

Title documents

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20210327693



Pages:
0012

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

02/26/21 AT 08:00AM

FEEES :	52.00
TAXES :	4,400.00
OTHER :	0.00
<hr/>	
PAID :	4,452.00



LEADSHEET



202102260990071

00019999108



011880943

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

E08_210226_8027585

RECORDING REQUESTED BY

LAWYERS TITLE

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Diana Alon & Leon Alon

STREET ADDRESS 22020 Clearmont St #2015

CITY, STATE & ZIP CODE Woodland Hills, CA 91367

SPACE ABOVE FOR RECORDER'S USE ONLY

Grant Deed

Title of Document

RECORDING REQUESTED BY:
Lawyers Title

AND WHEN RECORDED MAIL TO:

Diana Alon and Leor Alon
22020 Clarendon St. #205
Woodland Hills, Ca., 91367

Order No. 121080112 / Escrow No. CWSM-AL-686

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

A.P.N. 2049-002-030

GRANT DEED

The undersigned Grantor(s) Declare(s):

Documentary Transfer Tax is \$ 4,400.00 City Tax \$ -0-
 Computed on the full value of the interest or property conveyed, or
Computed on the full value less value of liens or encumbrances at time of sale
Unincorporated Area City of Hidden Hills

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Jane Okin Chang, Rita Okyun Lee and Robert Ilyong Choi, Successor Co-Trustees of The Choi Family Survivor's Trust effective June 11, 2007, as to an undivided 50% interest and Jane Okin Chang, Rita Okyun Lee and Robert Ilyong Choi, Successor Co-Trustees of The Choi Family Exemption Trust effective June 11, 2007, as to an undivided 50% interest

grants to **Diana Alon**, an unmarried woman, as to an undivided 50% interest and **Leor Alon**, a single man, as to an undivided 50% interest as tenants in the following described real property in the County of Los Angeles, State of California: common

LEGAL DESCRIPTION IS SET FORTH IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

Commonly known as: 5510 Jed Smith Road, Hidden Hills, CA 91302 Dated: January 29, 2021

The Choi Family Survivor's Trust effective June 11, 2007

By: Jane Okin Chang, Successor Co-Trustee *Jane Okin Chang, Successor Co-Trustee* Co-Trustee
Jane Okin Chang, Successor Co-Trustee

By: _____
Rita Okyun Lee, Successor Co-Trustee

Signed in counterpart

By: _____
Robert Ilyong Choi, Successor Co-Trustee

The Choi Family Exemption Trust effective June 11, 2007

By: Jane Okin Chang, Successor Co-Trustee *Jane Okin Chang, Successor Co-Trustee* Co-Trustee
Jane Okin Chang, Successor Co-Trustee

By: _____
Rita Okyun Lee, Successor Co-Trustee

By: _____
Robert Ilyong Choi, Successor Co-Trustee

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 this document.

State of California }

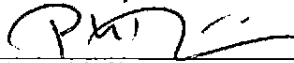
County of San Francisco }

On February 5, 2021 before me, Phillip Albert Donnici

Notary Public, personally appeared Jane Okin Chang
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.

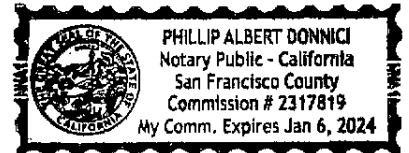
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

GRANT DEED
(Title or description of attached document)

(Title or description of attached document continued)

No. of Pages: 1 Document Date January 29, 2021

CAPACITY CLAIMED BY THE SIGNER

Individual(s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-In-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date as the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they is/are) or circling correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - Indicate title or type of attached document, number of pages and date.
 - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

RECORDING REQUESTED BY:
Lawyers Title

AND WHEN RECORDED MAIL TO:

Diana Alon and Leor Alon
22020 Clarendon St. #205
Woodland Hills, Ca., 91367

Order No. 121080112 / Escrow No. CWSM-AL-686

A.P.N. 2049-002-030

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor(s) Declare(s):

Documentary Transfer Tax is \$ _____ City Tax \$ -0-
 Computed on the full value of the interest or property conveyed, or
Computed on the full value less value of liens or encumbrances at time of sale
Unincorporated Area City of Hidden Hills

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Jane Okin Chang, Rita Okyun Lee and Robert Ilyong Choi, Successor Co-Trustees of The Choi Family Survivor's Trust effective June 11, 2007, as to an undivided 50% interest and Jane Okin Chang, Rita Okyun Lee and Robert Ilyong Choi, Successor Co-Trustees of The Choi Family Exemption Trust effective June 11, 2007, as to an undivided 50% interest

grants to **Diana Alon**, an unmarried woman, as to an undivided 50% interest and **Leor Alon**, a single man, as to an undivided 50% interest as tenants in the following described real property in the County of Los Angeles, State of California: _____ common

LEGAL DESCRIPTION IS SET FORTH IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

Commonly known as: 5510 Jed Smith Road, Hidden Hills, CA 91302

Dated: January 29, 2021

The Choi Family Survivor's Trust effective June 11, 2007

By: _____
Jane Okin Chang, Successor Co-Trustee

Signed in counterpart

By: Rita Okyun Lee
Rita Okyun Lee, Successor Co-Trustee

By: _____
Robert Ilyong Choi, Successor Co-Trustee

The Choi Family Exemption Trust effective June 11, 2007

By: _____
Jane Okin Chang, Successor Co-Trustee

By: Rita Okyun Lee
Rita Okyun Lee, Successor Co-Trustee

By: _____
Robert Ilyong Choi, Successor Co-Trustee

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 this document.

State of CALIFORNIA }

County of LOS ANGELES }

On FEBRUARY 6TH 2021 before me, KAREN MARTINEZ

Notary Public, personally appeared RITA OKYUN LEE
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

Karen Martinez
Notary Public Signature



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

GRANT DEED
(Title or description of attached document)

(Title or description of attached document continued)

No. of Pages: 1 Document Date January 29, 2021

CAPACITY CLAIMED BY THE SIGNER

- Individual(s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-In-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

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 - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary : Karen Martinez

Notary Identification Number : 2293167

Vender Identification Number : BRS1

County Where Bond Is Filed : Kern

Date Commission Exp : June 15, 2023

Place of Execution : Burbank, CA

DATE: 2 12 5 1 2021

lin
Signature

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 this document.

State of CALIFORNIA)

County of Los Angeles)

On 02-22-2021 before me, C. BURTS, Notary Public

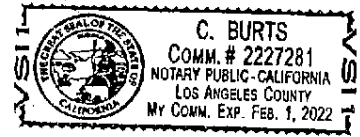
Notary Public, personally appeared Robert Hyong Choi
Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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.

C. Burt
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

GRANT DEED
(Title or description of attached document)

(Title or description of attached document continued)

No. of Pages: 1 Document Date January 29, 2021

CAPACITY CLAIMED BY THE SIGNER

Individual(s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-In-Fact
 Trustee(s)
 Other _____

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 - Indicate title or type of attached document, number of pages and date.
 - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
 - Securely attach this document to the signed document with a staple.

EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

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, Record of Surveys, and over Long Valley Road, as shown on record of map 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.

Assessor's Parcel No: 2049-002-030

Clarity

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date

2/25/2021

Place Of Execution

Burbank

Signature



RECORDING REQUESTED BY:
Lawyers Title

AND WHEN RECORDED MAIL TO:

Diana Alon and Leor Alon
22020 Clarendon St. #205
Woodland Hills, Ca., 91367

Order No. 121080112 / Escrow No. CWSM-AL-686

A.P.N. 2049-002-030

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor(s) Declare(s):

Documentary Transfer Tax is \$ _____ City Tax \$ -0-
 Computed on the full value of the interest or property conveyed, or
Computed on the full value less value of liens or encumbrances at time of sale
Unincorporated Area City of Hidden Hills

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Jane Okin Chang, Rita Okyun Lee and Robert Ilyong Choi, Successor Co-Trustees of The Choi Family Survivor's Trust effective June 11, 2007, as to an undivided 50% interest and Jane Okin Chang, Rita Okyun Lee and Robert Ilyong Choi, Successor Co-Trustees of The Choi Family Exemption Trust effective June 11, 2007, as to an undivided 50% interest

grants to **Diana Alon, an unmarried woman, as to an undivided 50% interest and Leor Alon, a single man, as to an undivided 50% interest, as tenants in common**

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

LEGAL DESCRIPTION IS SET FORTH IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

Commonly known as: 5510 Jed Smith Road, Hidden Hills, CA 91302

Dated: January 29, 2021

The Choi Family Survivor's Trust effective June 11, 2007

By: _____
Jane Okin Chang, Successor Co-Trustee

By: _____
Rita Okyun Lee, Successor Co-Trustee

By: _____
Robert Ilyong Choi, Successor Co-Trustee

The Choi Family Exemption Trust effective June 11, 2007

By: _____
Jane Okin Chang, Successor Co-Trustee

By: _____
Rita Okyun Lee, Successor Co-Trustee

By: _____
Robert Ilyong Choi, Successor Co-Trustee