

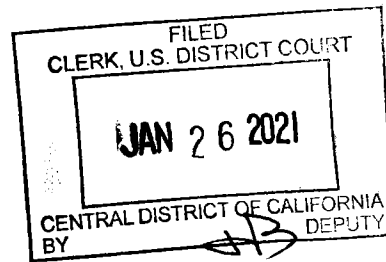
Lawyers Title

RECORDING REQUESTED BY

Clerk, U.S. District Court

WHEN RECORDED, MAIL TO:

CLERK, U.S. DISTRICT COURT  
255 EAST TEMPLE STREET, STE. TS-134  
LOS ANGELES, CALIFORNIA 90012



(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

## SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

INCORPORATING BY REFERENCE CERTAIN PROVISIONS OF A FICTITIOUS DEED OF TRUST OF RECORD

THIS DEED OF TRUST, Made this 4th day of December 2020, between Abraham Tatoyan, an unmarried man, herein called TRUSTOR, whose address is 15515 Lemac Street, Van Nuys, CA 91406;

(Number and Street)

(City)

(State)

(Zip)

Lawyers Title Company herein called TRUSTEE; and Clerk, U.S. District Court, Central District of California, herein called BENEFICIARY;

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE THAT PROPERTY IN

Los Angeles County, California, common address 15515 Lemac Street, Van Nuys, CA 91406, legally described as:

LOT 16 OF TRACT NO. 19270, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 517, PAGES 6 AND 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
A.P.N: 2222-004-006

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph B(5) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits, for the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein under bond(s) posted on behalf of defendant(s) Artur Ayyazyan in Case No. CR 20-579-SVW-3 which includes an obligation by said Trustor(s) surety(ies) in the amount of \$ 100,000.00.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A of that certain Fictitious Deed of Trust referenced herein, and it is mutually agreed that all of the provisions set forth in subdivision B of that certain Fictitious Deed of Trust recorded in the book and page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely: August 18, 1964

| COUNTY       | BOOK | PAGE   | COUNTY      | BOOK   | PAGE | COUNTY             | BOOK     | PAGE   | COUNTY     | BOOK | PAGE |
|--------------|------|--------|-------------|--------|------|--------------------|----------|--------|------------|------|------|
| Alameda      | 1288 | 556    | Kings       | 858    | 713  | Placer             | 1028     | 379    | Sierra     | 38   | 187  |
| Alpine       | 3    | 130-31 | Lake        | 437    | 110  | Plumas             | 166      | 1307   | Siskiyou   | 506  | 762  |
| Amador       | 133  | 438    | Lassen      | 192    | 367  | Riverside          | 3778     | 347    | Solano     | 1287 | 621  |
| Butte        | 1330 | 513    | Los Angeles | T-3878 | 874  | Sacramento         | 71-10-26 | 615    | Sonoma     | 2067 | 427  |
| Calaveras    | 185  | 338    | Madera      | 911    | 136  | San Benito         | 300      | 405    | Stanislaus | 1970 | 56   |
| Colusa       | 323  | 391    | Marin       | 1849   | 122  | San Bernardino     | 6213     | 768    | Sutter     | 655  | 585  |
| Contra Costa | 4684 | 1      | Mariposa    | 90     | 453  | San Francisco      | A-804    | 596    | Tehama     | 457  | 183  |
| Del Norte    | 101  | 549    | Mendocino   | 667    | 99   | San Joaquin        | 2855     | 283    | Trinity    | 108  | 595  |
| El Dorado    | 704  | 635    | Merced      | 1660   | 753  | San Luis Obispo    | 1311     | 137    | Tulare     | 2530 | 108  |
| Fresno       | 5052 | 623    | Modoc       | 191    | 93   | San Mateo          | 4778     | 175    | Tuolumne   | 177  | 160  |
| Glenn        | 469  | 76     | Mono        | 69     | 302  | Santa Barbara      | 2065     | 881    | Ventura    | 2607 | 237  |
| Humboldt     | 801  | 83     | Monterey    | 357    | 139  | Santa Clara        | 6626     | 664    | Yolo       | 769  | 16   |
| Imperial     | 1189 | 701    | Napa        | 704    | 742  | Santa Cruz         | 1638     | 607    | Yuba       | 398  | 693  |
| Inyo         | 165  | 672    | Nevada      | 363    | 94   | Shasta             | 800      | 633    |            |      |      |
| Kern         | 3756 | 690    | Orange      | 7182   | 18   | San Diego Series 5 | 1964     | 149774 |            |      |      |

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B, (identical in all counties) are preprinted on the reverse page hereof and are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge thereof does not exceed the maximum allowed by law.

CR-5

SHORT FORM DEED OF TRUST - Page 1 of 2

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.



Signature of Trustor Abraham Tatoyan

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 )  
 ) ss.  
COUNTY OF Los Angeles )

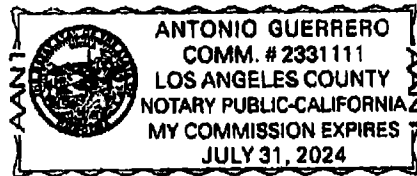
On December 05, 2020 before me, Antonio Guerrero, Notary Public,  
(name, title of officer, i.e., "Jane Doe, Notary Public")

personally appeared Abraham Tatoyan,

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

REQUEST FOR FULL RECONVEYANCE  
(To be used only when note has been satisfied)

To \_\_\_\_\_, Trustee Dated \_\_\_\_\_

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness secured by said Deed of Trust, delivered to you herewith together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

MAIL RECONVEYANCE TO:

Clerk, U. S. District Court  
Central District of California

Abraham Tatoyan  
15515 Lemac Street  
Van Nuys, CA 91406

\_\_\_\_\_  
Deputy Clerk

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.  
Both must be delivered to the Trustee for cancellation before reconveyance will be made.

This page is part of your document - DO NOT DISCARD



**20201647685**



Pages:  
0004

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

12/14/20 AT 08:00AM

FEES: 53.00

TAXES: 0.00

OTHER: 0.00

PAID: 53.00



LEADSHEET



202012141120017

00019520196



011562469

SEQ:  
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

Lawyers Title (67)

**RECORDING REQUESTED BY:**

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**AND WHEN RECORDED MAIL TO:**

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255 EAST TEMPLE STREET, STE. TS-134

LOS ANGELES, CALIFORNIA 90012

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## **SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS**

**Exempt from the fee imposed by the Building Homes & Jobs Act (SB2-2017) (GC 27388.1) (AB 110):**

**Any county, municipality, or other political subdivision of the state is exempt from payment of the \$75 recording fee.**