

RECORDING REQUESTED BY:  
Pure Logic Escrow, Inc.  
Order No. **O-SA-5581484**  
Escrow No. **618-1021-AA**  
Parcel No. **033-052-22**

AND WHEN RECORDED MAIL TO:

**TA-WEI JAO**  
**18482 AGUIRO STREET**  
**ROWLAND HEIGHTS, CA 91748**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$0 and CITY \$

- Computed on the consideration or value of property conveyed; OR
- Computed on the consideration or value less liens or encumbrances remaining at the time of sale.
- unincorporated area:  **Fullerton** and

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

**Ta-Wei Jao, spouse of grantee**

hereby REMISE, RELEASE AND QUITCLAIM to

**Mei Ling Chen, a married woman as her sole and separate property**

the real property in the City of **Fullerton** County of **Orange**, State of California, described as:

See exhibit "A" attached hereto and made a part hereof

"This conveyance establishes sole and separate property of a spouse, R&T 11911."

"It is the express intent of the Grantor, to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as her sole and separate property."

Dated October 5, 2018

\_\_\_\_\_  
Ta-Wei Jao

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 \_\_\_\_\_ } S.S.

On \_\_\_\_\_, before me, \_\_\_\_\_,  
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)

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located.

FOR ASSESSOR'S USE ONLY

Mei Ling Chen

ASSESSOR'S PARCEL NUMBER

033-052-22

SELLER/TRANSFEROR

Ta-Wei Jao

BUYER'S DAYTIME TELEPHONE NUMBER

BUYER'S EMAIL ADDRESS

pizza399@gmail.com

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

504 South Harbor Boulevard, Fullerton, CA 92832

YES NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.

Table with columns MO, DAY, YEAR for occupancy date.

YES NO Are you a disabled veteran or a unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?

MAIL PROPERTY TAX INFORMATION TO (NAME)

Mei Ling Chen

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)

CITY

STATE

ZIP CODE

PART 1. TRANSFER INFORMATION

Please complete all statements.

This section contains possible exclusions from reassessment for certain types of transfers.

YES NO

- A. This transfer is solely between spouses...
B. This transfer is solely between domestic partners...
C. This is a transfer: between parent(s) and child(ren) or from grandparent(s) to grandchild(ren).
D. This transfer is the result of a cotenant's death.
E. This transaction is to replace a principal residence owned by a person 55 years of age or older.
F. This transaction is to replace a principal residence by a person who is severely disabled...
G. This transaction is only a correction of the name(s) of the person(s) holding title...
H. The recorded document creates, terminates, or reconveys a lender's interest...
I. This transaction is recorded only as a requirement for financing purposes...
J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
K. This is a transfer of property: 1. to/from a revocable trust... 2. to/from an irrevocable trust...
L. This property is subject to a lease with a remaining lease term of 35 years or more...
M. This is a transfer between parties in which proportional interests...
N. This is a transfer subject to subsidized low-income housing requirements...
O. This transfer is to the first purchaser of a new building containing an active solar energy system.
P. Other. This transfer is to

\* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

**PART 2. OTHER TRANSFER INFORMATION**

*Check and complete as applicable.*

A. Date of transfer, if other than recording date: \_\_\_\_\_

B. Type of transfer:

- Purchase     Foreclosure     Gift     Trade or exchange     Merger, stock, or partnership acquisition (Form BOE-100-B)
- Contract of sale. Date of contract: \_\_\_\_\_     Inheritance. Date of death: \_\_\_\_\_
- Sale/Leaseback     Creation of a lease     Assignment of a lease     Termination of a lease. Date lease began: \_\_\_\_\_
- Original term in years (including written options): \_\_\_\_\_ Remaining term in years (including written options): \_\_\_\_\_
- Other. Please explain: \_\_\_\_\_

C. Only a partial interest in the property was transferred.  Yes  No    If YES, indicate the percentage transferred: \_\_\_\_\_ %

**PART 3. PURCHASE PRICE AND TERMS OF SALE**

*Check and complete as applicable.*

A. Total purchase price \$ \_\_\_\_\_

B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ \_\_\_\_\_

C. First deed of trust @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Monthly payment \$ \_\_\_\_\_ Amount \$ \_\_\_\_\_

- FHA (\_\_\_\_ Discount Points)     Cal-Vet     VA (\_\_\_\_ Discount Points)     Fixed rate     Variable rate

Bank/Savings & Loan/Credit Union     Loan carried by seller

Balloon payment \$ \_\_\_\_\_ Due date: \_\_\_\_\_

D. Second deed of trust @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Monthly payment \$ \_\_\_\_\_ Amount \$ \_\_\_\_\_

- Fixed Rate     Variable rate     Bank/Saving & Loan/Credit Union     Loan carried by seller

Balloon payment \$ \_\_\_\_\_ Due date: \_\_\_\_\_

E. Was an Improvement Bond or other public financing assumed by the buyer?  YES  NO    Outstanding balance \$ \_\_\_\_\_

F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ \_\_\_\_\_

G. The property was purchased:  Through real estate broker. Broker name: \_\_\_\_\_ Phone number: (\_\_\_\_) \_\_\_\_\_

Direct from seller     From a family member-Relationship \_\_\_\_\_

Other. Please explain: \_\_\_\_\_

H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

**PART 4. PROPERTY INFORMATION**

*Check and complete as applicable.*

A. Type of property transferred

- Single-family residence     Co-op/Own-your-own     Manufactured home
- Multiple-family residence. Number of units: \_\_\_\_\_     Condominium     Unimproved lot
- Other. Description: (i.e., timber, mineral, water rights, etc.) \_\_\_\_\_     Timeshare     Commercial/Industrial

B.  YES  NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.

If YES, enter the value of the personal/business property: \$ \_\_\_\_\_ Incentives \$ \_\_\_\_\_

C.  YES  NO A manufactured home is included in the purchase price.

If YES, enter the value attributed to the manufactured home: \$ \_\_\_\_\_

YES  NO The manufactured home is subject to local property tax. If NO, enter decal number: \_\_\_\_\_

D.  YES  NO The property produces rental or other income.

If YES, the income is from:  Lease/rent     Contract     Mineral rights     Other: \_\_\_\_\_

E. The condition of the property at the time of sale was:  Good     Average     Fair     Poor

Please describe: \_\_\_\_\_

**CERTIFICATION**

*I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.*

SIGNATURE OF BUYER/TRANSFEEE OR CORPORATE OFFICER ▶  NAME OF BUYER/TRANSFEEE/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT) <b>Mei Ling Chen</b>	DATE  TITLE	TELEPHONE  EMAIL ADDRESS
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The Assessor's office may contact you for additional information regarding the transaction.

**LEGAL DESCRIPTION**

Real property in the City of Fullerton, County of Orange, State of California, described as follows:

LOT 2 IN BLOCK "C" OF THE WALGROVE TRACT, IN THE CITY OF FULLERTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 85 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 033-052-22