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20150548890



Pages:
0006

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

05/12/15 AT 08:00AM

FEES:	44.00
TAXES:	16,240.00
OTHER:	0.00
PAID:	16,284.00

CPC-2017-3251



LEADSHEET



201505120160012

00010557194



006822725

SEQ:
13

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

CHICAGO TITLE COMPANY

2

RECORDING REQUESTED BY:

Chicago Title Company

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

1045 Olive, LLC
c/o Crescent Heights
2200 Biscayne Boulevard
Miami, Florida 33137
Attn: Michael Sheitelman



Title Order No.: 26831-X23 Space Above This Line For Recorder's Use Escrow No.: 26831-X46

AP # 5139-010-002

3
500

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s):

(80) (44)

DOCUMENTARY TRANSFER TAX is \$ 3,190.00 CITY TAX \$ 13,050.00

Computed on full value of property conveyed, or Computed on full value less value of liens or encumbrances remaining at time of sale,

City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Edna Y. Chahin, as Trustee of the Edna Y. Chahin Family Trust dated December 6, 2995 ("Grantor") hereby

GRANTS to 1045 Olive, LLC, a Delaware limited liability company the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

See Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property").

This conveyance is subject to non-delinquent taxes and assessments, and all matters of record affecting the Property, including without limitation matters which could be ascertained by an inspection or survey of the property. Grantor disclaims any and all express or implied warranties regarding the property other than the implied warranty stated in subparagraph 1 of Section 1113 of the California Civil Code.

LA IN WITNESS WHEREOF, the undersigned Grantor has executed this Grant Deed as of the day of May, 2015.

Edna Yolanda Chahin
Edna Y. Chahin, as Trustee of the Edna Y. Chahin Family Trust dated December 6, 1995

ACKNOWLEDGMENT

State of California

County of Los Angeles

On _____, 2015 before me, _____ a notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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)

see attached certificate

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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)

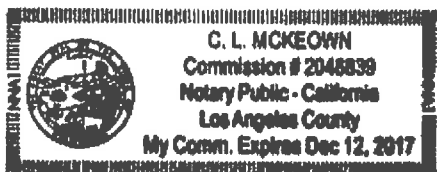
On May 6, 2015 before me, C. L. McKeown, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Edna Y. Chahin
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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: Grant Deed Document Date: May 6, 2015
Number of Pages: 3 Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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EXHIBIT "A"

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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:

PART OF LOTS 3 AND 4 IN BOOK 70 OF THE SUBDIVISION OF BLOCKS 62, 70 AND 78 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF OLIVE STREET, DISTANT 150 FEET NORTHEASTERLY FROM ITS INTERSECTION, WITH THE NORTHEASTERLY LINE OF ELEVENTH STREET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO A POINT WHICH WOULD BE INTERSECTED BY THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 4 OF HAYWARD'S SUBDIVISION, AS PER MAP RECORDED IN BOOK 1 PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHEASTERLY 50 FEET MORE OR LESS, TO THE WESTERLY CORNER OF SAID LOT 4 OF HAYWARD'S SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE THEREOF, 167.30 FEET TO THE NORTHWESTERLY LINE OF OLIVE STREET; THENCE SOUTHWESTERLY ALONG SAID LINE OF OLIVE STREET, 50 FEET TO THE POINT OF BEGINNING.

APN: 5139-010-002