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**20200821884**



Pages:  
0003

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

07/23/20 AT 08:00AM

FEES:	25.00
TAXES:	6,434.40
OTHER:	0.00
<hr/>	
PAID:	6,459.40



LEADSHEET



202007230160033

00018583810



010975747

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

170\_5357544\_1\_1

RECORDING REQUESTED BY:  
Fidelity National Title Company

AND WHEN RECORDED MAIL TO:

Arthur Avagyants  
6821 Saint Estaban Street  
Los Angeles (Tujunga area), CA 91042

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 00252543

Escrow No.: 042413-NT

AP#: 2564-009-018

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$1,263.90**

**CITY TRANSFER TAX \$5,170.50**

☒ 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 Los Angeles **AND**

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

**Robert Hall and Sons, a California Corporation**

hereby GRANT(s) to:

**Arthur Avagyants, an Unmarried Man**

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

Parcel B of Parcel Map L.A. No. 2003-6743, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 354, Pages 8 and 9, both of Maps, and amended by Certificate of Correction recorded 10/9/2009, as Instrument No. 2009-1543512, of Official Records, in the Office of the County Recorder of said County.

Assessor's Parcel No.: 2564-009-018

**Also Known as:** 6821 Saint Estaban Street, Los Angeles (Tujunga area), CA 91042

**DATED: June 24, 2020**

**Signature Page attached hereto  
and made a part hereof**

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

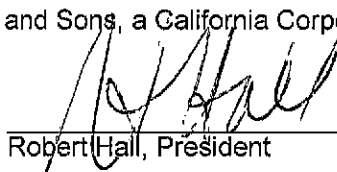
## SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: June 24, 2020

Robert Hall and Sons, a California Corporation

By:

  
Robert Hall, President

## ACKNOWLEDGMENT

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 AngelesOn 06-25-2020before me, Nancy TOTH

A Notary Public personally appeared

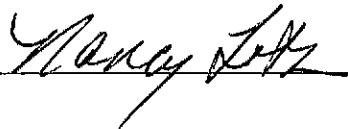
Robert Hall

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.

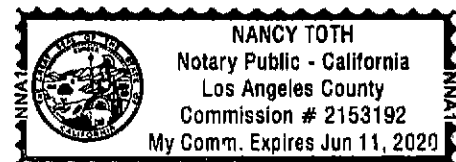
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



"The notary commission extended to August 14, 2020 pursuant to Executive Order N-63-20."