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04 1397853

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
2:21 PM JUN 01 2004

TITLE(S) :



FEE

FEE $13	A
DAF $2	
C-20	3

D.T.T

CODE
20

CODE
19

CODE
9____

Assessor's Identification Number (AIN)
To be completed by Examiner OR Title Company in black ink.

Number of Parcels Shown

THIS FORM NOT TO BE DUPLICATED

2

04 1397853

COVENANT AND AGREEMENT
Regarding mobile home installation
on adjustable foundation system

RECORDING REQUESTED BY AND MAIL TO:
LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
DISTRICT ENGINEER
BUILDING AND SAFETY DIVISION
335A EAST AVENUE K-6
LANCASTER, CA 93535

DECLARATION OF COVENANT AND AGREEMENT

THIS DECLARATION is made this 26 **day of** MAY **,20** 04 **, by** GERT ZANDER JOHANNA ZANDER **hereinafter referred to as "Declarant".**

WHEREAS, Declarant is the owner of all that certain real property located in the County of Los Angeles, State of California, more particularly described legal description. NORTHWEST QUARTER OF NORTHWEST QUARTER OF NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 20 TOWNSHIP 8 NORTH RANGE 13 WEST. SAN BERNARDINO BASE MERIDIAN EXCEPTING THE WESTERLY 140 FEET OF THE NORTHERLY 140 FEET

ASSESSOR MAP: 3220 **PAGE** 002 **PARCEL:** 035
(ATTACH LEGAL DESCRIPTION)

WHEREAS, Declarant is desirous of construction a structure(s) on the above described property.

NOW THEREFORE, Declarant declares that the hereinabove described property shall be held, sold and conveyed subject to the following covenant, for the purpose of enhancing and protecting the value, desirability and safety of the subject property

COVENANT AND AGREEMENT

Declrant hereby covenants and agrees that, in the event of differential settlement of home in excess of manufacture's recommended specification, we understand that the manufactured home at·

8848 W. AVE D-8 LANCASTER, CA 93536

will be releval, if the differential settlement between support piers exceeds ¼ inches, at owners expense and agree to hold Los Angeles County harmless in connection therewith.

this covenant shall run with the hereinabove described real property and shall be binding on all parties having or acquiring any right, title or interest in the property or any part thereof, and shall insure to the benefit of each owner, heir assignee thereof, form the date this declaration is recorded.

Gert Zander — Johanna I. Zander

SIGNATURE OF OWNER GERT ZANDER

SIGNATURE OF OWNER JOHANNA I. ZANDER

IN WITNESS WHEREOF, the undersigned, being the Declaration herein, has executed this Declaration on

this 26 **day of** MAY **, 20** 04

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGLES)

ON MAY 26, 2004 **BEFORE ME,** CHYERRELLE CARLETON ,

PERSONALLY APPEARED GERT ZANDER AND JOHANNA I. ZANDER

PERSONALLY KNOWN TO ME (OR PROVE TO ME THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON (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 ISNTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Chyerrelle Carleton

CHYERRELLE CARLETON
COMM. #1475024
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. Mar 7, 2008

7.91

3

04 1397853

04 0391105

02/20/2004

RECORDING REQUESTED BY
First Southwestern Title Co
AND WHEN RECORDED MAIL TO
Gert Zander
Johanna I Zander
37500 Bayberry Street
Palmdale, CA 93550

Space Above This Line for Recorder's Use Only

A P N 3220-002-035 Order No 38194 Escrow No 20055

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s) THAT DOCUMENTARY TRANSFER TAX IS COUNTY $27 50
[ ] 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 Lancaster, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Gloria M Molina, as Trustee or any successor trustee, under that certain declaration of trust named Gloria M Molina Family Trust, created by Gloria M Molina, as trustor, dated January 26, 1995
hereby GRANT(S) to Gert Zander and Johanna I Zander, Husband and Wife as Joint Tenants

the following described property in the City of Lancaster, County of Los Angeles State of California,
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, *EXCEPTING THEREFROM THE WESTERLY 140 FEET OF THE NORTHERLY 140 FEET OF SAID LAND*

By Gloria M Molina
Gloria M Molina, Trustee

Document Date February 11, 2004

STATE OF CALIFORNIA)SS
COUNTY OF LOS ANGELES)

On FEBRUARY 17, 2004 before me ANNE MARIE VILLAHERMOSA
personally appeared GLORIA M MOLINA
personally known to me ~~(or 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
WITNESS my hand and official seal

Signature Anne Marie Villahermosa

ANNE MARIE VILLAHERMOSA
COMM #1457054
Notary Public-California
ORANGE COUNTY
My Comm. Exp Dec 18, 2007

Mail Tax Statements to SAME AS ABOVE or Address Noted Below

04-1397853

4

RECORD OF SURVEY
R.S 75-40-41
T.8N.R.13W.
C.S 8736
ALL ACREAGES ON THIS PAGE ARE NET
CODE 9561
FOR PREV ASMT SEE 1065-76
THIS MAP SUV OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN OBSERVATION OF THE GENERAL LOCATION OF PARCELS OR PARCELS DEPICTED HEREON THE COMPANY EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP
3220
2
200'
SCALE 1"
Rio