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20230619050



Pages:
0003

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

09/18/23 AT 08:00AM

FEES:	35.00
TAXES:	93.50
OTHER:	0.00
<hr/>	
PAID:	128.50



LEADSHEET



202309180110044

00023777316



014279157

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

112310953

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name SUZETTE M. GODDARD, TRUSTEE

Street C/O VELUR HOLDINGS, LLC

Address P.O. BOX 56867

City SHERMAN OAKS, CA 91413

State
Zip

Title Order No. 112310953

Escrow No. V-26287

Space Above This Line for Recorder's Use

Grant Deed

13356S100

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$93.50

unincorporated area City of

Parcel No. 3263-011-002, VACANT LAND

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, VELUR HOLDINGS, LLC, a California Limited Liability Company.

hereby GRANT(s) to SUZETTE M. GODDARD, TRUSTEE OF THE SUZETTE M. GODDARD TRUST DATED FEBRUARY 2, 2017.

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

SEE EXHIBIT "A" ATTACHED HERETO WHICH IS MADE A PART HEREOF.

Dated SEP 01, 2023

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.

VELUR HOLDINGS, LLC, a California Limited Liability Company

[Handwritten Signature]

By: Lubor Hlavacek, Managing Member

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

On September 12, 2023 before me,

Dominga Sandoval, Notary Public
Here insert Name and Title of the Officer

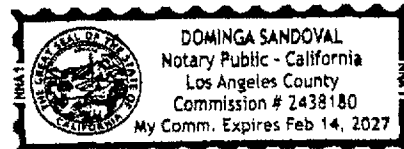
personally appeared LUBOR HLAVACEK
Name(s) of Signor(s)

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 *[Handwritten Signature]*
Signature of Notary Public



(The area above is for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE; IF NO PARTY, THEN MAIL AS DIRECTED ABOVE

EXHIBIT "A"

PARCEL 1:

THE NORTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

PARCEL 2:

AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES, FOR USE IN COMMON WITH OTHERS, OVER THE EAST 32 FEET OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

EXCEPT ANY PORTION INCLUDED IN PARCEL 1.

APN: 3263-011-002

