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20230183377



Pages:
0004

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

03/22/23 AT 08:00AM

FEES:	28.00
TAXES:	847.00
OTHER:	0.00
<hr/>	
PAID:	875.00



LEADSHEET



202303220210055

00023293825



013979332

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

**RECORDING REQUESTED BY
TICOR TITLE
ORANGE COUNTY BRANCH**

RECORDING REQUESTED BY:
Premier Properties Escrow, A Non-
Independent Broker Escrow
Order No. 00933481-997-JC2
Escrow No. 1600-MG
Parcel No. 8390-001-027

AND WHEN RECORDED MAIL TO:

MARIA EUGENIA AGUILAR H.
1705 PILGRIM WAY
MONROVIA, CA 91016

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS **\$847.00** and CITY S

- ☒ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☐ unincorporated area: ☒ **San Dimas, and**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Penny V. Shaffer, Trustee of The Penny Shaffer Living Trust, dated October 24, 2017**

hereby GRANT(S) to **Maria Eugenia Aguilar H. and Jorge Mercado, wife and husband as Joint Tenants**

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

See attached Exhibit "A"

More commonly known as: **625 East Payson Street, San Dimas, CA 91773**

Date January 24, 2023

The Penny Shaffer Living Trust, dated October 24,
2017

Penny V. Shaffer
By: Penny V. Shaffer, Trustee

PENNY V. CHAFFER

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~~ ^{ARIZONA}
COUNTY OF Mohave } S.S.

On January 27, 2023, before me, Michelle K Encinas, Notary Public, personally appeared Penny V. Shaffer, 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~~ ^{ARIZONA} that the foregoing paragraph is true and correct.
Ulu

WITNESS my hand and official seal.

Signature Michelle K Encinas (Seal)

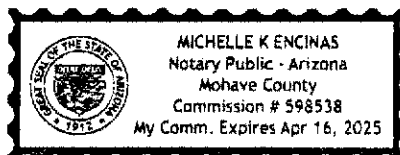


EXHIBIT "A"

LEGAL DESCRIPTION

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

Lot 35 of Tract No. 25897, in the City of San Dimas, County of Los Angeles, State of California, per Map recorded in Book 783, Pages 95 and 96, in the Office of the County Recorder of said County.

APN: 8390-001-027