

Title documents

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20221176880



Pages:
0004

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

12/16/22 AT 08:00AM

FEES:	28.00
TAXES:	21,450.00
OTHER:	0.00
<hr/>	
PAID:	21,478.00



LEADSHEET



202212160150022

00023052640



013828972

SEQ:
02

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:

Mrs. 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

AP#: 2049-002-030

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$21,450.00

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 Rd. LLC, a California Limited Liability Company

hereby GRANT(s) 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

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

DATED: October 31, 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.: 305-2349439-01

Escrow No.: 003236-YP

AP#: 2049-002-030

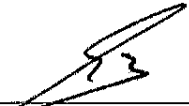
SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: October 31, 2022

5510 Jed Smith Rd. LLC, a California Limited Liability Company

By:



Tzvika Diner, Member
Tzvika Diner

ACKNOWLEDGMENT

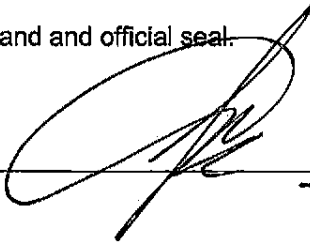
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On December 5, 2022
before me, Bela Gerenshtein
A Notary Public personally appeared
Tzvika Diner

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)

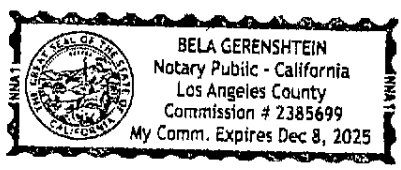


Exhibit "A"

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.