RECORDING REQUESTED BY:

Alex Avakian, Esq.

AND WHEN RECORDED MAIL TO:

Client and Clientess

743 Evergreen Terrace

Los Angeles, CA 90210

SPACE ABOVE THIS LINE FOR RECORDER’S USE

**APN: XXXXX**

**GRANT DEED**

(Excluded from Reappraisal under California Constitution Article 13A - 1 et seq.)

The Undersigned Grantor(s) declare(s): DOCUMENTARY TRANSFER TAX $0; CITY TRANSFER TAX $0.

THERE IS NO CONSIDERATION FOR THIS TRANSFER.

There is no Documentary transfer tax due. This is a Trust Transfer under Section 62(d) of the Revenue and Taxation Code: Transfer to a revocable trust. This conveyance transfers an interest into or out of a Living Trust, R & T 11930.

FOR A VALUABLE CONSIDERATION, receipt of which is acknowledged,

 **Client and Clientess, Husband and Wife as Joint Tenants**

 do GRANT to

**Client and Clientess (and their successors in interest) as Trustees of THE CLIENT FAMILYLIVING TRUST dated August 31, 2011**

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

**Attached hereto as Exhibit A.**

 **Commonly known as: 743 Evergreen Terrace, Los Angeles, CA 90210**

 **Assessor's Parcel Number: XXX**

The parties each acknowledge that this is a transmutation of both Client's and Clientess' separate and/or community property interest in the above-described real property, commonly known as 743 Evergreen Terrace, Los Angeles, CA 90210, into community property shared between Client and Clientess.

Dated:

 *Client*

*Clientess*

**CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC**

STATE OF CALIFORNIA )
COUNTY OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_)

On \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ before me, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (here insert name and title of the officer), personally appeared

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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 that the foregoing paragraph is true and correct.

**WITNESS my hand and official seal.**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_             (Notary Public Seal)
Notary Public Signature

**Exhibit “A”**

**Legal Description**

The real property in the city of Los Angeles, County of Los Angeles, State of California, described as:

Lot XXX in Tract No. XXXXX as per Map recorded in Book XXXX, Pages XX to XX inclusive of Maps, in the Office of the County Recorder of Los Angeles County, California.