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20220057724



Pages:
0005

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

01/14/22 AT 08:00AM

FEES:	36.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	36.00



LEADSHEET



202201141090024

00021821558



013073440

SEQ:
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

73721016442

RECORDING REQUESTED BY:
Chicago Title Company - SD

AND WHEN RECORDED
MAIL TO:

Geraldine T. Kaneshiro
16821 Bruck Circle
Hacienda Heights, CA 91745

THIS SPACE FOR RECORDER'S USE

QUITCLAIM DEED

(Please fill in document title(s) on this line)

- 1 Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- 2 Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,
- 3 Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,
- 4 Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,
- 5 Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- 6 Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____
- 7 Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,
- 8 Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,
- 9 Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

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RECORDING REQUESTED BY:
Chicago Title Company

**When Recorded Mail Document
and Tax Statement To:**

Geraldine T. Kaneshiro
16821 Bruck Circle
Hacienda Heights, CA 91745

73721016442-PM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: 73721016442

APN/Parcel ID(s): 8209-016-021

QUITCLAIM DEED

This is a Gift & the grantor received
nothing in return or conveyance
by reason of death, R&T 11930

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$ 0 and is computed on:
- the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in the **City of Los Angeles**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Geraldine T. Kaneshiro, a widow who acquired title as Geraldine T. Kaneshiro and Robert Y. Kaneshiro

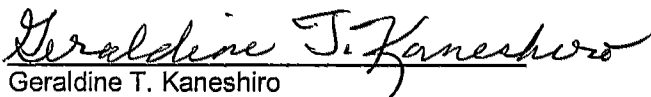
hereby remises, releases and quitclaims to Geraldine T. Kaneshiro, a widow

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

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

Dated: January 5, 2022

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.


Geraldine T. Kaneshiro

MAIL TAX STATEMENTS AS DIRECTED ABOVE

QUITCLAIM DEED
(continued)

APN/Parcel ID(s): 8209-016-021

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 San Diego

On JANUARY 7th 2022 before me, Danielle Raye Bremner, Notary Public,
(here insert name and title of the officer)

personally appeared Geraldine T Kaneshiro,
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.

Danielle Bremner
Signature



MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 8209-016-021

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

LOT 29 OF TRACT NO. 27722, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 818 PAGES 79 THROUGH 81 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET BENEATH THE SURFACE THEREOF, ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND ALL OTHER MINERALS WHETHER SIMILAR OR DISSIMILAR TO THOSE HEREIN SPECIFIED AND INCLUDING ALL FISSIONABLE MATERIALS WITHIN OR THAT MAY BE PRODUCED OR EXTRACTED OR TAKEN FROM SAID PORTION OF SAID LAND, AS RESERVED BY FRED H. BIXBY RANCHO COMPANY, A CORPORATION, IN DEED RECORDED DECEMBER 20, 1962 IN BOOK B 1860 PAGE 954, OFFICIAL RECORDS. NOTHING HEREIN SHALL BE DEEMED TO RESERVE TO FRED H. BIXBY RANCHO COMPANY, ITS SUCCESSORS OR ASSIGNS, ANY INTEREST IN THE SURFACE OR IN ANY PORTION OF SAID LAND LYING WITHIN 500 FEET, MEASURED VERTICALLY DOWNWARD FROM THE SURFACE OF SAID LAND.

MAIL TAX STATEMENTS AS DIRECTED ABOVE