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05 2288878

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

09/22/05 AT 08:00am

TITLE(S) :

DEED



FEE

D.T.T.

FEE \$16 M  
4

TRANSFER TAX  
NOT A PUBLIC RECORD

NOTIFICATION SENT-\$4

CODE

20

CODE

19

CODE

9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

5211 - 013 - 097

001

THIS FORM IS NOT TO BE DUPLICATED

9/22/05

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RECORDING REQUESTED BY:  
Fidelity National Title Company

AND WHEN RECORDED MAIL TO:

Baldwin Lincoln Development, LLC  
776 E. Green Street, #230  
Pasadena, CA 91101  
Title Order No. 9759521-DJ  
Escrow No. 17001836-JW

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Space above this line for Recorder's use

A.P.N. 5211-013-097

**GRANT DEED**

TRANSFER TAX  
NOT A PUBLIC RECORD

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX IS SHOWN ON SEPARATE STATEMENT PURSUANT TO SECTION 11932 OF  
THE REVENUE AND TAXATION CODE, as amended

- Computed on the full consideration or value of property conveyed
- OR
- Computed on the full consideration or value less liens or encumbrances remaining at time of sale
- City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Constantino Noval, as Trustee of  
the Constantino Noval Revocable Living Trust,

hereby GRANT(S) to Baldwin Lincoln Development, LLC, a California limited liability company,

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

PER LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF...

Commonly known as: 3711 Baldwin Street, Los Angeles, CA

Dated: August 12, 2005

SIGNATURE OF GRANTOR:

SEE SIGNATURE PAGE ATTACHED HERETO AND MADE  
A PART HEREOF...

**SIGNATURE PAGE TO GRANT DEED**  
**Dated August 12, 2005**

**SIGNATURE OF GRANTOR:**

The Noval Revocable Living Trust

By: *Constantino Noval*  
Constantino Noval, Trustee

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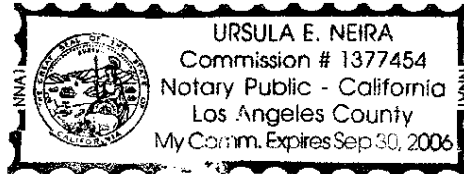
**ACKNOWLEDGMENT - GENERAL**

STATE OF CALIFORNIA }  
  } SS.  
COUNTY OF LOS ANGELES }

On AUGUST 12, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared CONSTANTINO NOVAL, TRUSTEE

~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names(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 *U. Neira*

## EXHIBIT "A"

LOT 1 OF TRACT NO. 50779, IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1202 PAGES 3 AND 4 OF MAPS, RECORDS OF SAID COUNTY.

EXCEPT THEREFROM:

PARCEL 1:

THE UNDIVIDED INTEREST AS TENANTS IN COMMON IN AND TO THAT PORTION OF LOT 1 OF TRACT NO. 50779, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1202 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS MODULES A & B ON THAT CERTAIN CONDOMINIUM PLAN RECORDED FEBRUARY 23, 1996 AS INSTRUMENT NO. 96-296191, OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 1A:

UNITS 101, 102, 201, 203, 204, 301, 302, 303, 304, 305, 401, 402, 403, 404, 501, 502, 503 & 504 AS SHOWN AND DEFINED ON THE ABOVE REFERENCED CONDOMINIUM PLAN.

PARCEL 1B:

AN EXCLUSIVE EASEMENT FOR BALCONY PURPOSES, OVER THAT PORTION OF THE ASSOCIATION PROPERTY SHOWN AND DEFINED ON THE ABOVE REFERENCED CONDOMINIUM PLAN AS MODULES "A & B" INCLUDED WITHIN THOSE CERTAIN AREA DEFINED AND DELINEATED ON SAID CONDOMINIUM PLAN AS "BALCONIES", "B", WHICH ADJOINS THE UNIT REFERENCED IN THE ABOVE DESCRIBED PARCEL 2.

PARCEL 2:

THE AN UNDIVIDED INTEREST AS TENANT IN COMMON IN AND TO THAT PORTION OF LOT 1 OF TRACT NO. 50779, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1202, PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF HTE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS MODULE "A & B" ON THAT CERTAIN CONDOMINIUM PLAN RECORDED NOVEMBER 4, 1996 AS INSTRUMENT NO. 96-1789216, OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2A:

UNIT 1501, 5012, 1503, 1504, 1601, 1602, 1603, 1604, 1701, 1702, 1703, 1704, 1705, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1901, 1902, 1903, 1904, 1905, AS SHOWN AND DEFINED ON THE ABOVE REFERENCED CONDOMINIUM PLAN.

PARCEL 2B:

AN EXCLUSIVE EASEMENT FOR BALCONY PURPOSES, OVER THOSE PORTIONS OF THE ASSOCIATION PROPERTY SHOWN AND DEFINED ON THE ABOVE REFERENCED CONDOMINIUM PLAN AS MODULES "A & B", INCLUDED WITHIN THOSE CERTAIN AREAS DEFINED AND DELINEATED ON SAID CONDOMINIUM PLAN AS "BALCONIES", "B-1", AND "B-2", WHICH ADJOIN THE UNIT

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REFERENCED IN THE ABOVE DESCRIBED PARCEL 2.

NOTE: SAID LAND IS ALSO KNOWN AS THE NORTHERLY 297.01 FEET OF LOT 1 OF SAID TRACT.

Assessor's Parcel No: 5211-013-097

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SEP 22 2005

Document No. 05-2288878

Date 9/22/05

STATE OF TAX DUE AND REQUEST THAT THE AMOUNT PAID NOT BE MADE A PART OF THE PERMANENT RECORD IN THE OFFICE OF THE COUNTY RECORDER.

(Pursuant to Section 11932 R & T Code and Section 12 of L.A. County Order No. 9573)

To: Los Angeles County Registrar-Recorder

Request is hereby made in accordance with the provisions of the Documentary Transfer Tax Act that this form showing the amount of tax due be affixed to the accompany in the document after the permanent record is made.

The Document Names:

Constantino Noval, Trustee of The Noval Revocable Living Trust

(Name of Grantor or Lessor) and

Baldwin Lincoln Development, LLC

(Name of Grantee or Lessee)

Property described in the accompanying documents is located in:

City of Los Angeles,

City Transfer Tax \$ 26,100.00

44

County Transfer Tax \$ 6,380.00

80

The amount of tax due on the accompanying document is \$ 32,480.00

- (X) Computed on Full Value of Property described
( ) Computed on Full Value Less Liens and Encumbrances Remaining at time of transfer

(Signature of Party or Agent)

UNITED TITLE COMPANY

(Firm Name)

NOTE: After the permanent record is made, this form will be affixed to the conveying document and returned with it.

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