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20200553035



Pages:
0004

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

05/20/20 AT 08:00AM

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



LEADSHEET



202005200200055

00018276926



010772637

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
North American Title Company
91402-20-07393
AND WHEN RECORDED MAIL TO:

ARTUR AVAGYANTS
and LILIT AVAGYANTS
1517 E. GARFIELD AVE #96
GLENDALE, CA 91205

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 91402-20-07393

Escrow No.: 44156-40

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$0.00 CITY TRANSFER TAX \$0.00

"This conveyance establishes sole and separate property of a spouse, R & T 11911."

☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☐ Unincorporated area ☒ City of Glendale **AND**

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

LILIT AVAGYANTS, a married woman as her sole and separate property (spouse of Grantee)

do(es) hereby remise, release and forever quitclaim to:

ARTHUR AVAGYANTS, a married man as his sole and separate property

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

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

A.P. # 5683-007-115

Also Known as: 1517 E. GARFIELD AVE #96, GLENDALE, CA 91205

Dated May 1, 2020


LILIT AVAGYANTS

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

On MAY 14, 2020 before me, LILIT AVAGYANTS
appeared _____

A Notary Public personally
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.

Signature

CSD ATTACHED COPY

(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

Exempt from fee per GC 27388.1 (a) (2); recorded concurrently
"in connection with" a transfer of a real property
that is a residential dwelling to an owner-occupier.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

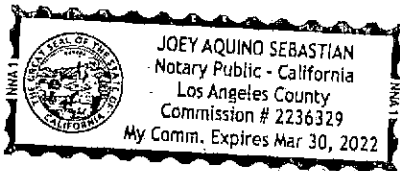
State of California

County of LOS ANGELES

On MAY 14, 2020 before me, JOEY AQUINO SEBASTIAN, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared LILIT AVAGYANTS
Name(s) of Signer(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.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: QUITTANCE DEED

Document Date: 05.01.2020 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: LILIT AVAGYANTS

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____

Signer is Representing: _____

A.P.N.: 5683-007-115

EXHIBIT "A"
LEGAL DESCRIPTION

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

(A) AN UNDIVIDED 750/93.080 INTEREST IN LOT 1 OF TRACT NO. 32934, AS PER MAP RECORDED IN BOOK 1015 PAGES 17 AND 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT UNITS 1 THRU 114 INCLUSIVE AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN RECORDED JANUARY 10, 1985 AS INSTRUMENT NO. 85-32299 OF OFFICIAL RECORDS.

(B) UNIT 96 AS SHOWN AND DEFINED ON THE CONDOMINIUM PUN REFERRED TO ABOVE.

PARCEL 2:

THE EXCLUSIVE AND NON-SEVERABLE EASEMENT TO USE GARAGE SPACE(S) NO. 146 FOR VEHICLE PARKING PURPOSES, THE PARKING SPACE(S) DESIGNATED ON SAID CONDOMINIUM PLAN.

PARCEL 3:

THE EXCLUSIVE AND NON SEVERABLE EASEMENT TO USE STORAGE SPACE(S) NO. 146 FOR STORAGE PURPOSES, THE STORAGE SPACE(S) DESIGNATED ON SAID CONDOMINIUM PLAN.