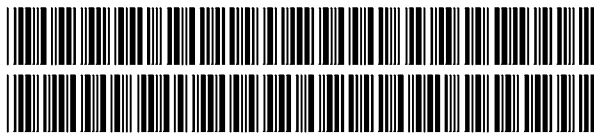
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SEQ:  
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SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

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RECORDING REQUESTED BY:  
**CHICAGO TITLE COMPANY**

AND WHEN RECORDED MAIL TO:

**JOHN R. RAMOS, ESQ.  
LAW OFFICES OF JOHN R RAMOS  
2509 WEST BEVERLY BLVD.  
MONTEBELLO, CA 90640**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**ORDER**

EXEMPT FROM FEE PER GC 27388.1 (A) (2) AND 27388.2 (B);  
RECORDED CONCURRENTLY "IN CONNECTION WITH" A TRANSFER  
SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX (DTT)

This page is added to provide adequate space for recording information.

DE-265/GC-065

ATTORNEY OR PARTY WITHOUT ATTORNEY (name, address, and State Bar number)  
 After recording return to  
 John R. Ramos, Esq. (SBN: 59887)  
 LAW OFFICES OF JOHN R. RAMOS  
 2509 West Beverly Blvd.  
 Montebello, CA 90640  
 TEL NO.: (323) 721-2514 FAX NO. (optional): (323) 721-4044  
 E-MAIL ADDRESS (optional) john-r-ramos@msn.com  
 ATTORNEY FOR (name) Administrator Sylvia Mendoza

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
 STREET ADDRESS: 111 North Hill Street  
 MAILING ADDRESS: Same as above.  
 CITY AND ZIP CODE Los Angeles, CA 90012  
 BRANCH NAME: Central District

FOR RECORDER'S USE ONLY

ESTATE OF  
 CONSERVATORSHIP OF (name): SUSAN B. GRANT  
 GUARDIANSHIP OF  DECEDENT  CONSERVATEE  MINOR

ORDER CONFIRMING SALE OF REAL PROPERTY  
 and Confirming Sale of Other Property as a Unit

CASE NUMBER  
 DE-265/GC-065

1. Hearing date: August 7, 2023 Time: 08:30 a.m. Dept.: "4" Rm.:

Electronic filing  
 Superior Court of California  
 County of Los Angeles  
 8/11/2023 3:57 PM  
 David W. Slayton  
 Executive Officer/Clerk of Court,  
 By J. Pereyra, Deputy Clerk

THE COURT FINDS

- 2. All notices required by law were given and, if required, proof of notice of sale was made.
- 3. a.  Sale was authorized or directed by the will  
 b.  Good reason existed for the sale  
 of the property commonly described as (street address or location):  
 1145 Sand Springs Drive  
 La Puente, CA 91746
- 4. The sale was legally made and fairly conducted.
- 5. The confirmed sale price is not disproportionate to the value of the property.
- 6.  Private sale: The amount bid is 90% or more of the appraised value of the property as appraised within one year of the date of the hearing.
- 7. An offer exceeding the amount bid by the statutory percentages  cannot be obtained  was obtained in open court. The offer complies with all applicable law.
- 8. The  personal representative  conservator  guardian of the estate of the decedent, conservatee, or minor has made reasonable efforts to obtain the highest and best price reasonably attainable for the property.

THE COURT ORDERS

9. The sale of the real property legally described  in item 15 on page 2  on Attachment 9  
 and other property sold as a unit described  in item 15 on page 2  on Attachment 9 is confirmed to (name):

(manner of vesting title): Hyland America Investment Corporation, a California Corporation  
 for the sale price of: \$ 540,000.00 on the following terms (use item 15 on page 2 or Attachment 9 if necessary):  
 All cash to the estate, "AS IS" with no contingencies.

Continued in item 15 on page 2.  Continued on Attachment 9.

10. The  personal representative  conservator  guardian of the estate of the decedent, conservatee, or minor  
 (name): Sylvia Mendoza  
 is directed to execute and deliver a conveyance of the estate's interest in the real property described in item 9  
 and other property described in item 9 sold as a unit upon receipt of the consideration for the sale.

<input checked="" type="checkbox"/> ESTATE OF <input type="checkbox"/> CONSERVATORSHIP OF <input type="checkbox"/> GUARDIANSHIP OF (name): SUSAN B. GRANT	CASE NUMBER 22STPB08066
--	----------------------------

11. a.  No additional bond is required.  
 b.  Additional bond is required in the amount of: \$ \_\_\_\_\_, surety, or otherwise, as provided by law.  
 c.  Net sale proceeds must be deposited by escrow holder in a blocked account to be withdrawn only on court order.  
 Receipts must be filed. (Specify institution and location):  
 U.S. Bank, 1611 West Beverly Blvd., Montebello, CA 90640; Wells Fargo Bank, 777 W. Whittier Blvd., Montebello, CA
12. a.  No commission is payable.  
 b.  A commission from the proceeds of the sale is approved in the amount of: \$ 27,000.00  
 to be paid as follows (specify): Century 21 Masters: \$13,500.00  
 RE/MAX Top Producers: \$13,500.00

13. Other (specify, use Attachment 13 if necessary):

14. Number of pages attached:

Date: 8/11/23



*Brenda Penny*  
Brenda J. Penny  
JUDGE

JUDICIAL OFFICER

Signature follows last attachment.

*J.P.*

15.  (Check all that apply):  Legal description of the  real property  personal property in item 9:  
 Additional terms of sale from item 9:

Commonly known as: 1145 Sandsprings Drive  
La Puente, CA 91746

Legally described as:

Lot 19 Tract 24198 in the City of Los Angeles. County of Los Angeles, State of California. as per map recorded in Book 629, Page(s) 80, 81 and 82 of maps in the Office of the County Recorder of said county.

Assessor Parcel Number: 8465-018-015

[SEAL]	<b>CLERK'S CERTIFICATE</b>
	I certify that the foregoing <i>Order Confirming Sale of Real Property</i> , including any attached description of real or personal property, is a true and correct copy of the original on file in my office.
	Date: <b>SEP 13 2023</b> CLERK: <b>DAVID W. SLAYTON</b> , Deputy

*Jizelle Lopez*