

Title documents

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**20220715875**



Pages:  
**0003**

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

**07/12/22 AT 02:36PM**

FEES:	47.00
TAXES:	0.00
OTHER:	0.00
SB2:	150.00
PAID:	<u>197.00</u>



LEADSHEET



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00022545270



013532215

SEQ:  
01

SECURE - Daily - Priority



**THIS FORM IS NOT TO BE DUPLICATED**

Sub Recon - 5610 Ted Smit

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO**

Arixa Enhanced Income Fund, L.P.  
10960 Wilshire Blvd., Suite 1050  
Los Angeles, CA 90024

APN #: 2049-002-030  
Re: 5510 Jed Smith Road, Hidden Hills, California  
91302

**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

The undersigned, Arixa Enhanced Income Fund, L.P., a California Limited Partnership, as the present Beneficiary of the Note secured by Deed of Trust dated March 3, 2022, made by: 5510 Jed Smith Rd. LLC, a California Limited Liability Company, Trustor, to Lawyers Title Company, Trustee, for Arixa Enhanced Income Fund, L.P., a California Limited Partnership, Beneficiary, which Deed of Trust was recorded on March 4, 2022 as Instrument No. 20220253959, of Official Records of Los Angeles County, California and, herein substitutes Arixa Enhanced Income Fund, L.P., a California Limited Partnership, as Trustee in lieu of the Trustee herein.

Arixa Enhanced Income Fund, L.P., a California Limited Partnership, hereby accepts said appointment as Trustee under the above Deed of Trust, and as successor Trustee, and pursuant to the request of said owner and holder and in accordance with the provisions of said Deed of Trust, does hereby GRANT AND RECONVEY WITHOUT WARRANTY, to the person or persons legally entitled thereto, all the estate now held by it under said Deed of Trust.

IN WITNESS THEREOF the present Beneficiary above named, and the successor Trustee above named, has caused this instrument to be executed, each in its respective interest:

Dated: May 10, 2022

**Successor Trustee**

Arixa Enhanced Income Fund, L.P., a California Limited Partnership

By: Arixa Management, LLC  
Its: General Partner

Gregory S. Hebner, Agent for  
Jan B. Brzeski, its Manager

  
\_\_\_\_\_  
Successor Trustee

**Beneficiary**

Arixa Enhanced Income Fund, L.P., a California Limited Partnership

By: Arixa Management, LLC  
Its: General Partner

Gregory S. Hebner, Agent for  
Jan B. Brzeski, its Manager

  
\_\_\_\_\_  
Beneficiary

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.

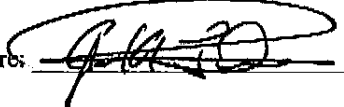
STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )

On May 10, 2022 before me, Joel Torres, Notary Public,

personally appeared Gregory S. Heber 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)

