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20191431781



Pages:
0005

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

12/23/19 AT 11:26AM

FEES:	31.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	106.00



LEADSHEET



201912233350012

00017652515



010388351

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUEST BY

WHEN RECORDED MAIL TO

**Sindhi Association of So.
California
14117 Clarkdale Ave.
Norwalk, CA 90650**



~~APN 8056-039-018 & 8056-039-023~~
14117 Clarkdale Avenue

SPACE ABOVE THIS LINE FOR RECORDER'S USE

8056 039 023

8056 039 018

GRANT DEED

THE UNDERSIGNED GRANT OR DECLARE

MC D.
12-29-19

DOCUMENTARY TRANSFER TAX IS \$-0-

The grantors and grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11925(d).

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sindhi Association of Southern California

grants and conveys to,

Sindhi Association of Southern California

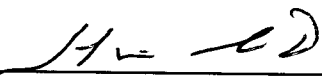
that real property situated in the City of Norwalk, County of Los Angeles, State of California, described as follows:

Parcel No. 1 of City of Norwalk Lot Merger No. LM-709.

See Attached Exhibits A and B of LM-709.

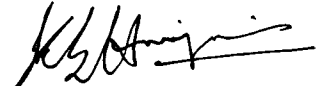
It is understood that the grantor grants only that portion of the above-described land in which they have an interest.

Dated: 12-21-19,



Hari C. Dadlani, President

Dated: 12/21/2019,



Kishan Hingorani, Administrator

MAIL TAX STATEMENTS TO

SAME AS ABOVE

EXHIBIT A
LOT MERGER No. LM-709
(LEGAL DESCRIPTIONS)

OWNERS	EXISTING PARCELS						PROPOSED PARCEL	
	LOT	TRACT	ASSESSOR PARCEL No.			AREA (S.F.)	PARCEL	AREA (S.F.)
			BOOK	PAGE	PARCEL			
SINDHI ASSOCIATION OF SO CALIFORNIA	POR 12	3054, BK 31 PG. 31	8056	030	023	10,455.48	PARCEL 1	24,829.08
	POR 11	3054, BK 31 PG. 31	8056	030	018	14,373.60		

LEGAL DESCRIPTION OF PROPOSED PARCEL

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 12 AND 11 OF TRACT No. 3054, IN THE CITY OF NORWALK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 12; THENCE ALONG THE NORTHEAST LINE OF SAID LOT 12, SOUTH 56 DEGREES 32' 30" EAST 30.84 FEET TO A POINT DISTANT NORTHEASTERLY 180.00 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 12; THENCE PARALLEL WITH THE SOUTHEAST LINE OF SAID LOT 12, SOUTH 33 DEGREES 29'30" WEST 120 FEET; THENCE PARALLEL WITH THE NORTHEAST LINE OF SAID LOT 12, SOUTH 56 DEGREES 32' 30" EAST 80.00 FEET; THENCE PARALLEL WITH THE SOUTHEAST LINE OF SAID LOT 12, SOUTH 33 DEGREES 29' 30" WEST 43.12 FEET MORE OR LESS TO THE NORTHWEST LINE OF SAID LOT 11 OF SAID TRACT 3054; THENCE ALONG SAID NORTHWEST LINE SOUTH 56 DEGREES 30' 30" WEST 100.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 11; THENCE SOUTH 33 DEGREES 29' 30" WEST 60.00 FEET ALONG THE SOUTHEAST LINE OF SAID LOT 11; THENCE PARALLEL TO THE NORTHEAST LINE OF SAID LOT 11, NORTH 56 DEGREES 30' 30" WEST 244.02 FEET MORE OR LESS TO THE NORTHWEST LINE OF SAID LOT 11; THENCE NORTH 41 DEGREES 57' 00" EAST ALONG SAID NORTHWEST LINE OF LOT 11 AND THE NORTHWEST LINE OF SAID LOT 12, 225.45 FEET MORE OR LESS TO THE POINT OF BEGINNING.



EXHIBIT B
LOT MERGER No. LM-709
(LEGAL DESCRIPTIONS)

OWNERS	EXISTING PARCELS						PROPOSED PARCEL	
	LOT	TRACT	ASSESSOR PARCEL No.			AREA (S.F.)	PARCEL	AREA (S.F.)
			BOOK	PAGE	PARCEL			
SINDHI ASSOCIATION OF SO CALIFORNIA	POR 12	3054, BK 31 PG. 31	8056	030	023	10,455.48	PARCEL 1	24,829.08
	POR 11	3054, BK 31 PG. 31	8056	030	018	14,373.60		

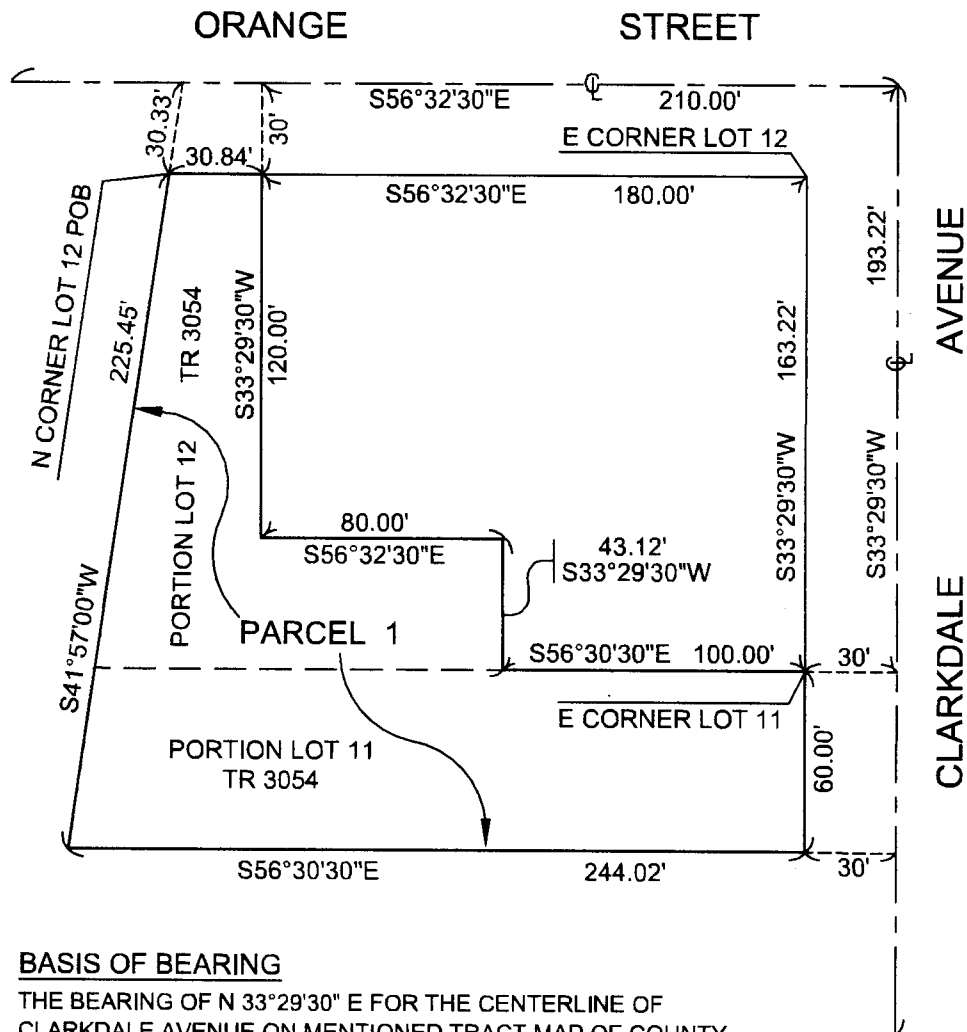
**SKETCH OF EXISTING AND PROPOSED
PROPERTY LINES**

LEGEND

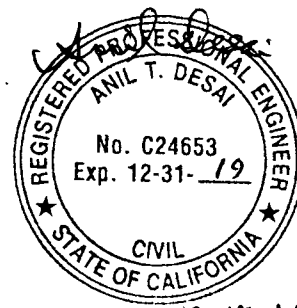
- FORMER LOT LINE REMOVED
 ——— EXISTING LOT LINE TO REMAIN

RECORD DATA

THIS PLAT MAP IS PREPARED
 PER RECORD DATA OF TRACT
 No.3054, BLK 31, PAG 31



SCALE: 1"=60'



BASIS OF BEARING

THE BEARING OF N 33°29'30" E FOR THE CENTERLINE OF CLARKDALE AVENUE ON MENTIONED TRACT MAP OF COUNTY RECORDS, WAS USED AS THE BASIS OF BEARING FOR THIS PROJECT.

ANIL T DESAI RCE 24653

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 December 21, 2019 before me, Hiral M. Joshi (Notary Public)
Date Here Insert Name and Title of the Officer

personally appeared DADLANI, HARI CHATARAM AND -
Name(s) of Signer(s)

HINGORANI, KISHAN GHURJOMAL

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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

[Handwritten Signature]

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Deed City of Norwalk

Document Date: 12/21/2019

Number of Pages: 01

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Hari Dadlani C.

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator

☒ Other: President

Signer Is Representing: Sindhi Ass. of Southern California

Signer's Name: Hingorani Kishan G.

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator

☒ Other: Administrative

Signer Is Representing: Sindhi Ass. of Southern California