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05 2070756

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

8:41 AM AUG 29 2005

TITLE(S) :

DEED



LEAD SHEET

FEE

FEE \$ 13 T
3

D.T.T.

[Signature]

NOTIFICATION SENT \$4 ©

CODE
20

CODE
19

CODE
9

SURVEY, MONUMENT FEE \$10. CODE 9 9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

2562 - 006 - 009

001

THIS FORM IS NOT TO BE DUPLICATED

Recording Requested By:

Andrew C. Luchina, Esq.

2

When Recorded Mail To:

05 2070756

Andrew C. Lachina, Esq.

Attorney at Law

5212 Katella Ave.

Suite: #102

Los Alamitos, CA. 90720

TITLE (S)

TRUST TRANSFER GRANT DEED

APN: 2562-006-009

{COVERSHEET}

RECORDING REQUESTED BY:

ANDREW C. LACHINA

05 2070756

WHEN RECORDED MAIL TO

ANDREW C. LACHINA
5212 KATELLA AVE., SUITE 102
LOS ALAMITOS, CA 90720

Title Order No.: _____

Space Above This Line For Recorder's Use

Escrow No. _____

TRUST TRANSFER GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s):

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

- ☐ Computed on full value of property conveyed, or ☐ Computed on full value less value of liens or encumbrances remaining at time of sale or transfer.
- ☐ Unincorporated area: ☐ City of _____, and
- ☒ "This conveyance transfers the grantor's interest into his or her revocable trust, R & T 11911".
- ☐ Excluded from Reappraisal Under Proposition 13, California Constitution Article 13A § 1, et seq.
- ☐ This conveyance does not constitute a "change of ownership", R & T 62.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
IBRAHIM H. GHANEM and CAROL GHANEM, as Husband and Wife as Joint Tenants

hereby GRANT(s) to:

IBRAHIM H. GHANEM aka BRIAN GHANEM and CAROL GHANEM as Trustees of the IBRAHIM and CAROL GHANEM Living Trust dated: 1/14/05

the following described real property in the County of LOS ANGELES, State of California (Assessor's Parcel No. 2562-006-009):

*** SEE ATTACHED "EXHIBIT A" ***

Dated: 8-22-05


IBRAHIM H. GHANEM

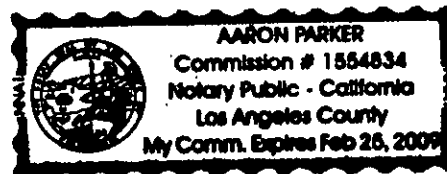
STATE OF CALIFORNIA }
COUNTY OF Los Angeles } S.S.


CAROL GHANEM

On August 22, 2005 before me, Aaron Parker, Notary Public,
personally appeared Ibrahim H. Ghanem and Carol Ghanem,
personally known to me (or 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.

WITNESS my hand and official seal.

Signature Aaron Parker



MAIL TAX STATEMENTS TO: Ibrahim and Carol Ghanem, 1550 S. Westridge Road, West Covina, CA 91791

EXHIBIT "A".

05 2070756

APN# 2562-006-009

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

That portion of the northeast one-quarter of fractional section 25, Township 2 North, Range 14 West, in V. Beaudry's Mountains, in the City of Los Angeles, State of California as per map recorded in book 36 pages 67 to 71 inclusive of miscellaneous records, in the office of the county recorder of said county, described as follows:

Beginning at a point in the northerly line of a strip of land 84.00 feet wide, described in the deed to the City of Los Angeles, recorded on February 6, 1958 as instrument no. 28, described in Parcel 47837-1, amended in the final decree of condemnation entered in Superior Court of Los Angeles County, Case No. NC C 87878, a certified copy of which was recorded on May 3, 1976 as Instrument No. 2743, of official records, in the office of the county recorder; thence North 15° 59' 50" West 115.76 feet; thence North 24° 11' 56" East, 270.80 feet; thence North 84° 48' 20" East, 243.10 feet; thence North 79° 58' 52" East, 762.91 feet to the East line of said Section 25; thence along said East line South 0° 32' 22" East, 196.06 feet to the Northerly line of said strip of land 84.00 feet wide; thence along said last mentioned Northerly line, South 73° 33' 39" West, 1,120.00 feet to the point of beginning.

Except therefrom, that portion lying Southerly of the Northerly line of la Tuna Canyon road, 60.00 feet wide as shown on County Surveyor's Map No. B-725, on file in the office of the county engineer of said county.

Also except therefrom that portion of said land included within the land as described in Parcel 4-1837-1 (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.