

This page is part of your document - DO NOT DISCARD



20201677457

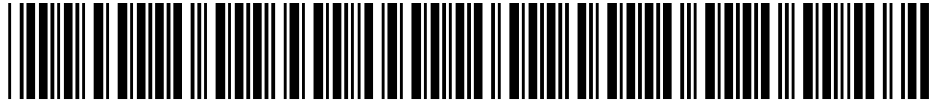


Pages:
0004

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

12/17/20 AT 08:00AM

FEES:	28.00
TAXES:	55,440.00
OTHER:	0.00
<hr/> PAID:	55,468.00



LEADSHEET



202012170200043

00019554250



011582826

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

Commonwealth Land Title Company

WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO:

PATH VENTURES
340 N. MADISON AVE.
LOS ANGELES, CA 90004

09174186

Space above this line is for recorder's use)

GRANT DEED

Title Order No.: 09174186-09 Escrow No. 09174186-CG APN No. 4237-027-035

The undersigned Grantor declares:

Documentary Transfer Tax is: COUNTY TAX: \$10,890.00 CITY TAX: \$44,550.00

- computed on full value of property conveyed, or computed on full value of liens or encumbrances remaining at time of sale,
- City of Los Angeles

FOR VALUE RECEIVED, **MARINA SUITES, INC.**, a California corporation ("Grantor"), hereby GRANTS to the **PATH VENTURES**, a California nonprofit public benefit corporation ("Grantee"), that certain real property (the "Property") situated in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit "1" attached hereto and incorporated by reference.

THE PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO: (a) all disclosed on and off record encumbrances, easements, covenants, conditions and restrictions (other than off record encumbrances, easements, covenants, conditions and restrictions created by Grantor); (b) all matters which would be revealed or disclosed in an accurate survey; and (c) liens for taxes on real property assessed for periods after the effective date hereof, and liens for any general or special assessments of record against the Property assessed for periods after the effective date hereof.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Grant Deed as of

December 14, 2020

Signature page attached

Mail Tax Statements To:
Address Above

GRANT DEED
(Signature Page)

APN No. 4237-027-035

GRANTOR:

Marina Suite, Inc.,
a California corporation

By: Mohanlal Manilal
Mohanlal Manilal
Chief Executive Officer

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 December 14, 2020, before me, Trina Brown, a Notary Public, personally appeared

Mohanlal Manilal

personally known to me (or who proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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 [Handwritten Signature]



EXHIBIT "1"

LEGAL DESCRIPTION OF PROPERTY
("Ramada Marina Del Rey")

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 9, 10 AND 11 OF TRACT NO. 5454, IN THE CITY OF LOS ANGELES, COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 57,
PAGE 75 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOTS 138, 139 AND 140 OF TRACT NO. 5809, IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN
BOOK 63, PAGES 40 AND 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.

APN: 4237-027-035