

RECORDING REQUESTED BY:  
Chicago Title Company

WHEN RECORDED MAIL DOCUMENT  
AND TAX STATEMENT TO:

Xuewei Jiang  
12421 Sanford Street  
Los Angeles, CA 90066

TITLE ORDER NO.: 112204622  
ESCROW NO.: 7346-SR

ASSESSOR'S PARCEL NO.: 4221-011-053

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) declare(s) DOCUMENTARY TRANSFER TAX IS: \$2,090.00 County, \$8,550.00 City

computed on the full value of the property conveyed, or  
 computed on the full value less the value of liens or encumbrances remaining at the time of sale.  
 Unincorporated Area  City of Los Angeles

Signature of Declarant or Agent Determining Tax \_\_\_\_\_ Castlehead, Inc. Escrows  
Firm Name

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Farla Binder, as Trustee of The Binder Family Trust Dated August 6, 2001 and Matthew S. Rossiter, A Married Man as His Sole and Separate Property

HEREBY GRANT(S) to Xuewei Jiang and Yanxin Lu, Wife and Husband as Community Property \*\*

All that real property situated in the City of Los Angeles, County of Los Angeles, State of California, further described as: Lot 25 of Tract No. 23046, as per map recorded in Book 777, Page(s) 88 and 89 of Maps, in the office of the County Recorder of said County. See EXHIBIT "A"

Commonly Known As: 12421 Sanford Street, Los Angeles, CA 90066

Dated: March 17, 2022

\*\* With Right of Survivorship

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.

The Binder Family Trust Dated August 6, 2001

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )  
On March 29, 2022, before me,  
David A. Andrade, a Notary Public  
personally appeared Farla Binder

By: [Signature]  
Farla Binder, Trustee

Signed in Counterpart

Matthew S. Rossiter

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 David A. Andrade



Mail Tax Statements to SAME AS ABOVE

(SEAL)

This page is part of your document - DO NOT DISCARD

20220419428



Pages:  
0006

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

04/15/22 AT 08:00AM

FEES:	34.00
TAXES:	10,640.00
OTHER:	0.00
<hr/> PAID:	<hr/> 10,674.00



LEADSHEET



202204151000029

00022220163



013329058

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

112204622 MD

RECORDING REQUESTED BY:  
Sage Title Company

**WHEN RECORDED MAIL DOCUMENT  
AND TAX STATEMENT TO:**

Xuewei Jiang  
12421 Sanford Street  
Los Angeles, CA 90066

TITLE ORDER NO.: 112204622  
ESCROW NO.: 7346-SR

ASSESSOR'S PARCEL NO.: 4221-011-053

THIS SPACE FOR RECORDER'S USE ONLY

**GRANT DEED**

The undersigned Grantor(s) declare(s) **DOCUMENTARY TRANSFER TAX IS: \$2,090.00 County, \$8,550.00 City**  
XX computed on the full value of the property conveyed, or  
\_\_\_ computed on the full value less the value of liens or encumbrances remaining at the time of sale.  
\_\_\_ Unincorporated Area      XX City of Los Angeles

Signature of Declarant or Agent Determining Tax \_\_\_\_\_ Castlehead, Inc. Escrows \_\_\_\_\_  
Firm Name

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Farla Binder, as Trustee of The Binder Family Trust Dated August 6, 2001 and Matthew S. Rossiter, A Married Man as His Sole and Separate Property

**HEREBY GRANT(S) to Xuewei Jiang and Yanxin Lu, Wife and Husband as Community Property \*\***

All that real property situated in the City of Los Angeles, County of Los Angeles, State of California, further described as:  
Lot 25 of Tract No. 23046, as per map recorded in Book 777, Page(s) 88 and 89 of Maps, in the office of the County Recorder of said County. *See EXHIBIT 'A'*

**Commonly Known As:** 12421 Sanford Street, Los Angeles, CA 90066

Dated: March 17, 2022

**\*\* With Right of Survivorship**

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.

The Binder Family Trust Dated August 6, 2001

By: *Farla Binder*  
Farla Binder, Trustee

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles }  
On March 29, 2022, before me,  
David A. Andrade, a Notary Public  
personally appeared Farla Binder

**Signed in Counterpart**

Matthew S. Rossiter

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 *David A. Andrade*



Mail Tax Statements to SAME AS ABOVE

(SEAL)

RECORDING REQUESTED BY:

Chicago Title Company

**WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:**

Xuewei Jiang  
12421 Sanford Street  
Los Angeles, CA 90066

TITLE ORDER NO.: 112204622  
ESCROW NO.: 7346-SR

ASSESSOR'S PARCEL NO.: 4221-011-053

THIS SPACE FOR RECORDER'S USE ONLY

**GRANT DEED**

The undersigned Grantor(s) declare(s) **DOCUMENTARY TRANSFER TAX IS: \$2,090.00** County, **\$8,550.00** City  
XX computed on the full value of the property conveyed, or  
     computed on the full value less the value of liens or encumbrances remaining at the time of sale.  
     Unincorporated Area      XX City of Los Angeles

Signature of Declarant or Agent Determining Tax \_\_\_\_\_  
Castlehead, Inc. Escrows  
Firm Name

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Farla Binder, as Trustee of The Binder Family Trust Dated August 6, 2001 and Matthew S. Rossiter, A Married Man as His Sole and Separate Property

**HEREBY GRANT(S) to Xuewei Jiang and Yanxin Lu, Wife and Husband as Community Property\*\***

All that real property situated in the City of Los Angeles, County of Los Angeles, State of California, further described as: Lot 25 of Tract No. 23046, as per map recorded in Book 777, Page(s) 88 and 89 of Maps, in the office of the County Recorder of said County. *See EXHIBIT 'A'*

**Commonly Known As:** 12421 Sanford Street, Los Angeles, CA 90066

Dated: March 17, 2022

**\*\* With Right of Survivorship**

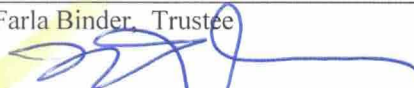
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

The Binder Family Trust Dated August 6, 2001

STATE OF CALIFORNIA }  
COUNTY OF MARIN }

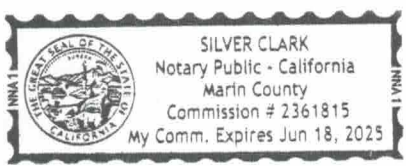
**Signed in Counterpart**

On MARCH 28 2022, before me,  
SILVER CLARK, a Notary Public  
personally appeared MATTHEW S. ROSSITER

By: \_\_\_\_\_  
Farla Binder, Trustee  
  
Matthew S. Rossiter

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 Silver Clark



Mail Tax Statements to SAME AS ABOVE

(SEAL)





**EXHIBIT "A"**

**Legal Description**

For APN/Parcel ID(s): 4221-011-053

---

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: LOT 25 OF TRACT NO. 23046, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 777, PAGES 88 AND 89 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS, PETROLEUM, BREA, ASPHALTUM, AND ALL KINDRED SUBSTANCES AND OTHER MINERALS BELOW A DEPTH OF 500 FEET FROM THE SURFACE, BUT WITHOUT THE RIGHT OF ENTRY TO THE SURFACE AND THE TOP 500 FEET OF THE SUBSURFACE FOR THE PURPOSE OF EXPLORING THEREFROM AND FOR REMOVING, PRODUCING, AND/OR STORING THE SAME BY DEED TO KENNETH BATTRAM, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, RECORDED FEBRUARY 25, 1969 AS INSTRUMENT NO. 2787, OF OFFICIAL RECORDS.

**PRELIMINARY CHANGE OF OWNERSHIP REPORT**

To be completed by the transferee (buyer) prior to 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.

NAME AND MAILING ADDRESS OF BUYER/TRANSFeree  
(Make necessary corrections to the printed name and mailing address)

**Xuewei Jiang**  
**12421 Sanford Street**  
**Los Angeles, CA 90066**

ASSESSOR'S PARCEL NUMBER  
**4221-011-053**

SELLER/TRANSFEROR  
**The Binder Family Trust Dated August 6, 2001**

BUYER'S DAYTIME TELEPHONE NUMBER

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY  
**12421 Sanford Street, Los Angeles, CA 90066**

<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	This property is intended as my principal residence. If YES, please indicate the date of occupancy	or	MO	DAY	YEAR
		intended occupancy				
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Are you a disabled veteran or an unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?				

MAIL PROPERTY TAX INFORMATION TO (NAME)  
**Xuewei Jiang**

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)	CITY	STATE	ZIP CODE
<b>12421 Sanford St.</b>	<b>Los Angeles</b>	<b>CA</b>	<b>90066</b>

**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 (addition or removal of a spouse, death of a spouse, divorce settlement, etc.).
  - B. This transfer is solely between domestic partners currently registered with the California Secretary of State (addition or removal of a partner, death of a partner, termination settlement, etc.).
  - C. This is a transfer  between parent(s) and child(ren)  between grandparent(s) and grandchild(ren). Was this the transferor/grantor's principal residence?  YES  NO
  - D. This transfer is the result of a cotenant's death. Date of death \_\_\_\_\_
  - E. This transaction is to replace a principal residence by a person 55 years of age or older. Within the same county?  YES  NO
  - F. This transaction to replace a principal residence by a person who is severely disabled. Within the same county?  YES  NO
  - G. This transaction is to replace a principal residence substantially damaged or destroyed by a wildfire or natural disaster for which the Governor proclaimed a state of emergency. Within the same county?  YES  NO
  - H. This transaction is only a correction of the name(s) of the person(s) holding title to the property (e.g., a name change upon marriage) If YES, please explain \_\_\_\_\_
  - I. The recorded document creates, terminates, or reconveys a lender's interest in the property.
  - J. This transaction recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g., cosigner). If YES, please explain \_\_\_\_\_
  - K. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
  - L. This is a transfer of property:
    - 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of  the transferor, and/or  the transferor's spouse  registered domestic partner
    - 2. to/from an irrevocable trust for the benefit of the  creator/grantor/trustor and/or  grantor/trustor's spouse  grantor's/trustor's registered domestic partner
  - M. This property is subject to a lease with the remaining lease term 35 years or more including written options.
  - N. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
  - O. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations
  - P. This transfer is to the first purchaser of a new building containing an active solar energy system.
  - Q. 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.

Date of transfer, if other than recording date 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 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 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**

**\$1,900,000.00**

**B. Cash down payment or value of trade or exchange excluding closing costs**

Amount \$ 285,000

**C. First deed of trust @ \_\_\_\_\_% interest for \_\_\_\_\_ years. Monthly payment \$ \_\_\_\_\_ Amount \$ 1,515,000**

- 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 \$ 100,000**

- Fixed Rate  Variable rate  Bank/Savings & 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 a real estate broker. Broker name: Compass 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/TRANSFeree OR CORPORATE OFFICER <u>Xuwei Jiang</u>	DATE <u>03/28/22</u>	TELEPHONE <u>254-214-9350</u>
NAME OF BUYER/TRANSFeree/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT) <u>Xuwei Jiang</u>	TITLE <u>A</u>	EMAIL ADDRESS <u></u>

The Assessor's office may contact you for additional information regarding this transaction.