

Title documents

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**20220253958**



Pages:  
0004

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

03/04/22 AT 08:00AM

FEES: 28.00

TAXES: 7,590.00

OTHER: 0.00

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PAID: 7,618.00



LEADSHEET



202203040300038

00022035655



013212052

SEQ:  
01

SECURE - 8:00AM



**THIS FORM IS NOT TO BE DUPLICATED**

121078290

**RECORDING REQUESTED BY:**  
Lawyers Title Company

**AND WHEN RECORDED MAIL TO:**

**5510 Jed Smith Rd. LLC**  
17530 Ventura Blvd., #208  
Encino, CA 91316

121078290

THIS SPACE FOR RECORDER'S USE ONLY:

**Title Order No.:** 121078290

**Escrow No.:** 002739-YP

**AP#:** 2049-002-030

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

31

**DOCUMENTARY TRANSFER TAX is \$7,590.00**

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,

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

hereby GRANT(s) to:

**5510 Jed Smith Rd. 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

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

**DATED: February 24, 2022**

**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.: 121078290

Escrow No.: 002739-YP

AP#: 2049-002-030

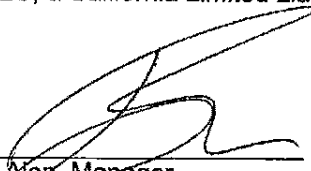
**SIGNATURE PAGE**

**Title of Document: GRANT DEED**

**Date of Document: February 24, 2022**

5510 Jed Smith, LLC, a California Limited Liability Company

By:

  
Diana Alon, Manager

Diana 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.

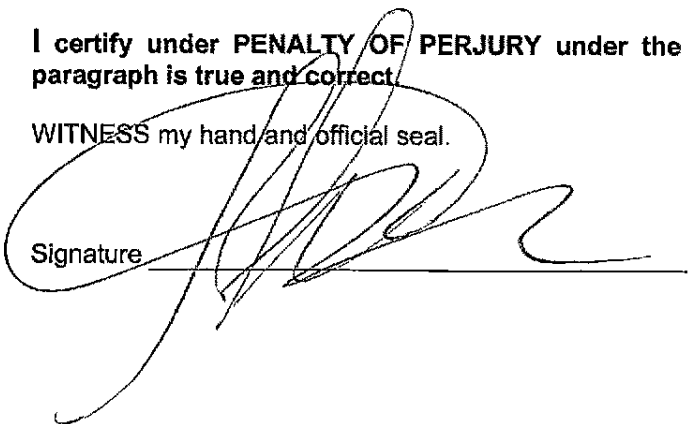
STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On February 28th, 2022  
before me, Bela Gerenshtein,  
A Notary Public personally appeared  
Diana Alon

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.

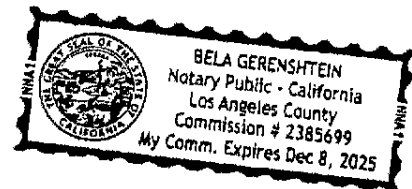
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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, 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.

Assessor's Parcel No: 2049-002-030