

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

1124 LAS PULGAS, LLC  
4751 Wilshire Boulevard, Suite 207  
Los Angeles, CA 90010  
Attention: Rufus Hankey

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(Above Space For Recorder's Use Only)

**GRANT DEED**

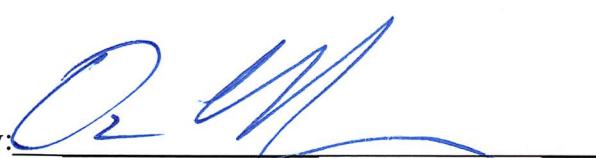
The undersigned grantor declares:  
Documentary Transfer Tax is: \$0.00  
Computed on full value less value of liens or encumbrances,  
City of Los Angeles, County of Los Angeles

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Don Rufus Hankey, Trustee of The Don Rufus Hankey Trust dated April 8<sup>th</sup>, 2013, hereby GRANTS to 1124 LAS PULGAS, LLC, a California limited liability company ("Grantee"), all of its right, title and interest in and to that certain real property (the "Property") which is more particularly described on Exhibit A which is attached hereto and made a part hereof, together with, all and singular, the tenements, hereditaments, easements, rights-of-way and appurtenances belonging or in anywise appertaining to the same, and the improvements thereon.

The Property is conveyed to Grantee subject to all matters of record, all applicable zoning and building ordinances and land use regulations, all parties in possession, non-delinquent real property taxes, and all matters that would be disclosed by a survey or physical inspection of such Property.

Dated: January 4, 2017

By:

  
Don Rufus Hankey, Trustee of  
The Don Rufus Hankey Trust dated 4/8/2013

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 )

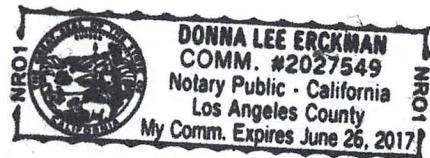
County of Los Angeles )

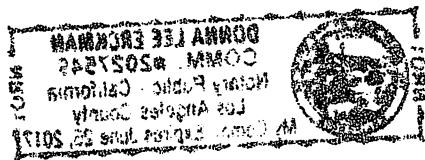
On 1-6-2017, 2017, before me, Donna Lee Erckman, a Notary Public, personally appeared Don Rufus Hankey, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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 Donna Lee Erckman (Seal)





**EXHIBIT "A"**

**Legal Description of Property**

LOT 56 OF TRACT NO. 19890, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 627, PAGE(S) 46 TO 50, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4420-009-007