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**20250670421**



Pages:  
**0004**

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

**09/29/25 AT 03:19PM**

FEES:	33.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	33.00



**LEADSHEET**



**202509291900023**

**00025864601**



**015549289**

**SEQ:**  
**01**

**DAR - Counter (Upfront Scan)**



**THIS FORM IS NOT TO BE DUPLICATED**

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME MR. MORRIS RAHBAR

STREET ADDRESS 6644 BIANCA AVENUE

CITY, STATE &  
ZIP CODE VAN NUYS, CA 91406

SPACE ABOVE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

Title of Document

Pursuant to Assembly Bill 1466 – Restrictive Covenant (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars (\$2) for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded per each single transaction per parcel of real property, except those expressly exempted from payment of recording fees, as authorized by each county's board of supervisors and in accordance with applicable constitutional requirements.

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☐ Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer subject to the imposition of documentary transfer tax (DTT).
- ☒ Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)

Recording Requested By:

When recorded mail this deed and, unless otherwise shown below, mail tax statement to:

NAME Mr. Morris Rahbar

ADDRESS 6644 Bianca Avenue

CITY  
STATE & ZIP Van Nuys, CA 91406

APN: 2229-010-032

QUITCLAIM DEED

Above Space for Recorder's Use Only

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX is \$ 0.00 CITY TAX \$ 0.00

- ☒ computed on full value of property conveyed, or *\* CONVEYANCE GIVEN BY REASON OF INTER*  
☐ computed on full value of items or encumbrances remaining at time of sale, *VIVOS GIFT. RFT 11930*  
☐ Unincorporated area ☐ City of \_\_\_\_\_, and

FOR A FULL VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Keyoomars Rahbar, a Married Man, as his sole and separate property \_\_\_\_\_ hereby

remise, release and forever quitclaim to

~~Morris Rahbar, a Single Man~~ \_\_\_\_\_ the

following described real property in the City of Los Angeles County of Los Angeles, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

Also Known as: 6644 Bianca Avenue, Van Nuys, CA 91406

Dated: Aug 5, 2025

*1/4/25 Nalhu*  
**✓ KEYOOMARS RAHBAR**

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 } SS

On 08-05-25 before me, Darius Talley a Notary Public, personally appeared Keyoomars Rahbar 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/their/her authorized capacity (ies), and that by his/her/their signatures(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 *Darius Talley* (SEAL)



**EXHIBIT A**  
Legal Description

**For APN/Parcel ID(s):     2229-010-032**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 13, OF TRACT NO. 28705, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 719 PAGES 53 TO 56, INCLUSIVE  
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.