



Deed

This Deed of Property Transfer ("Deed") is made and entered into on this 5th day of September 2050, by and between:

1. **Grantor:** [Your Name], having an address at Torrance, CA 90504.
2. **Grantee:** Damien Stokes, having an address at Torrance, CA 90504.
3. **Property:** The property is situated at Torrance, CA 90504, legally described as Lot 12, Block B, Torrance Estates, according to the plat thereof recorded in Map Book 10, Page 45, of the Public Records of Torrance County, State of California.

Consideration

For and in consideration of the sum of \$500,000, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby grants, bargains, sells, and conveys to the Grantee, all of the Grantor's right, title, and interest in and to the Property.

Warranties and Representations

The Grantor warrants and represents that:

1. The Grantor is the lawful owner of the Property and has the right to convey it.
2. The Property is free from all encumbrances, except those specifically stated in this Deed.
3. The Grantor will defend the title of the Property against lawful claims and demands of all persons.

Covenants

The Grantee covenants as follows:

1. The Grantee accepts the Property "AS IS" without any warranties other than those stated in this Deed.
2. The Grantee will perform all obligations and assume all liabilities associated with the Property from the date of transfer.

The Deed

Rachel S Tattersall



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