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**20130460534**



Pages:  
0008

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

03/27/13 AT 04:25PM

FEES:	36.00
TAXES:	0.00
OTHER:	0.00
PAID:	36.00



LEADSHEET



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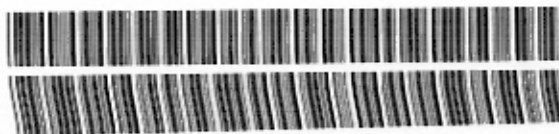
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SEQ:  
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DAR - Counter (Upfront Scan)



**THIS FORM IS NOT TO BE DUPLICATED**

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

NAME *Miguel A. Cabrera*

MAILING *103 Crabapple Dr.*

CITY, STATE ZIP CODE

*Pomona, CA 91767*

03/27/2013



\*20130460534\*

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

*Judgment*

*of*

*Quiet Title*

*Case# KC 06236*

F.D.

1 **Law offices of "WEST & ASSOCIATES"**

2 AL WEST Esq Sbn 134456  
3 700 N Pacific Coast Hwy #201  
Redondo Beach, Calif. 90277  
310.374.4141 \* 310.372.4137 Fx  
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**FILED**  
Los Angeles Superior Court

JUL 02 2012

4 Attorney for Plaintiff(s)  
5 (MIGUEL A. CABRERA)

John A. Clarke, Clerk  
*Robin Barnhart*  
By: Robin Barnhart

6 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
7 **COUNTY OF LOS ANGELES - EAST BRANCH DISTRICT**

8 MIGUEL A. CABRERA ; )  
9 )  
10 Plaintiff(s), )  
11 vs )  
12 )  
13 UNIVERSAL AMERICAN MORTGAGE )  
14 COMPANY OF CALIFORNIA ; )  
et., al; )  
15 Defendants, )  
16 )

Case # **KC 062236**

**JUDGMENT**  
OF  
**QUIET TITLE**

17 **GOOD CAUSE** having been shown and or established by and through credible evidence, exhibits  
18 and Oral Testimony as required by *Cal Code of Civil Procedure Sec. 764.010* :

19 **Judgment Quieting Title** is entered as follows:

20 Court awards **JUDGMENT OF QUIET TITLE** as of date of the filing of instant First Amended Complaint of  
21 "January 25, 2012" (as Requested and Pled by Plaintiff in the fifth (5<sup>th</sup>) paragraph contained within the "General  
22 Allegations" of instant Complaint) pursuant to *Cal Code of Civil Procedure Sec. 761.020(d)* for, and in favor of :

23 **PLAINTIFF: "Miguel A. Cabrera"** as to the Real Property the subject of instant action and fully described herein within  
24 Attachment "1" as against:

25 **DEFENDANTS "Universal American Mortgage Company of California" and "all persons or entities unknown,**  
26 **claiming any legal or equitable right, title, estate, lien or interest in the property described in this**  
27 **Complaint adverse to Plaintiff's title, or any cloud upon Plaintiff's title thereto".**

28 Dated : 7/2/12

*Sal Sirna*  
\_\_\_\_\_  
**JUDGE OF THE SUPERIOR COURT**

**ATTACHMENT "1"**



## Property Report

Order No: 12-247291

Property Address: 103 CRABAPPLE DR, POMONA, CA 91767

Name: MIGUEL A. CABRERA

### Legal Description:

All that certain lot or parcel of land situated in the City of POMONA, County of LOS ANGELES, State of CA, and being more particularly described as follows:

PARCEL NO. 1.

LOT 117 OF TRACT NO. 54003, AS SHOWN ON A MAP RECORDED IN BOOK 1288, PAGES 87 THROUGH 92 OF MISCELLANEOUS MAPS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, TOGETHER WITH THE RIGHT TO GRANT AND TRANSFER ALL OR A PORTION OF THE SAME, AS FOLLOWS:

ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED.

EXCEPTING AND RESERVING THEREFROM UNTO GRANTOR HEREIN, AND ITS SUCCESSORS AND ASSIGNS, WITH THE RIGHT TO GRANT AND TRANSFER ALL OR A PORTION OF THE SAME, TO THE EXTENT NOT GRANTED HEREIN, ALL EASEMENTS AND RIGHTS FOR ACCESS, INGRESS, EGRESS, ENCROACHMENT, MAINTENANCE, DRAINAGE, SUPPORT, AND FOR OTHER PURPOSES, RESERVED TO GRANTOR AS SET FORTH IN THE DECLARATION DESCRIBED HEREINBELOW.

FURTHER RESERVING THEREFROM, FOR THE BENEFIT OF GRANTOR, THE RIGHT TO ENTER THE PROPERTY CONVEYED HEREBY FOR A TERM OF TWELVE (12) MONTHS FOLLOWING THE RECORDATION DATE OF THIS GRANT DEED, TO COMPLETE AND REPAIR ANY IMPROVEMENTS



## New Millennium

TITLE GROUP

OR LANDSCAPING LOCATED THEREON AS DETERMINED NECESSARY BY GRANTOR, IN ITS SOLE DISCRETION, IN ORDER TO COMPLY WITH REQUIREMENTS FOR THE RECORDATION OF THE FINAL TRACT MAP, THE GRADING OF SAID TRACT AND/OR IN COMPLIANCE WITH THE REQUIREMENTS OF APPLICABLE GOVERNMENTAL AGENCIES. ANY SUCH ENTRY BY GRANTOR SHALL BE PRECEDED BY REASONABLE ADVANCE NOTICE TO GRANTEE. IF THIS RESERVATION OF RIGHT OF ENTRY IS NOT COMPLIED WITH BY GRANTEE, GRANTOR MAY ENFORCE THIS RIGHT OF ENTRY IN A COURT OF LAW. GRANTEE SHALL BE RESPONSIBLE FOR ALL DAMAGES ARISING OUT OF SAID BREACH INCLUDING ATTORNEYS FEES AND COURT COSTS. THIS RESERVATION OF RIGHT OF ENTRY SHALL AUTOMATICALLY EXPIRE TWELVE (12) MONTHS FROM THE RECORDATION OF THIS GRANT DEED.

PARCEL NO. 2.

NONEXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, MAINTENANCE, REPAIR, REPLACEMENT, DRAINAGE, ENCROACHMENT, SUPPORT, AND FOR OTHER PURPOSES ALL AS DESCRIBED IN THE DECLARATION DESCRIBED HEREINBELOW. THIS EASEMENT IS APPURTENANT TO PARCEL 1 ABOVE.

PARCEL NO. 3.

A NON-EXCLUSIVE EASEMENT ON AND OVER THE COMMON AREA AS SUCH TERM IS DEFINED IN THE DECLARATION DESCRIBED HEREINBELOW, FOR ACCESS, USE, OCCUPANCY, ENJOYMENT, INGRESS AND EGRESS TO THE AMENITIES LOCATED THEREON SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION, DESCRIBED HEREINBELOW. THIS EASEMENT IS APPURTENANT TO PARCEL 1 ABOVE.

\*\*\*\*\*

As of this date, **07/19/2011**, and at your request, we have checked the records on the above described property since **10/29/2004**. We find the following:

Deed from **GREYSTONE HOMES, INC., A DELAWARE CORPORATION AND LENNAR SALES CORP., A CALIFORNIA CORPORATION**, grantor to **MIGUEL A. CABRERA, A SINGLE MAN**, grantee, recorded 10/29/2004.10/29/2004.

Tax ID: 8370-024-125

1<sup>st</sup> half Real Estate Taxes for the year 2010 in the amount of \$2,569.20 are PAID.

2<sup>nd</sup> half Real Estate Taxes for the year 2010 in the amount of \$2,569.19 are PAID.

- a. DEED OF TRUST from **MIGUEL A. CABRERA, A SINGLE MAN** to **UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC AS TRUSTEE FOR MERS, INC., AS NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY OF CALIFORNIA**, dated **10/19/2004**, recorded **10/29/2004** as Document No. **04-2801028**, in the original stated principal amount of **\$390,700.00**.

# NM

## New Millennium

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- b. from MIGUEL A. CABRERA, A SINGLE MAN to AMERICAN SECURITIES COMPANY AS TRUSTEE FOR WELLS FARGO BANK, N.A., dated 12/21/2005, recorded 01/25/2006 as Document No. 06-0184438, in the original stated principal amount of \$81,000.00.

abstract continuation or title insurance commitment. We make no representation as to the legal or merchantable quality of title. Except for those listed above, we have not examined any documents recorded prior to the initial date of our search.

This property report contains land title information for the sole use and benefit of the applicant only and may not be relied upon by any other party. Shown herein are those liens found only in the office of the register of deeds, county treasurer and clerk of circuit court which were filed and recorded during the search period. No search has been made for bankruptcy proceedings, unfilled construction lien claims, special assessments, Uniform Commercial Code financing statements or for any other conveyances, liens or encumbrances which are not property indexed. This report does not show any provisions or recitals contained in instruments nor any proceedings affecting the title. We make no representations as to the legal or merchantable quality of the title, which can be determined only by a complete abstract of title and attorney's opinion or a policy of title insurance. The applicant agrees that, as part of the consideration which the applicant gives for the issuance of this report and in recognition of the relative risks, rewards and benefits thereof, the risks have been allocated such that the Company shall be liable to the applicant as a direct result of an error or omission, provided, however, that in no event shall the liability of the Company arising from any cause or causes exceed the cost of the actual property report search.

Thank you for letting us be of service.

New Millennium Title Group

The document to which this certification is attached is a full, true and correct copy of the original on file and recorded in my office.

MAR 5 2006

JOHN A. CLARKE  
 Executive Officer/Clerk of the  
 Superior Court of California,  
 County of Los Angeles

Deputy

A. ABUSHA

