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20160225863



Pages:
0005

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

03/02/16 AT 08:00AM

FEES:	31.00
TAXES:	28,000.00
OTHER:	0.00
PAID:	28,031.00

CPC-2017-3251



LEADSHEET



201603020150017

00011776984



007410178

SEQ:
13

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

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.: 00045265-994-X23 Space Above This Line For Recorder's Use Escrow No. 45265-X46:

AP # 5139-010-008

4
SM

GRANT DEED

The undersigned Grantor declares:

- Documentary Transfer Tax is \$5,500.00
- City Tax is \$22,500.00
- and is computed on full value of property conveyed


FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, YOUNG SIM SHIN, AS TRUSTEE OF THE YOUNG SIM SHIN 2005 REVOCABLE TRUST ("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.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Grant Deed as of the 18th day of March, 2016.

GRANTOR:



YOUNG SIM SHIN, AS TRUSTEE OF THE
YOUNG SIM SHIN 2005 REVOCABLE
TRUST

ADD NOTARY

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 California

On 12/4/15 before me, Jimmy Ho Chung, Notary Public
(insert name and title of the officer)

personally appeared Young Sim Shin
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)

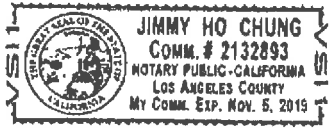


EXHIBIT A
LEGAL DESCRIPTION

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

LOT 4 OF HAYWARD'S SUBDIVISION OF PART OF BLOCK 70 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, HYDROCARBON SUBSTANCES AND ALL ASSOCIATED SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 100 FEET FROM THE SURFACE OF SAID LAND, WITHOUT ANY RIGHT OF SURFACE ENTRY OR SUBSURFACE ENTRY TO A DEPTH OF 100 FEET TO DEVELOP OR PRODUCE THE SUBSTANCES HEREBY RESERVED, AS EXCEPTED AND RESERVED IN THE DEED FROM CHARLES H. ENDY, A MARRIED MAN AS HIS SEPARATE PROPERTY AS TO AN UNDIVIDED ONE-HALF INTEREST, AND PAUL S. ENDY, JR., A MARRIED MAN AS HIS SEPARATE PROPERTY AS TO AN UNDIVIDED ONE-HALF INTEREST, RECORDED MAY 16, 1973.

APN: 5139-010-008