

Recording Request By  
and When Recorded  
Return To: Ann M. Cheung

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A.P.N. 4155-013-032 Order N.: 2676017664

Escrow # \_\_\_\_\_

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**GRANT DEED AND EASEMENT BY RESERVATION**

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The undersigned Grantor Declares:

DOCUMENTARY TRANSFER TAX IS \$ \_\_\_\_\_

\_\_\_\_ Computed on full value of property conveyed, or

\_\_\_\_ Computed on full value less liens and encumbrances remaining at time of sale.

\_\_\_\_ Unincorporated area \_\_\_\_\_ City of \_\_\_\_\_

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I, ANN M. CHEUNG, AS THE SOLE REMAINING TRUSTEE OF THE CHEUNG FAMILY TRUST, dated May 21, 1997, being the record owner of two adjoining parcels of real property located at and commonly known as 1921 Voorhees Avenue and 1923 Voorhees Avenue, in the City of Redondo Beach, County of Los Angeles, State of California, and more particularly described as:

Lots 29 and 30 respectively, Block 81, Redondo Villa Tract "B", as per Map recorded in Book 11 Pages 110 and 111, in the office of the County Recorder of said County;

For valuable consideration, receipt of which is acknowledged, hereby Grants to \_\_\_\_\_ (Buyer)  
that certain parcel located at 1923 Voorhees Avenue, County of Los Angeles, City of Redondo Beach, more particularly described as:

Lot 30, Block 81, Redondo Villa Tract "B", as per Map recorded in Book 11 Pages 110 and 111, in the office of the County Recorder of said County;  
("Servient Tenement")

This grant is made expressly subject to the reservation of an easement appurtenant to, and benefitting the parcel of real property located at and commonly known as 1921 Voorhees Avenue, in the City of Redondo Beach, County of Los Angeles, State of California, more particularly described as follows:

Lot 29, Block 81, Redondo Villa Tract "B", as per Map recorded in Book 11 Pages 110 and 111, in the office of the County Recorder of said County; ("Dominant Tenement")

The perpetual easement appurtenant reserved herein is for purposes of vehicular and pedestrian ingress and egress, landscaping and fence / wall purposes over and across the Servient Tenement, and is more particularly described in **Exhibit A**, which is attached hereto and incorporated herein.

Dated as of \_\_\_\_\_.

GRANTOR:

ANN M. CHEUNG, TRUSTEE OF THE CHEUNG FAMILY TRUST, dated May 21, 1997

By: \_\_\_\_\_

Name ANN M. CHEUNG

:

Its: Trustee

**ACKNOWLEDGMENT**

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\* 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.

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State of California  
County of Los Angeles

On \_\_\_\_\_ before me, \_\_\_\_\_  
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 she executed the  
same in her authorized capacity, and that by 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)