

RECORDING REQUESTED BY:

First American Title Company

MAIL TAX STATEMENTS AND

WHEN RECORDED MAIL TO:

Jane Smith
456 Oak Avenue
Pasadena, CA 91101

Order No.: 2024-QC-789

Escrow No.: QC-ESC-456

APN: 5555-444-333

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S): DOCUMENTARY TRANSFER TAX IS \$

- ☐ 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

For valuable consideration, receipt of which is hereby acknowledged,

GRANTOR: DOE JOHN

hereby REMISE(S), RELEASE(S) AND QUITCLAIM(S) to

GRANTEE: SMITH JANE

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

See Exhibit A attached hereto

Dated: November 04, 2025

DOE JOHN
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.

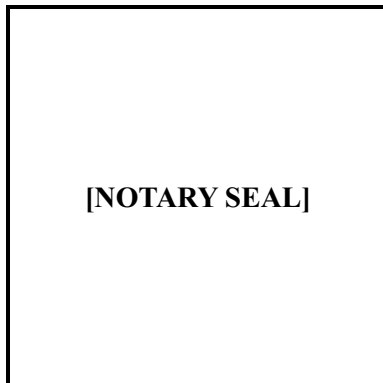
COUNTY OF LOS ANGELES)

On _____ before me, _____, Notary Public, personally appeared DOE JOHN, 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



Commission Expires: _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT A - LEGAL DESCRIPTION

LOT 5 OF TRACT NO. 12345, IN THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 123 PAGES 45 THROUGH 67 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR ANY PORTION THEREOF ABOVE SAID DEPTH, AS RESERVED IN DEED RECORDED JANUARY 15, 1985 AS INSTRUMENT NO. 85-123456 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, PETROLEUM, GAS, ASPHALTUM, AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND AS RESERVED IN DEED RECORDED MARCH 22, 1990 AS INSTRUMENT NO. 90-654321 OF OFFICIAL RECORDS. This legal description is intentionally long to test the exhibit threshold logic. It should trigger the exhibit A page.

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