

RECORDING REQUESTED BY

Recorded at the request of
SASECO TITLE INSURANCE CO.

83

66061

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME
ADDRESS
CITY & STATE
Zip
GENERAL SECURITY CORPORATION
P. O. Box 12
Carlsbad, CA 92008

Title Order No. T.S. No. 81-534

SURVEY MONUMENT FEE \$10. CODE 99

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Grantee herein is

The undersigned declares that the documentary transfer tax is \$ -0- beneficiary and is
☐ computed on the full value of the interest or property conveyed, or is
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements, or realty is located in ☐ unincorporated area ☒ city of Los Angeles

The amount of the unpaid balance was \$577,781.90. The amount paid by the grantee was \$577,781.90

TRUSTEE'S DEED

GENERAL SECURITY CORPORATION, a corporation, as Trustee under the Deed of Trust referred to below and herein called TRUSTEE, does hereby grant without any covenant or warranty, expressed or implied, to

Protective Equity Trust #96, a limited partnership

herein called GRANTEE, the following described real property situated in the County of Los Angeles State of California: Parcel 1: Portions of Lots 2 and 7 of Fractional Section 24, Township 2 North, Range 14 West, San Bernardino Meridian AND, Parcel 2: Portion of Lot 203 of the Western Empire Tract in the City of Los Angeles Book 18, pages 162 and 163 AND Parcel 3: Lot 1 of Section 26, Township 2 North, Range 14 West, filed in District Land Office on July 18, 1904 ALL MORE FULLY DESCRIBED ON ATTACHED EXHIBIT "I" consisting of three(3)pages.

This conveyance is made pursuant to the powers conferred upon TRUSTEE by the Deed of Trust executed by Del Rio Development Inc, a California Corporation

to General Security Corporation as Trustor
and recorded on April 6, 1981 as document no. 81-342428 in book
page of Official Records in the office of the Recorder of Los Angeles County, California.
and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Beneficiary, as owner of the obligations secured by said Deed of Trust executed and delivered to TRUSTEE a written Declaration of Default and Demand for Sale. Default under said Deed of Trust occurred as set forth in the Notice of Default and Election to Sell Under Deed of Trust which was recorded in the office of the Recorder of said county. Beneficiary made due and proper demand upon TRUSTEE to sell said property pursuant to the terms of said Deed of Trust. The posting and first publication of the Notice of Trustee's Sale of said property occurred not less than three months from the recording of the Notice of Default and Election to Sell Under Deed of Trust. TRUSTEE executed its Notice of Trustee's Sale stating that it would sell, at public auction to the highest bidder for cash, in lawful money of the United States, the real property above described, which Notice of Trustee's Sale duly fixed the time and place of said sale as therein stated.

All requirements of law regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell Under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with.

TRUSTEE in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on November 23, 1982

GRANTEE being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ 577,781.90 cash, in lawful money of the United States.

Dated November 23, 1982

GENERAL SECURITY CORPORATION

A corporation, Trustee

STATE OF CALIFORNIA

COUNTY OF San Diego

On November 23, 1982

before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donald D. Hensel

known to me to be the Vice President, and

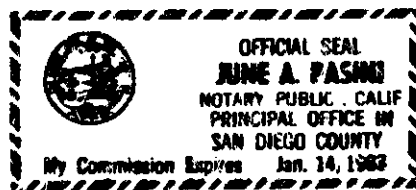
known to me to be Assistant Secretary of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

By

DONALD D. HENSEL

Vice President

FOR NOTARY SEAL OR STAMP



June A Pasini

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

Zip

8133280-34

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8133280

EXHIBIT I

PARCEL 1 (SHOLMER):

Those portions of Lots 2 and 7 of Fractional Section 24, Township 2 North, Range 14 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the official plat thereof, described as a whole as follows:

Beginning at the most Southerly corner of Lot 236 of the Hillhaven Tract, as per map recorded in Book 72, Pages 48 and 49 of Maps, in the office of the County Recorder of said County, said most Southerly corner being also an angle point in the boundary of said Hillhaven Tract; thence along said boundary South 39°20'00" West 122.37 feet to an angle point therein; thence continuing along said boundary, South 2°05'00" East 62.00 feet to a point, said point to be known as "Point A" for the purposes of this description only; thence continuing along said boundary, South 2°05'00" East 30.49 feet; thence leaving said boundary on a line parallel with and distant Southerly 30.00 feet, measured at right angles, from a line which leaves a point in the Westerly line of said Lot 7, distant Northerly thereon North 0°29'30" West 1542.00 feet from the Southwest corner of said Lot 7 and passes through the said "Point A", North 81°48'30" West 149.33 feet; thence South 26°53'05" West 617.26 feet; thence South 76°47'30" East 210.00 feet; thence North 86°12'30" East 434.42 feet to the Westerly boundary of the property described in Certificate of Title No. IN-77773, on file in the office of the Registrar of titles of said County; thence along said Westerly boundary South 9°00'00" West 21.11 feet to an angle point therein; thence continuing along said Westerly boundary South 7°55'00" East 59.57 feet to the intersection with a line parallel with and distant Southerly 80.00 feet measured at right angles from that certain course hereinabove described as having a bearing and length of North 86°12'30" East 434.42 feet and the Westerly prolongation thereof, said intersection being the true point of beginning for this description; thence along said parallel line South 86°12'30" West to the intersection with the Southwesterly prolongation of that certain course hereinabove described as having a bearing and length of South 26°53'05" West 617.26 feet; thence along said prolongation and said last mentioned certain course North 26°53'05" East to said first mentioned parallel line; thence along said first

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mentioned parallel line South 81°48'30" East 149.33 feet to said boundary of the Hillhaven Tract; thence along said boundary of the Hillhaven Tract North 2°05'00" West 34.09 feet to said last line hereinabove described as passing through said "Point A"; thence along said line to said point in the Westerly line of said Lot 7, distant thereon North 0°29'30" West 1542.00 feet from the Southwest corner thereof; thence along the Westerly and Southeasterly lines of said Lot 7, South 0°29'30" East 1542.00 feet and North 67°19'30" East 1432.37 feet to said Westerly boundary of the land described in said Certificate of Title; thence along said Westerly boundary North 7°55'00" West 175.50 feet to the true point of beginning.

NOTE: The above described property is shown on a Licensed Surveyor's Map filed in Book 18, Page 39 of Record of Surveys, records of said County.

PARCEL 2 (ARNEBERGH):

That portion of Lot 203 of the Western Empire Tract, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book 18, Pages 162 and 163 of Maps, in the office of the County Recorder of said County, lying Easterly of a line commencing at the Southeast corner of Lot 200 of said Western Empire Tract; thence South 1913.79 feet to the intersection with the South line of Rancho Tujunga, as shown on map recorded in Book 1, Page 561 of Patents, said point of intersection being on direct line between Stations 13 and 14 of said Rancho Tujunga.

EXCEPT therefrom that portion of said lot within the 150 foot right of way of the Southern California Edison Company, Ltd., described in Certificate No. GP-62886 on file in the office of the Registrar of Titles of Los Angeles County.

ALSO EXCEPT that portion described as follows:

Beginning at the Northeast corner of said lot; thence Southerly along the Easterly line of said lot, 566.94 feet to the Northeasterly line of the 150 foot right of way of the Southern California Edison Company, Ltd., described in Certificate No. GP-62886 on file in the office of the Registrar of Titles of Los Angeles County; thence along said Northeasterly

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line, North 72° 19' 05" West 362.53 feet; thence North 9° 57' 16" East 290.27 feet to the beginning of a curve concave Southerly and having a radius of 130 feet and a radial line to said point bears North 37° 17' East; thence Westerly along said curve an arc distance of 95.03 feet; thence South 85° 22' West 176.53 feet to the beginning of a tangent curve concave Northerly and having a radius of 240 feet; thence Westerly along said curve 83.78 feet; thence North 74° 38' West 18.33 feet to the WEsterly line of the land described in the deed to Yves Mevel and wife, recorded on September 14, 1954, as Instrument No. 656, in Book 45565, Page 309, Official Records; thence Northerly along said Westerly 141.26 feet to a point in the Northerly line of said Lot 203; thence Easterly along said Northerly line 661.04 feet to the point of beginning.

PARCEL 3 (McMATH):

Lot 1 of Section 26, Township 2 North, Range 14 West, San Bernardino Meridian, in the City of Los Angeles, County of Los Angeles, State of California, according to the Official Plat of said land filed in the District Land Office on July 18, 1904.

EXCEPT the East 150 feet thereof.

ALSO EXCEPT therefrom that portion thereof described as Parcel 11A as condemned by Final Decree entered in Case No. 729135, Superior Court, a certified copy thereof being recorded December 18, 1963, as Instrument No. 4646, in Book D2994, Page 326, Official Records.

ALSO EXCEPT therefrom that portion thereof lying Southerly of the Southerly line of that certain strip of land 84 feet wide described in deed to the City of Los Angeles, recorded on February 8, 1958, as Instrument No. 3279, in Book D5, Page 675, Official Records.

ALSO EXCEPT from Parcels 1-3 inclusive that portion of said land included within the land as described in Parcel 47817-1 (amended) in the Final Decree of Condemnation entered in the Los Angeles County Superior Court Case No. NC C 87878, a certified copy of which was recorded May 3, 1976, as Instrument No. 2743, in Book D7065, Page 531, Official Records of said County.