



First American

*my*FirstAm™ Combined Report

32003 Crown Valley Rd, Acton, CA 93510

Property Address:

**32003 Crown Valley Rd
Acton, CA 93510**



First American

myFirstAm™ Property Profile

32003 Crown Valley Rd, Acton, CA 93510

Property Information	
Owner(s):	Hannoun Firas & Heather / Hannoun Lyad & Diana
Mailing Address:	43211 Fanchon Ave, Lancaster, CA 93536
Owner Phone:	Unknown
Property Address:	32003 Crown Valley Rd, Acton, CA 93510
County:	Los Angeles
APN:	3208-024-035
Map Coord:	189-E3;4465-B2
Census Tract:	9108.05
Lot#:	12
Block:	9
Subdivision:	Acton
Tract:	
Legal:	Tr=Town Of Acton And Acreage Lots Adjoining 1/2 Vac Alley Adj On W And S And (Ex Of St) Lot 2 And 1/2 Vac Alley Adj On W And N And Lot 10 And 1/2 Vac Alley Adj On N And Lot 11 And 1/2 Vac Lot 12

Property Characteristics		
Use:	Commercial Lot	Year Built / Eff. : /
Zoning:	LCC4*	Sq. Ft. :
Bedrooms:		Lot Size Ac / Sq Ft: .6664 / 29026
Bathrooms:		# of Units:
# Rooms:		Fireplace:
Quality:		Heating:
Pool:	N	Air:
Style:		Air:
Stories:		Improvements:
Parking / #:	/	Parking / #: /
Flood:	X	Gross Area:
Garage Area :		Garage Area :
Basement Area:		

Sale and Loan Information			
Sale Date:	8/24/2004	*\$/Sq. Ft.:	2nd Mtg.: N/A
Sale Price:	\$150,000	1st Loan:	\$75,000
Prior Sale Amt:	\$165,500	Loan Type:	Conv
Doc No.:	2528638	Transfer Date:	10/1/2004
Prior Sale Date:		Prior Doc No.:	1741517
Doc Type:	Grant Deed	Lender:	California Bk&Tr
Prior Doc Type:	Trustee Deed		
Seller:	Moore Wil Trust		

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value:	Exemption Type:
Land Value: \$169,790	Tax Year / Area: 2013 / 8929
Total Value: \$169,790	Tax Value: \$169,790
Tax Amount: \$2,029.15	Improved:

This page is part of your document - DO NOT DISCARD

04 2528638

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
10/01/04 AT 08:00am

TITLE(S) : DEED



FEE

FEE \$13	E
	3

D.T.T

165.-

CODE
20

CODE
19

CODE
9

SURVEY, MONUMENT FEE \$10. CODE 9 9

NOTIFICATION SENT-\$4 ©

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

3208 - 024 - 035

001

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

10/1/04

04 2528638

2

FIRAS F HANNON, ET AL
2236 WEST AVENUE K-9
LANCASTER, CA 93536

Escrow No 46048693 - H95
Order No. 46048693 - H31

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

Assessor's Parcel No
3208-024-035

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$165 00

unincorporated area City of

computed on the full value of the interest or property conveyed, or is

computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
WIL MOORE AS TRUSTEE OF THE WIL MOORE FAMILY TRUST ESTABLISHED DECEMBER 28, 2000, BY
WIL MOORE AS TRUSTOR, AND GEORGE LEEPER

hereby GRANT(S) to

FIRAS FADEL HANNOUN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AND FADEL T.
HANNOUN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND IYAD FADEL HANNOUN, A
SINGLE MAN, AS JOINT TENANTS

the following described real property in the
County of LOS ANGELES

, State of California

LOTS 2, 10, 11 AND 12 IN BLOCK 9 OF THE TOWN OF ACTON, IN THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGE 7 OF MISCELLANEOUS RECORDS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SEE ATTACHED LEGAL FOR FULL DESCRIPTION

Dated August 24, 2004

STATE OF

COUNTY OF Riverside

On September 16, 2004

Nancy L Heitritter

a Notary Public in and for said County and State, personally appeared

Wil Moore

SIGNED IN COUNTER PART

WIL MOORE, TRUSTEE

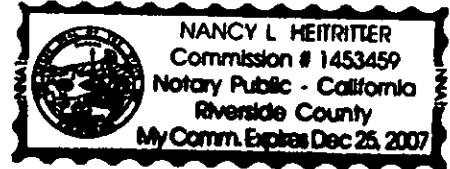
GEORGE LEEPER

personally known to me (or 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

WITNESS my hand and official seal

Nancy L Heitritter
Signature of Notary

Dec 25, 2007
Date My Commission Expires



FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City, State & Zip

EXECUTED IN COUNTER PART

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

10/1/04

3

FIRAS F HANNON, ET AL
2236 WEST AVENUE K-9
LANCASTER, CA 93536

Escrow No 46048693 - H95
Order No. 46048693 - H31

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

Assessor's Parcel No:
3208-024-035

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$

- unincorporated area City of
- computed on the full value of the interest or property conveyed, or is
- computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
WIL MOORE AS TRUSTEE OF THE WIL MOORE FAMILY TRUST ESTABLISHED DECEMBER 28, 2000, BY
WIL MOORE AS TRUSTOR; AND GEORGE LEEPER

hereby GRANT(S) to

FIRAS FADEL HANNOUN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AND FADEL T.
HANNOUN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND IYAD FADEL HANNOUN, A
SINGLE MAN, AS JOINT TENANTS

the following described real property in the
County of LOS ANGELES

, State of California

LOTS 2, 10, 11 AND 12 IN BLOCK 9 OF THE TOWN OF ACTON, IN THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGE 7 OF MISCELLANEOUS RECORDS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Dated August 24, 2004

STATE OF California
COUNTY OF Orange) SS
On Sept. 3rd 2004 before me,
Tamera Douglas
a Notary Public in and for said County and State, personally appeared
George Leeper

SIGNED IN COUNTER PART

WIL MOORE, TRUSTEE

GEORGE LEEPER

personally known to me (or 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

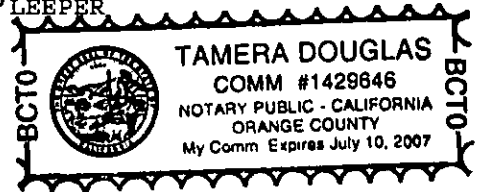
WITNESS my hand and official seal

Tamera Douglas
Signature of Notary

July 10 2007
Date My Commission Expires

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE



Name

Street Address

City, State & Zip

LEGAL DESCRIPTION

LOTS 2, 10, 11 AND 12 IN BLOCK 9 OF THE TOWN OF ACTON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGE 7 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

TOGETHER WITH THAT PORTION OF THE EAST HALF OF VACATED ALLEY 16 FEET WIDE ADJOINING LOTS AND 10 ON THE WEST, VACATED IN SAID TOWN BY THE BOARD OF SUPERVISORS AS PER RE VACATION AND ABANDONMENT OF PORTIONS OF THIRD STREET AND ALLEY IN ACTON, ROAD DIVISION NO 507, BOUNDED NORTHERLY BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 2 AND BOUNDED SOUTHERLY BY THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 10. ALSO THAT PORTION OF VACATED ALLEY 16 FEET WIDE LYING BETWEEN THE SOUTHERLY LINE OF LOT 2 AND THE NORTHERLY LINE OF LOTS 10, 11 AND 12 BOUNDED WESTERLY AND EASTERLY BY THE SOUTHERLY PROLONGATION OF THE WESTERLY AND EASTERLY LINES OF LOT 2

04 2528638



Transaction History provides records for the past ten years. To request additional information, please contact your local Sales Representative, Customer Service Department, or for an additional fee you may [click here](#).

History Record # 1 : FINANCE

Mortgage Recording Date:	11/05/2012	Mortgage Transfer Type:	Construction
Mortgage Document #:	000001678116	Mortgage Rate Type:	
Lender:	Mojave Desert Bk	Mortgage Term:	
Document Type	Construction Deed Of Trust		
Loan Amount:	\$373,000	Mortgage Rate:	N/A
Borrower 1:	Hannoun Firas & Heather	Borrower 2:	Hannoun Iyad & Diana
Borrower 3:	Hannoun Fadel & Najat	Borrower 4:	

History Record # 2 : FINANCE

Mortgage Recording Date:	11/05/2012	Mortgage Transfer Type:	Construction
Mortgage Document #:	000001678115	Mortgage Rate Type:	Adjustable Int Rate Loan
Lender:	Mojave Desert Bk	Mortgage Term:	
Document Type	Construction Deed Of Trust		
Loan Amount:	\$950,000	Mortgage Rate:	N/A
Borrower 1:	Hannoun Firas & Heather	Borrower 2:	Hannoun Iyad & Diana
Borrower 3:	Hannoun Fadel & Najat	Borrower 4:	

History Record # 3 : SALE

Buyer:	Hannoun Firas & Heather	Seller:	Hannoun Trust
Sale Date:	11/01/2012	Sale Price:	
Sale Recording Date:	11/05/2012	Sale Price Type:	
Recorded Doc #:	1678114	Title Company:	Ticor Title
Document Type:	Grant Deed		

Continued on next page...

History Record # 4 : SALE

Buyer:	Hannoun Trust	Seller:	Hannoun Firas F
Sale Date:	12/12/2005	Sale Price:	
Sale Recording Date:	12/28/2005	Sale Price Type:	Partial
Recorded Doc #:	3199982	Title Company:	
Document Type:	Quit Claim Deed		

History Record # 5 : SALE

Buyer:	Hannoun Firas F	Seller:	Hannoun Heather
Sale Date:	09/17/2004	Sale Price:	
Sale Recording Date:	10/05/2004	Sale Price Type:	Full
Recorded Doc #:	2559951	Title Company:	Chicago Title Co.
Document Type:	Quit Claim Deed		

History Record # 6 : SALE

Buyer:	Hannoun Fadel T	Seller:	Hannoun Najat
Sale Date:	09/17/2004	Sale Price:	
Sale Recording Date:	10/05/2004	Sale Price Type:	Full
Recorded Doc #:	2559950	Title Company:	Chicago Title Co.
Document Type:	Quit Claim Deed		

History Record # 7 : SALE

Buyer:	Hannoun Firas F	Seller:	Moore Wil Trust
Sale Date:	08/24/2004	Sale Price:	\$150,000
Sale Recording Date:	10/01/2004	Sale Price Type:	Full
Recorded Doc #:	2528638	Title Company:	Chicago Title Co.
Document Type:	Grant Deed		

Continued on next page...

FINANCE

Mortgage Recording Date:	10/01/2004	Mortgage Transfer Type:	Resale
Mortgage Document #:	000002528639	Mortgage Rate Type:	Adjustable Int Rate Loan
Lender:	California Bk&Tr	Mortgage Term:	
Document Type	Deed Of Trust		
Loan Amount:	\$75,000	Mortgage Rate:	N/A
Borrower 1:	Hannoun Firas F	Borrower 2:	Hannoun Fadel T
Borrower 3:	Hannoun Iyad F	Borrower 4:	

Limitation of Liability for Informational Report

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.