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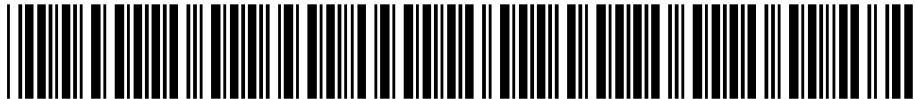


Pages:
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Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

05/13/22 AT 08:00AM

FEES:	31.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	31.00



LEADSHEET



202205130180064

00022337314



013403938

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

58702200473

RECORDING REQUESTED BY:
Chicago Title Company

When Recorded Mail Document
and Tax Statement To:
Jules Prudent Bertrand, Trustee
The Jules Prudent Bertrand Revocable Trust
855 Victor Ave # 304
Inglewood, CA 90302 JPB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: 58702200473

APN/Parcel ID(s): 4025-019-027

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
This conveyance transfers an interest into or out of a Living Trust, R & T 11930.
- 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 Inglewood**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Jules Prudent Bertrand, Trustee of The Jules Prudent Bertrand Revocable Trust, dated May 19, 2017,

hereby GRANT(S) to Jules Prudent Bertrand, as Trustee of The Jules Prudent Bertrand Revocable Trust, dated May 19, 2017

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

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

PROPERTY COMMONLY KNOWN AS: 8722 Beckenham Lane unit C, Inglewood, CA 90305

Dated: April 6, 2022

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

The Jules Prudent Bertrand Revocable Trust

The Jules Prudent Bertrand Revocable Trust

BY: *Jules Prudent Bertrand*
Jules Prudent Bertrand, Trustee

Jules Prudent Bertrand

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:

Chicago Title Company

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and Tax Statement To:**

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: 58702200473

APN/Parcel ID(s): 4025-019-027

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
This conveyance transfers an interest into or out of a Living Trust, R & T 11930.
- The documentary transfer tax is \$ 8 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 Inglewood**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Jules Prudent Bertrand, Trustee of The Jules Prudent Bertrand Revocable Trust, dated May 19, 2017,

hereby GRANT(S) to Jules Prudent Bertrand, as Trustee of The Jules Prudent Bertrand Revocable Trust, dated May 19, 2017

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The Jules Prudent Bertrand Revocable Trust

The Jules Prudent Bertrand Revocable Trust

BY: *Jules Prudent Bertrand*
Jules Prudent Bertrand, Trustee

Jules Prudent Bertrand

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 4025-019-027

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 May 10, 2022 before me, Matthew Alexander Harris-Johnson, Notary Public,
(here insert name and title of the officer)

personally appeared Jules Prudent Bertrand,
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.

Matthew Alexander Harris-Johnson
Signature

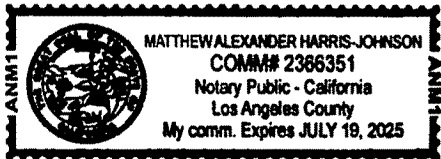
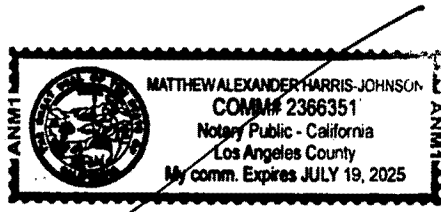


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 4025-019-027

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

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

AN UNDIVIDED 1/40TH INTEREST IN LOT 19 OF TRACT NO. 39164, IN THE CITY OF INGLEWOOD, COUNTY OF INGLEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED APRIL 30, 1985 IN BOOK 1049, PAGES 23 THROUGH 33, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE FOLLOWING:

A. UNITS 85 THROUGH 124, AS SHOWN UPON THE CONDOMINIUM PLAN RECORDED JUNE 12, 1986 AS INSTRUMENT NO. 86-731591, OF OFFICIAL RECORDS OF SAID COUNTY.

B. EXCEPT THEREFROM AN UNDIVIDED 13 PERCENT OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES OR THE PROCEEDS THEREFROM IN AND UNDER OR THAT MAY BE PRODUCED OR SAVED FROM SAID LAND, BY MESNE CONVEYANCES OF RECORD ALL MINERALS, INCLUDING, BUT NOT LIMITED TO HYDROCARBON SUBSTANCES, UNDERLYING THE SAME, TOGETHER WITH THE RIGHT TO MINE, EXTRACT, RECOVER, AND REMOVE THE SAME, PROVIDED HOWEVER, AND GRANTOR SO COVENANTS, THAT GRANTOR, ITS SUCCESSORS AND ASSIGNS EXCEPT BY PERMISSION OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WILL NEVER ENTER UPON THE SURFACE OF SAID LAND FOR THE PURPOSES OF MINING, EXTRACTING, REMOVING OR RECOVERING SAID MINERALS; AS CONTAINED IN DEED FROM TIDE WATER ASSOCIATED OIL COMPANY, TO HOLLYWOOD TURF CLUB, RECORDED FEBRUARY 25, 1947 IN BOOK 24243 PAGE 425, OFFICIAL RECORDS.

ALSO EXCEPT ALL REMAINING OIL, GAS, HYDROCARBONS AND OTHER MINERALS AND MINERAL RIGHTS IN OR UNDER THE LANDS HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFT INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKS OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OF THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AS RESERVED BY F. T. HINTON, GORDON R. EWIG, WILLIAM K. STOUFER, HILTON E. ROSS, HOLMES HOBART AND MALCOLM G. SMITH, AS SUCCESSOR TRUSTEES OF THE ENDOWMENT CARE FUND OF INGLEWOOD PARK CEMETERY, IN DEED RECORDED OCTOBER 8, 1971 AS INSTRUMENT NO. 289 IN BOOK D5217 PAGE 842, OFFICIAL RECORDS, AND AS SET FORTH IN THE DEED FROM KERMIT N. JOHNSON, WILLIAM, K. STOUFER, MILTON E. ROSS, HOLMES HOBART AND MALCOLM G.

EXHIBIT "A"
Legal Description
(continued)

SMITH AS TRUSTEES OF THE ENDOWMENT CARE FUND OF INGLEWOOD PARK CEMETERY, RECORDED MARCH 5, 1981 AS INSTRUMENT NO. 81-230842, OFFICIAL RECORDS.

PARCEL 2:

UNIT 111 AS SHOWN ON THE CONDOMINIUM PLAN REFERRED TO ABOVE.

PARCEL 3:

AN EXCLUSIVE EASEMENT APPURTENANT TO THE CONDOMINIUM UNIT ABOVE-MENTIONED FOR PATIO OR BALCONY PURPOSES, OVER THOSE AREAS DESIGNATED RESTRICTED COMMON AREA ON THE CONDOMINIUM PLAN ABOVE MENTIONED.

PARCEL 4:

AN EXCLUSIVE EASEMENT FOR PARKING PURPOSES AS SET FORTH IN ARTICLE VI OF THE DECLARATION AND IN THE NOTICE OF ADDITION OF TERRITORY RECORDED JUNE 12, 1986, AS INSTRUMENT NO. 86-731590, OFFICIAL RECORDS.

PARCEL 5:

NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS, AND USE AND ENJOYMENT THROUGHOUT THE "COMMON PROPERTY" WHICH TERM AND RIGHTS ARE DEFINED AND DESCRIBED IN THE DECLARATION REFERRED TO ABOVE, AND NON-EXCLUSIVE EASEMENTS AS SET FORTH IN ARTICLE VI AND ARTICLE XVI OF THE SAID DECLARATION.