



LEAD SHEET

01 2466430

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

DEC 26 2001 AT 8 AM

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

Deed

FEE

FEE \$13 FF
3

D.T.T.

[Signature]

CODE
20

CODE
19

CODE
9

SURVEY, MONUMENT FEE \$10. CODE 9 9

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

8684-031-006

001

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
FORTUNE ESCROW, INC.
AND WHEN RECORDED MAIL TO:

2

01 2466430

██████████ and ██████████
██████████
7751 North Ben Lomond Avenue
Glendora Area, CA 91741

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 17188-SS

TITLE ORDER NO. 43428557-77

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$-0-

- 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 Glendora, AND

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

██████████ and ██████████, Husband and Wife as Joint Tenants

hereby GRANT(s) to:

██████████ and ██████████, As Trustees of The ██████████
██████████ Revocable Family Living Trust

the real property in the City of Glendora, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

ALSO KNOWN AS: ██████████ Avenue, Glendora Area, CA 91741
A.P. # 8684-31-6

"This conveyance transfers the grantors interest into his/her revocable trust, R&T, 11930."

DATED December 11, 2001

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On 12-11-01
before me, Stephanie Saucedo
a Notary Public in and for said State, personally appeared
██████████

Thomas B. Cummins
Shuling H. Cummins

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 ██████████

(This area for official notarial seal)

Mail tax statements to: Thomas B. Cummins and Shuling H. Cummins, 7751 North Ben Lomond Avenue, Glendora Area, CA

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, NORTH 89° 29' EAST 125.77 FEET; THENCE NORTH 4° 34' 02" EAST 186.23 FEET; THENCE NORTH 35° 34' 32" EAST 132.04 FEET; THENCE NORTH 24° 09' 38" WEST 168.22 FEET; THENCE NORTH 34° 03' 13" WEST 196.71 FEET; THENCE NORTH 2° 45' 55" EAST 264.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 36' 25" WEST 250.23 FEET TO A POINT IN THE WESTERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. TX-61791 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY, DISTANT NORTH 13° 11' 28" WEST 168.90 FEET FROM THE SOUTHERLY TERMINUS OF THE COURSE IN SAID WESTERLY LINE SHOWN AS NORTH 13° 11' 20" WEST 200.90 FEET; THENCE NORTH 13° 11' 28" WEST 12 FEET ALONG SAID WESTERLY LINE; THENCE NORTH 15° 35' 53" EAST 95.86 FEET; THENCE NORTH 26° 07' 18" EAST 119.23 FEET, TO THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. TO-58809 ON FILE IN THE OFFICE OF SAID REGISTRAR OF TITLES; THENCE ALONG THE SOUTHERLY LINE OF SAID LAND, SOUTH 89° 59' EAST 185.12 FEET, TO A LINE HAVING A BEARING OF NORTH 2° 45' 55" EAST AND PASSING THROUGH THE TRUE POINT OF BEGINNING; THENCE SOUTH 2° 45' 55" WEST 217.55 FEET, TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID QUARTER; THENCE ALONG THE NORTHERLY LINE OF SAID SECTION, SOUTH 89° 59' EAST 264.00 FEET; THENCE SOUTH 0° 03' WEST 250.00 FEET; THENCE NORTH 89° 59' WEST 389.49 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 74° 47' 11" WEST 58.31 FEET; THENCE SOUTH 6° 34' 28" EAST 81.05 FEET TO A POINT IN THE WESTERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. TX-61792, ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY, DISTANT NORTH 26° 07' 18" EAST 12.50 FEET FROM AN ANGLE POINT IN SAID WESTERLY LINE; THENCE NORTH 26° 07' 18" EAST 106.73 FEET TO THE TRUE POINT OF BEGINNING.

CONTINUED

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PARCEL 3:

AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER A 35 FOOT STRIP OF LAND THROUGH THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, LYING 17.5 FEET ON EACH SIDE OF THE CENTER LINE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, DISTANT NORTH 89° 29' EAST 125.77 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 213° 58' EAST 144.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 200 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25° 58' 16", A DISTANCE OF 90.66 FEET; THENCE NORTH 28° 12' 14" EAST 49.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, AND HAVING A RADIUS OF 150 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62° 11' 07" A DISTANCE OF 162.80 FEET; THENCE NORTH 33° 58' 53" WEST 168.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 200 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36° 44' 48" A DISTANCE OF 128.27 FEET; THENCE NORTH 2° 45' 55" EAST 183.61 FEET; THENCE NORTH 61° 38' 27" WEST 111.71 FEET; THENCE NORTH 24° 51' 33" EAST 83.62 FEET; THENCE NORTH 62° 59' 26" EAST 201.97 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. TO-58808 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY.

THE SIDE LINES OF SAID STRIP TO BE LENGTHENED OR SHORTENED TO TERMINATE IN THE NORTHERLY LINE OF SIERRA MADRE AVENUE, AND THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID CERTIFICATE OF TITLE NO. TO-58808, THE LAST MENTIONED COURSE THROUGH THE TRUE POINT OF BEGINNING.

Sierra Madre
HomeInn

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