

Cover Page

Non-Order Search



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Company: FIDELITY NATIONAL TITLE | SHERMAN OAKS - (FNFSTR) | 01 | CRN: 00036-00021

Search Type	Search Parameters	State/County	Status
Image: 2021-1870143 DEG 12-16-2021		CA / Los Angeles	Success

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20211870143



Pages:
0003

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

12/16/21 AT 08:00AM

FEES:	25.00
TAXES:	1,276.00
OTHER:	0.00
<hr/>	
PAID:	1,301.00



LEADSHEET



202112160210029

00021693066



012990521

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

00319818

E634519

Fidelity National Title Company

RECORDING REQUESTED BY:
Fidelity National Title Company

**MAIL TAX STATEMENT
AND WHEN RECORDED MAIL TO:**

Wenyang Duan and Qingyan Cai
2017 West Macarthur Street
Rancho Palos Verdes, CA 90275

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 00319818-995-LBO-VE
APN#: 7557-026-025

GRANT DEED

Escrow No.: 01-101685-AW

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,276.00

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 Rancho Palos Verdes **AND**

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

William Serate and Magnolia Serate, Co-Trustees of the Serate Family Trust dated June 4, 2018

hereby GRANT(s) to:

Wenyang Duan and Qingyan Cai, Husband and Wife as Community Property with Right of Survivorship

the real property in the City of Rancho Palos Verdes, County of Los Angeles, State of California, described as:

Lot 40 of Tract No. 16726, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, as per Map recorded in Book 429, Pages 12 to 20 inclusive of Maps, in the Office of the County Recorder of said County.

Also Known as: 2017 West Macarthur Street, Rancho Palos Verdes, CA 90275

DATED: October 29, 2021

**Signature Page attached hereto
and made a part hereof**

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: October 29, 2021

The Serate Family Trust dated June 4, 2018

By: William Serate
William Serate, Co-Trustee

By: Magnolia Serate
Magnolia Serate, Co-Trustee
Magnolia Serate, Co-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 Nevada
COUNTY OF Clark
On November 2, 2021
before me, Nelsie Medina,
A Notary Public personally appeared
William Serate
Magnolia Serate

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~~ Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)

