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**20230618649**



Pages:  
**0004**

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

**09/18/23 AT 08:00AM**

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	28.00



**LEADSHEET**



**202309180110009**

**00023777074**



**014278999**

**SEQ:  
01**

**SECURE - 8:00AM**



**THIS FORM IS NOT TO BE DUPLICATED**

**112310625**

RECORDED AT THE REQUEST OF  
CHICAGO TITLE COMPANY

RECORDING REQUESTED BY:

Sage Escrow, Inc.  
Order No. 112310625-JN  
Escrow No. 6252CA  
Parcel No. 8337-003-013

AND WHEN RECORDED MAIL TO:

MIGUEL GARCIA  
850 BOSTON PLACE  
POMONA, CA 91767

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$<sup>0</sup> and CITY \$<sup>0</sup>

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area:  Pomona, and City of

"This is a bonafide gift and the grantor received nothing in return, R & T 11911."

~~\*This conveyance is being recorded to add Grantee's spouse-~~

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Miguel Garcia (who acquired title as Miguel Angel Garcia, a married man as his sole and separate property) hereby GRANT(S) to Miguel Garcia and Tracy Garcia, Husband and Wife as Joint Tenants

the following described real property in the County of Los Angeles, State of California:  
Lot 15 of Greenlawn Addition, in the City of Pomona, County of Los Angeles, State of California, as per Map recorded in Book 9 Page(s) 172 of Maps, filed in the Office of the County Recorder of Los Angeles County, State of California.

More commonly known as: 850 Boston Place, Pomona, CA 91767

Date September 8, 2023



Miguel Garcia

Exempt from fee per GC 27388.1 (a) (2) and 27388.2 (b); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.

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.

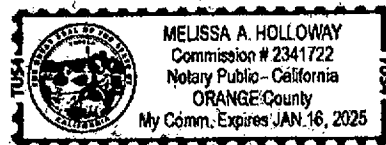
STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } s.s.

On September 10, 2023, before me, Melissa A. Holloway Notary Public, personally appeared Miguel Garcia, 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)





# ILLEGIBLE NOTARY SEAL CERTIFICATION

(Government Code 27361.7)

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary : MELISSA A. HOLLOWAY

Commission Number : 2341722

Vendor No. : TUS4

County/State where Bond is filed : ORANGE COUNTY

Commission Exp. Date : JAN 16, 2025

Executed in the City of GLENDALE, State of California

9/14/23  
Date

By: A. Valenzuela  
Signature of Declarant

ADRIAN VALENZUELA  
Type or Print Name