SDMS DOCID # 1150164

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME Fred Cheng Fu Chen
ADDRESS c/o 713 N Heliotrope Dr
CITY & STATE ZIP Los Angeles, Ca. 90029

Title Order No. Escrow No.

89- 552968

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN. PAST 2 P.M. APR 10 1989

FEE $7 G
2

SURVEY MONUMENT FEE $10. CODE 99

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

THIS FORM FURNISHED BY UNITED TITLE COMPANY

The undersigned declares that the documentary transfer tax is $ 322.30 and is
☐ computed on the full value of the interest or property conveyed, or is
☒ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in
☐ unincorporated area ☒ city of Whittier and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Dynasty Deed Services Inc.

a corporation organized under the laws of the State of California
hereby GRANT(S) to Fred Cheng Fu Chen and Meei Ling Chen husband and wife as Community property as to an undivided 32% interest tenants in common

the following described real property in the city of Whittier
County of Los Angeles, State of California:

legal description attached hereto and made partof: Exhibit "A"

property commonly known as: 12353-12357 Whittier Blvd Whittier Ca 90602

Dated March 31 1989

Dynasty Deed Services Inc.
By: [signature]
Sylvia Partida Vice President

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.
On this the 31 day of March 19 89, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sylvia Partida personally known to me or proved to me on the basis of satisfactory evidence to be the Vice President, and _____ personally known to me or proved to me on the basis of satisfactory evidence to be the _____ Secretary of the corporation that executed the within instrument, on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its Bylaws or resolution of its board of directors.

Signature [signature]
Leticia M. Ortega
Name (Type or Print)
Notary Public in and for said County

OFFICIAL SEAL
LETICIA M. ORTEGA
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My commission expires JUN 2, 1989

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City & State

G1-D39 (Rev. 9/87)

SAID LAND IS SITUATED IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 2 IN BLOCK "L" OF THE PICKERING LAND AND WATER COMPANY'S SUBDIVISION OF THE JOHN M. THOMAS RANCH, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 53 AND 54 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT, BEING THE EASTERLY LINE OF THE COUNTY ROAD, DISTANT SOUTH 25 FEET (MEASURED AT RIGHT ANGLES) FROM THE NORTH LINE OF SAID LOT; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE 226.47 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE 174.84 FEET, MORE OR LESS TO THE WESTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY, BY DEED RECORDED IN BOOK 6417 PAGE 340, OF DEEDS; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED LINE 54.43 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID PARCEL, SAID CORNER BEING ALSO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED TO THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY BY DEED RECORDED IN BOOK 6346 PAGE 316 OF DEEDS; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LAST MENTIONED PARCEL 108.76 FEET TO A POINT DISTANT SOUTHWESTERLY 10 FEET (MEASURED AT RIGHT ANGLES) FROM THE CENTERLINE OF A SPUR TRACT OF THE SAID LOS ANGELES AND SALT LAKE RAILROAD COMPANY; THENCE NORTHWESTERLY ALONG A CURVE CONCENTRIC WITH THE CENTERLINE OF SAID SPUR TRACT CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 204.18 FEET (THE ANGLE BETWEEN THE TANGENT TO SAID CURVE AND SAID WESTERLY LINE AT SAID LAST MENTIONED POINT BEING 33° 53' 40") 77.62 FEET TO A POINT IN THE SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO THE CITY OF WHITTIER, BY DEED RECORDED IN LOOK 6506 PAGE 218, OF DEEDS, SAID POINT BEING DISTANT SOUTH 17.13 FEET (MEASURED AT RIGHT ANGLES) FROM THE NORTH LINE OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE SAID SOUTHERLY LINE 60.03 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE SAID POINT BEING DISTANT SOUTH 25 FEET (MEASURED AT RIGHT ANGELES) FROM SAID NORTHERLY LINE; THENCE WESTERLY ALONG THE SAID SOUTHERLY LINE 135 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

89- 552968