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**20191166610**Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

10/30/19 AT 08:00AM

Pages:
0003

FEES:	30.00
TAXES:	6,105.00
OTHER:	0.00
<hr/> PAID:	6,135.00



LEADSHEET



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SEQ:
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

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RECORDING REQUESTED BY:
USA Title

AND WHEN RECORDED MAIL TO:

Michael G. Licata
502 N. Lucia Avenue #A
Redondo Beach, CA 90277-

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.:

AP#: 7502-026-014

Escrow No.: 83803-MC

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$2,035.00 CITY TRANSFER TAX \$4,070.00☒ computed on full value of property conveyed, or☐ computed on full value less value of liens or encumbrances remaining at time of sale.☐ Unincorporated area ☒ City of Redondo Beach **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

FM Properties, Inc., a California Corporation

hereby GRANT(s) to Michael Licata and Michelle Licata, husband and
wife as joint tenants.

the real property in the City of Redondo Beach, County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 502 N. Lucia Avenue #A, Redondo Beach, CA 90277-

Dated August 12, 2019

FM Properties, Inc., a California Corporation

By:

Fahim Mansour, President

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 AngelesOn 10-12-2019before me, Ashraf A. Metryappeared Fahim Mansour

A Notary Public personally

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.

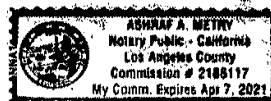
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Ashraf A. Metry

(Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

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EXHIBIT 'A'

A Condominium comprised of:

Parcel 1:

An undivided ½ interest in and to Parcel 1 of Parcel Map No. 78253, in the City of Redondo Beach, County of Los Angeles, State of California, as per map filed in Book 404, Pages 30 and 31 of Parcel Maps, in the office of the County Recorder of said county.

Excepting therefrom, the following:

- (a) Units 1 and 2 as shown and defined upon the Condominium Plan recorded September 4, 2019 as Instrument No. 20190903377 of Official Records of said county.
- (b) The exclusive right to use of all those areas designated as Balcony, Deck, and Yard Areas, as shown upon the Condominium Plan referred to above.

Parcel 2:

Unit No. 1, as shown upon the Condominium Plan above referred to.

Parcel 3:

The exclusive right to use of those portions of Parcel 1 of Parcel Map No. 78253, described in Parcels 1 and 2 above, designated Balcony "(1B-2)", as appurtenant to Parcels 1 and 2 above described.

Parcel 4:

The exclusive right to use of those portions of Parcel 1 of Parcel Map No. 78253, described in Parcels 1 and 2 above, designated Deck "(1D-3)", as appurtenant to Parcels 1 and 2 above described.

Parcel 5:

The exclusive right to use of those portions of Parcel 1 of Parcel Map No. 78253, described in Parcels 1 and 2 above, designated Yard "(1Y-1)", as appurtenant to Parcels 1 and 2 above described.

APN: 7502-025-014 (portion)

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