

**RECORDING REQUESTED BY:**  
WFG Nat'l Title Company

**AND WHEN RECORDED MAIL TO:**

YUEH JAO and YUN JAO  
18482 Aguiro Street  
Rowland Heights, CA 91748

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 20-312514

Escrow No.: 003095-ES

**QUITCLAIM DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$NONE CITY TRANSFER TAX \$NONE**

"This is a bonafide gift and the grantor received nothing in return, R & T 11911."

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 Rowland Heights **AND**

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

**TA WEI JAO and MEI LING CHEN, Husband and Wife as Joint Tenants**

do(es) hereby remise, release and forever quitclaim to:

**YUEH JAO, s Single Woman and YUN JAO, a Single Woman, as Joint Tenants**

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

**LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A' AND MADE A PART HEREOF.**

A.P. # 8258-016-002

Also Known as: 18480 -18482 Aguiro Street, Rowland Heights, CA 91748

**DATED: October 15, 2020**

**Signature Page attached hereto  
and made a part hereof**

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

**SIGNATURE PAGE**

**Title of Document: QUITCLAIM DEED**

**Date of Document: October 15, 2020**

\_\_\_\_\_  
TA WEI JAO

\_\_\_\_\_  
MEI LING CHEN

**ACKNOWLEDGMENT**

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 \_\_\_\_\_  
On \_\_\_\_\_  
before me, \_\_\_\_\_,  
A Notary Public personally appeared  
\_\_\_\_\_

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.

Signature \_\_\_\_\_

(Seal)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

THE WESTERLY 75 FEET OF THE EASTERLY 150 FEET OF THAT PORTION OF LOT 6 OF THE GRAZIDE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14 PAGES 158 AND 159 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS NORTH 6° 36' 30" WEST 837.26 FEET FROM A POINT IN THE SOUTHERLY IINE OF SAID LOT 6, DISTANT SOUTH 77° 13' WEST 1455.98 FEET FROM THE NORTHWEST CORNER OF LOT 2 OF SAID TRACT; THENCE NORTH 6° 36' 30" WEST 380 FEET; THENCE SOUTH 83° 23' 30" WEST 752.58 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN DEED TO FLORENCE A.H. BOSS AND HUSBAND, RECORDED IN BOOK 12817, PAGE 329, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EAST IINE OF SAID LAND SOUTH 6° 36' 30" EAST 380 FEET TO THE SOUTH LINE OF LAND DESCRIBED IN DEED RECORDED IN BOOK 9797 PAGE 99, OFFICIAL RECORDS; THENCE NORTH 83° 23' 30" EAST 752.58 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE SOUTHERLY 210 FEET THEREOF.

APN: 8258-016-002