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**20220656921**



Pages:  
0004

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

06/23/22 AT 08:00AM

FEES:	28.00
TAXES:	1,210.00
OTHER:	0.00
<hr/> PAID:	<hr/> 1,238.00



LEADSHEET



202206230140008

00022483648



013493050

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

112202461

Recording Requested By:  
Chicago Title Company

**CHICAGO TITLE**

When Recorded Mail to  
And Mail Tax Statements To  
Daniel Kumiega and Leah Zeis  
3209 Marengo Ave.  
Altadena, CA 91001

Escrow Number: 160-454953-GN  
Title Number: 112202461

APN: 5833-004-070  
Property: 3209 Marengo Avenue, Altadena, CA 91001

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

**GRANT DEED**

The undersigned Grantor(s) Declare(s):  
Documentary Transfer Tax \$1,210.00

- Computed on the full value of the interest or property conveyed;
- Computed on the full value less value of liens or encumbrances remaining at time of sale
- Unincorporated Area \_\_\_\_\_ City of Altadena, and

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

**Keith Owen Wechsler and Denise Ann Brassard, Husband and Wife as joint tenants ( who acquired title as Keith Owen Wechsler, a single man and Denise Ann Brassard, an unmarried woman, as joint tenants)**

hereby GRANT(S) to

**Daniel Kumiega, an unmarried man and Leah Zeis, an unmarried woman, as joint tenants**

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

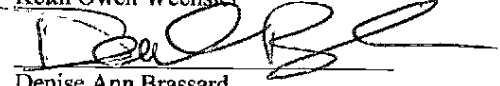
*SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF*

DATED: June 15, 2022

**KEITH OWEN WECHSLER**



Keith Owen Wechsler



Denise Ann Brassard

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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**Daniel Kumiega, an unmarried man and Leah Zeis, an unmarried woman, as joint tenants**

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

*SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF*

DATED: June 15, 2022

**KEITH OWEN WECHSLER**

Keith Owen Wechsler

Denise Ann Brassard

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Notary Acknowledgement attachment to Grant Deed dated June 15, 2022, executed by Keith Owen Wechsler and Denise Ann Brassard  
Property Address: 3209 Marengo Avenue, Altadena, CA 91001

Date: June 15, 2022

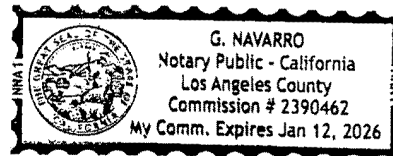
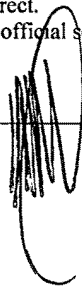
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CA  
COUNTY OF Los Angeles

On 6/15/22 before me, G. Navarro A Notary Public personally appeared Keith Owen Wechsler and Denise Ann Brassard 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 CA that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

Signature \_\_\_\_\_ (seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 5833-004-070**

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

PARCEL 1:

THE NORTHWESTERLY 58.00 FEET OF THE SOUTHEASTERLY 317.00 FEET OF THE NORTHEASTERLY 96.69 FEET OF THE SOUTHWESTERLY 104.69 FEET OF LOT 4 OF TRACT NO. 1315, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGE 42 AND 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, WHERE THEY HAVE BEEN PREVIOUSLY RESERVED IN INSTRUMENTS OF RECORD.

PARCEL 2:

THE SOUTHWESTERLY 8 FEET OF THE SOUTHEASTERLY 317 FEET OF THE NORTHEASTERLY 96.69 FEET OF THE SOUTHWESTERLY 104.69 FEET OF LOT 4 OF TRACT NO. 1315, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGES 42 AND 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHWESTERLY 58.00 FEET THEREOF.

PARCEL 3:

AN EASEMENT FOR INGRESS AND EGRESS, PUBLIC UTILITIES AND SEWER PURPOSES TO BE USED IN COMMON WITH OTHERS, OVER THE SOUTHWESTERLY 20 FEET OF THE SOUTHEASTERLY 317.00 FEET OF LOT 4 OF TRACT NO. 1315, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGE 42 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCELS 1 AND 2 ABOVE.