

**RECORDING REQUESTED BY:**

Pacific Coast Title Company

**MAIL TAX STATEMENTS AND**

**WHEN RECORDED MAIL TO:**

John Doe  
Real Estate Services Inc.  
123 Main Street  
Los Angeles, CA 90012

**Order No.:** 2024-12345

**Escrow No.:** ESC-98765

**APN:** 8381-021-001

**GRANT DEED**

**THE UNDERSIGNED GRANTOR(S) DECLARE(S):**

DOCUMENTARY TRANSFER TAX IS \$ 550.00

- ☒ Computed on full value of property conveyed, or  
☐ Computed on full value less liens and encumbrances remaining at time of sale.  
☐ Unincorporated area ☒ City of La Verne

For valuable consideration, receipt of which is hereby acknowledged,

**HERNANDEZ GERARDO J; MENDOZA YESSICA S**

hereby GRANT(S) to

**SMITH JOHN AND SMITH JANE AS JOINT TENANTS**

the real property situated in the County of LOS ANGELES, State of California, more particularly described as follows:

**LEGAL DESCRIPTION:**

TRACT NO 6654 LOT 44. This is a sample legal description that is less than 600 characters so it will display inline.

**Dated:** 2025-11-05

HERNANDEZ GERARDO J; MENDOZA YESSICA S  
Grantor

*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

) SS.

COUNTY OF LOS ANGELES )

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public, personally appeared HERNANDEZ GERARDO J; MENDOZA YESSICA S, 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.

\_\_\_\_\_  
Notary Public Signature

[NOTARY SEAL]

Commission Expires: \_\_\_\_\_

MAIL TAX STATEMENTS AS DIRECTED ABOVE