

Title documents

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**20210364959**



Pages:  
0005

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

03/05/21 AT 08:00AM

FEES:	36.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	36.00



LEADSHEET



202103051190004

00020043643



011911020

SEQ:  
01

SECURE - 8:00AM



**THIS FORM IS NOT TO BE DUPLICATED**

E08\_210304\_8649294

RECORDING REQUESTED BY  
**LAWYERS TITLE**

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME **5510 Jed Smith LLC**  
STREET ADDRESS **110 Diana Alon**  
**22020 Clarendon St Ste 105**  
CITY, STATE & ZIP CODE **Woodland Hills, CA 91367**

SPACE ABOVE FOR RECORDER'S USE ONLY

Quitclaim Deed

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY:  
Lawyers Title Comany

AND WHEN RECORDED MAIL TO:

5510 Jed Smith LLC  
C/O Diana Alon  
22020 Clarendon Street, Suite 205  
Woodland Hills, CA 91367

AB28705

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.:

Escrow No.:

**QUITCLAIM DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

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

"This is a bonafide gift and the grantor received nothing in return, 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**

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

**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.**

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

**5510 Jed Smith, LLC, a California Limited Liability Company**

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, Hidden Hills, CA

ACCOMMODATION  
This document delivered to recorder  
as an accommodation only at the  
express request of the parties hereto.  
It has not been examined as to  
it's effect of validity.

**DATED: March 3, 2021**

**Signature Page attached hereto  
and made a part hereof**

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

Title Order No.:

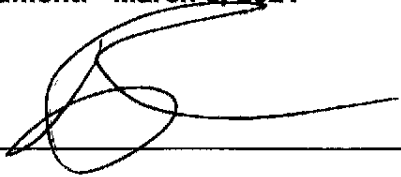
Escrow No.:


AP#: 2019-002-030

**SIGNATURE PAGE**

**Title of Document: QUITCLAIM DEED**

**Date of Document: March 3, 2021**

  
\_\_\_\_\_  
Diana Alon

  
\_\_\_\_\_  
Leor Alon

**ACKNOWLEDGMENT**

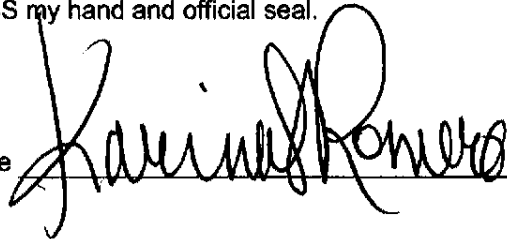
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On 3/3/2021  
before me, Karina E. Romero  
A Notary Public personally appeared  
Diana Alon and  
Leor Alon

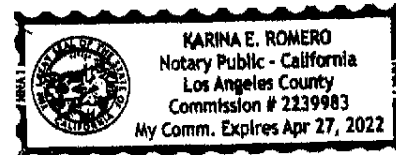
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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)



## **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