

Title documents

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20221176879



Pages:
0003

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

12/16/22 AT 08:00AM

FEEES :	30.00
TAXES :	0.00
OTHER :	0.00
<hr/>	
PAID :	30.00



LEADSHEET



202212160150022

00023052639



013828972

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

2349439-01

Recording requested by:
Orange Coast Title Co.
of Southern California

RECORDING REQUESTED BY:
Orange Coast Title Company

AND WHEN RECORDED MAIL TO:

Onika Tanya Maraj
5510 Jed Smith Road
Hidden Hills, CA 91302

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 305-2349439-01

Escrow No.: 003236-YP

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE CITY TRANSFER TAX \$NONE

"This conveyance establishes sole and separate property of a spouse, R & T 11911."

- 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 City of Hidden Hills **AND**

Exempt from the fee per GC 27388.1 (a) (2).
recording concurrently "in connection with"
a transfer subject to the imposition of
documentary transfer tax (DDT)

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

Kenneth N. Petty, spouse of the grantee

do(es) hereby remise, release and forever quitclaim to:

Onika Tanya Maraj, a married woman as her sole and separate property

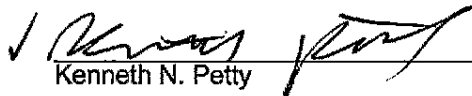
the real property in the City of Hidden Hills, County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A' AND MADE A PART HEREOF.

A.P. # 2049-002-030

Also Known as: 5510 Jed Smith Road, Hidden Hills, CA 91302

Dated December 12, 2022


Kenneth N. Petty

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 December 14, 2022 before me, Bela Gerenshtein
appeared Kenneth N. Petty

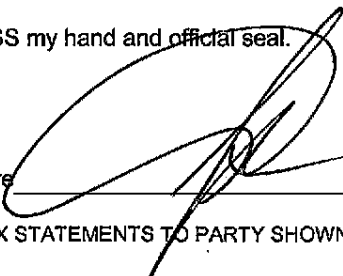
A Notary Public personally
who proved to me on the

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.

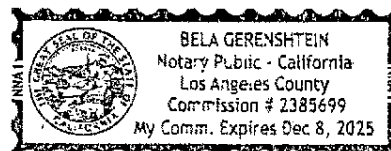
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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

Exhibit "A"

Parcel 1:

Lot 17 of Tract No. 22423, in the City of Hidden Hills, County of Los Angeles, State of California, as per map recorded in Book 733, Pages 3 to 6 inclusive of Maps, in the Office of the County Recorder of said County.

Parcel 2:

An easement for road purposes to be used in common with others over Lewis and Clark Road, Jacob Hamblin Road, Robert Guy Road, as shown upon the map of Tract No. 22423, as per map recorded in Book 733 Pages 3 to 6 inclusive of Maps, and over Jed Smith Road and Round Meadow Road, as shown on Record of Survey Map filed in Book 72 Pages 3 to 6, inclusive of Record of Surveys, and over Long Valley Road, as shown on Record of Survey filed in Book 65 Page 20 of Record of Surveys, all being in the City of Hidden Hills, County of Los Angeles, State of California.