

DENN ENGINEERS

3914 DEL AMO BLVD, SUITE 921
TORRANCE, CA 90503 (310) 542-9433

SURVEY AND TOPOGRAPHY

FOR
ANN CHEUNG
~~FORNE AVENUE~~
~~TORRANCE~~
~~TO SANDEN CA~~
~~3900 S. SANDEN CA~~

JOB No. 20-205

JOB ADDRESS

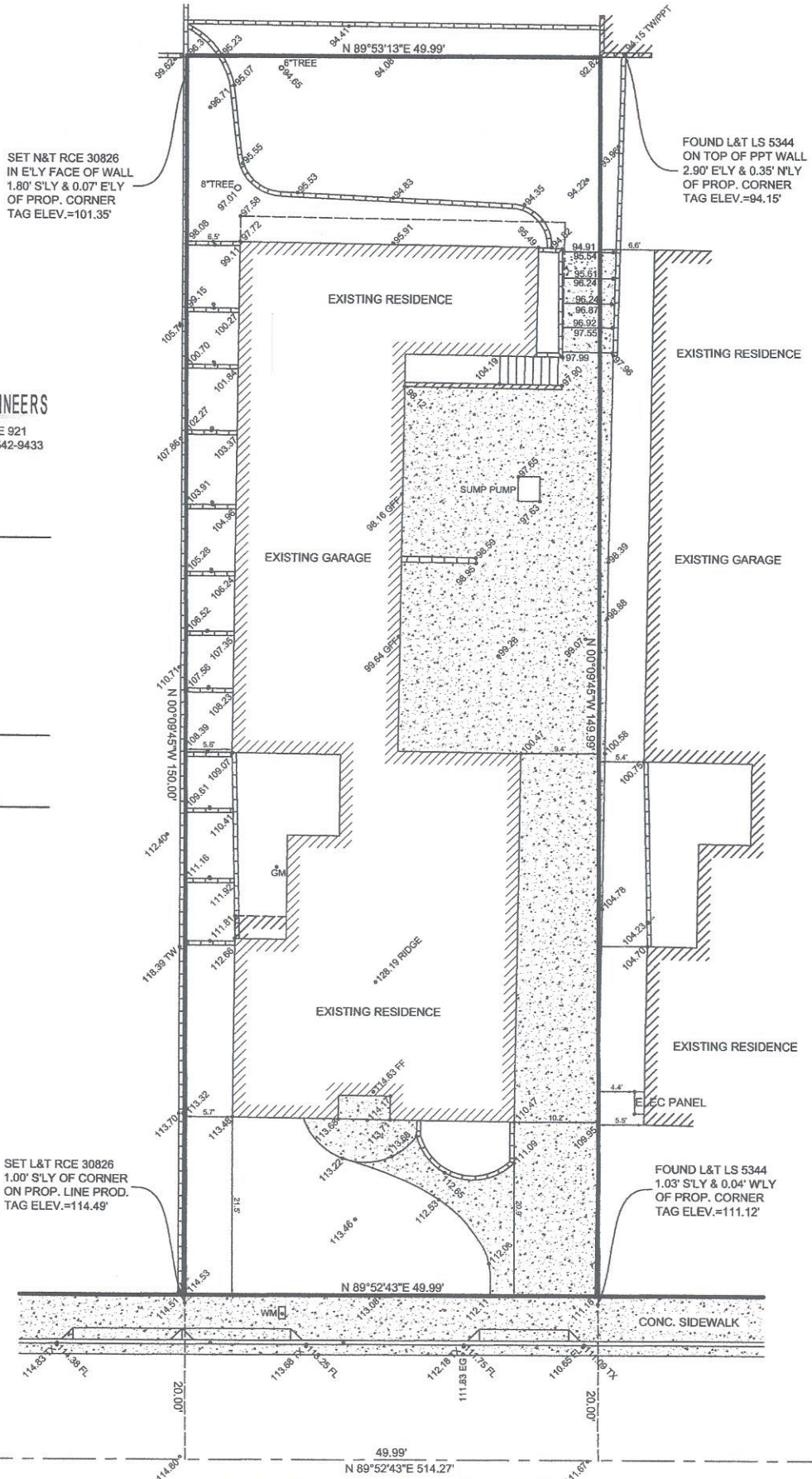
1921 VOORHEES AVENUE
REDONDO BEACH, CA 90278

LEGAL DESCRIPTION

LOT 29, BLOCK 81
REDONDO VILLA TRACT B
M.B. 11-1110-111
APN 4155-013-031



SCALE: 1" = 20'



VOORHEES AVENUE

Recording Request By
and When Recorded
Return To: Ann M. Cheung
~~19301 Voorhees Avenue~~
~~Redondo Beach, CA 90503~~

A.P.N. 4155-013-032 Order N.: 2676017664 Escrow # _____

GRANT DEED AND EASEMENT BY RESERVATION

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 _____

I, ANNM. 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

* 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 _____ 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)