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20220657318



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

06/23/22 AT 08:00AM

FEES:	22.00
TAXES:	1,045.00
OTHER:	0.00
<hr/> PAID:	<hr/> 1,067.00



LEADSHEET



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SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

112209861

RECORDING REQUESTED BY:
Chicago Title Company

AND WHEN RECORDED MAIL TO:

MR. DEONICIO MARTINEZ and MRS. MARIBEL
ELIZABETH MEZA

801 E Lemon Ave
Glendora, CA 91741

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 112209861

Escrow No.: 331995-KW

AP#: 8649-024-009

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,045.00

[X] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale.

[] Unincorporated area [X] City of Glendora AND

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

YUE HENG TANG and LIHONG WEN, Husband and Wife as Joint Tenants

hereby GRANT(s) to:

DEONICIO MARTINEZ and MARIBEL ELIZABETH MEZA, Husband and Wife as Community Property with
Right of Survivorship

the real property in the City of Glendora, County of Los Angeles, State of California, described as:
Lot 17 of Tract No. 19074, in the City of Glendora, County of Los Angeles, State of California, as per Map
recorded in Book 498, Pages 37 and 38 of Maps, in the Office of the County Recorder of said County.

Also Known as: 801 E. LEMON AVE, GLENDORA, CA 91741

Dated June 7, 2022

[Signature]
YUE HENG TANG
[Signature]
LIHONG WEN

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 06/17/2022 before me, Ke Jia Wan A Notary Public personally
appeared YUE HENG TANG and LIHONG WEN 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)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

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