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John L. Donnelly, County Clerk

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IN F. B. I. DEPT.

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SUPERIOR COURT OF CALIFORNIA, County of Los Angeles
 North Central District
 600 East Broadway
 Glendale, California 91205

61400

ADOLEN J. KADISNY, also known as HELEN KADISNY

☒ DECEASED ☐ CONSPIRACY ☐ INCIDENT

ORDER CONFIRMING SALE OF REAL PROPERTY

NC-P 62E2 G

1 Date of hearing **Nov. 23, 1979** ☒ Dept. ☐ Civ ☐ Am. Ho **WCD** Judge **Robert P. Schiffman**

THE COURT FINDS

2. All notices required by law have been given.
- b. Good reason existed for the sale of the property commonly described as (7. street address or location):
South end of New York Avenue,
La Crescenta, California
- c. The sale was legally made and fairly conducted.
- d. The amount bid is not disproportionate to the value of the property.
- e. The amount bid is 50% or more of the appraised value of the property within one year prior to the date of sale, as appraised within one year or the date of sale.
- f. A law exceeding the amount bid by the statutory percentages, exclusive of the expense of a new sale ☐ cannot be obtained ☒ not obtained or upward from the purchaser within 60 days after complying with all applicable provisions of the law.
- g. The personal representative has made reasonable efforts to expose the property to the market (Page 2 of 2)

THE COURT OPENS

3. The use of the real property described in Attachment A is restricted to (circle one)
 (A) ☐ Personal residence
 (B) ☒ Commercial purposes
- The purpose of making offer:
 Make improvements to the site amounting to \$750,000.00 and on the following terms (check all that apply):
 See ATTACHMENT 2A
4. The personal representation(s) needed below is directed to exclude this offer as a consequence of the interest in the property due to purchaser on receipt of the bid/bidder's bid for the sale:
- (1) Name: Edwin E. Kadletz
- (2) Name: Fiona G. Bayliss
- Date: _____
5. (1) ☐ No additional bond is required.
 (2) ☒ Personal representation(s) are given an additional bond in the amount of \$750,000.00.
 If so, the \$750,000.00 was secured by giving an
 (3) ☐ cash bond deposited with the Clerk or by electronic transfer in the following depository:
 In a certain account pursuant to Prob C-541 it is to be withdrawn only on court order.
6. (1) ☐ No commission is payable.
 (2) ☒ A commission from the proceeds of the sale is approved as follows:
 Amount: \$ 8,250.00
 To Harold E. Florence

Results

Index of Two Symmetric Cases

● 2010年10月1日起，凡在中华人民共和国境内销售货物或者提供加工、修理修配劳务以及进口货物的单位和个人，均应按照《中华人民共和国增值税暂行条例》及实施细则缴纳增值税。

ORDER CONFIDENTIAL SALE OF REAL PROPERTY

1. The first step is to identify the problem.

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MANNER OF VESTING TITLE

Lee Mansdorf as Trustee under that certain Trust
Agreement dated August 31, 1967 between Lee Mansdorf, Harold
Mansdorf, Mildred Mansdorf, Norman Mansdorf and Sallie Mansdorf.

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Attachment 1a

TERMS OF SALE

1. Sale includes all interest the estate has in a claim against Title Insurance and Trust Company for three (3) parcels in dispute; namely, Parcels 240, 241 and 252 in the City of Glendale, County of Los Angeles, State of California, as shown on map filed in Book 29 Pages 19 to 22, inclusive, of Record of Surveys, in the office of the County Recorder of said county. Said claim arises out of the issuance of a policy of title insurance effective October 17, 1973 to Fiona G. Rayless and Edwin F. Kadletz, Executors of the Estate of Helen Kadletz, deceased, which guaranteed title to said parcels, and from the issuance of a Title Insurance and Trust Company Trustee's Deed, upon sale recorded March 29, 1974, which conveyed said parcels to the heirs or devisees of the Estate of Helen Kadletz, deceased. Sellers shall execute an assignment of said claim to buyers without warranty of the validity of said claim.

2. Escrow to close not later than ninety (90) days after Court confirmation.

3. Cash "as is".

BU- 626436

4. Buyers to accept policy of title insurance from California Land Title Company pursuant to report dated

September 20, 1979. Seller shall assume a Quitclaim Deed to buyers of any interest the estate may have in parcels described in the Petition for Confirmation of Sale, but not described in the policy of title insurance dated September 20, 1979, and seller shall furnish a policy of title insurance only to that portion of the property guaranteed and insured in said title report.

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DESCRIPTION OF PROPERTY TO BE CONVEYED BY EXECUTOR'S GRANT DEED

An UNDIVIDED ninety percent (90%) interest in and to that certain real property located in the County of Los Angeles, State of California, described as follows:

PARCEL 1:

Parcels 3, 42, 55, 66, 93, 94, 96, 114, 115, 116, to 119 inclusive, 145, 146, 148, 184, 190, 203, 217, 218, 221, 232, 231, 252, 253, 276, 277, 298, 299, 301, 331 to 333 inclusive, 338, 378, also as to Parcels 204, 214, 232, 233, 234, 275 and 302 in the City of Glendale, as shown on Licensed Surveyor's Map filed in Book 29 Pages 19 to 22 inclusive of Record of Surveys, in the office of the County Recorder of said County.

EXCEPTING therefrom the land described as follows:

A strip of land of uniform width of 50.00 feet lying 25.00 feet on each side of, parallel and contiguous to the following described center line:

Beginning in the Southwesterly line of Lot "A" of Tract No. 10156, as per map recorded in Book 164 Page 1 of Maps, in the office of the County recorder of said Los Angeles County, distant thereon 24.30 feet Southeasterly from the most Easterly corner of Parcel 209, as shown on said Record of Survey of said Lot "A"; thence North 31° 52' 55" East 216.04 feet; thence North 13° 15' 25" West 732.23 feet; thence North 14° 35' 10" West 52.79 feet to the Northwesterly line of Lot "A" in said Tract No. 10156, distant thereon Southwesterly 529.78 feet from the most Northerly corner of said Lot "A".

PARCEL 2:

60- 695496

An undivided 2/3rds interest in Parcels 4 to 38 inclusive, 40, 46, 47, 49, to 56 inclusive, 57, 59 to 62 inclusive, 65, 66, 67, 91, 92, 97 to 100 inclusive, 101 to 113 inclusive, 120 to 144 inclusive, 147, 149 to 154 inclusive, 157 to 162 inclusive, 164 to 174 inclusive, 177 to 183 inclusive, 187, 189, 196 to 202 inclusive, 205 to 211 inclusive, 219, 220, 225, 226, 228, 230, 243, 247 to 251 inclusive, 254 to 262 inclusive, 267 to 274 inclusive, 276 to 294 inclusive, 300, 303 to 315 inclusive, 318 to 330 inclusive, 336, 337, 342 to 349 inclusive, 353 to 354, 357, 358, 364, 385, 389, 391 to 390 inclusive and 401, in the City of Glendale, as shown on map filed in Book 29 Pages 19 to 22 inclusive of Record of

Surveys, in the office of the County Recorder of said County.

EXCEPTING therefrom those portions of said Parcels 283, 284, 300, 303, 304, 305, 307, 319, 320, 321, 400 and 401, lying Northwesterly of the Northwesterly line of the land described in the Trustees Deed to Margaret H. Lambert recorded on May 26, 1949 as Instrument No. 1949, in Book 30182 Page 269, Official Records.

ALSO EXCEPTING that portion of said Parcel 401 lying Northeast-erly of the northeasterly line of V. Bazdry's Mountains, as shown on County Surveyor's Map No. 8-725 on file in the office of the County Engineer of said County.

ALSO EXCEPTING from said Parcel 401, the interest in those portions thereof which adjoining parcels of land reconveyed from the lien and charge of the deed of trust recorded on February 13, 1930 in Book 9795 Page 22, said Official Records, by partial reconveyances of record, and which would by operation of law, pass with a conveyance of such adjoining parcels.

ALSO EXCEPT these portions of said Parcels 209, 210, 211, 249, 250, 251, 256, 257, 258, 259, 261, 262, 269, 270, 271, 273, 274, 285, 286, 291, 293, 294, 343, 344 and 401 included within a strip of land 50.00 feet wide, lying 25.00 feet on each side of the following described center line:

Beginning at a point in the Southwesterly line of Lot "A" of Tract No. 10156, as shown on map recorded in Book 164 Pages 1 and 2 of Maps, in said office of the County Recorder, distant thereon 54.03 feet Southeasterly from the ROAD Westerly corner of said Parcel 209; thence North $31^{\circ}52'55''$ East 215.04 feet; thence North $13^{\circ}16'25''$ West 732.23 feet; thence North $14^{\circ}35'10''$ West 52.79 feet to a point in the Northwesterly line of said Lot "A" distant thereon 520.79 feet from the West Northly corner of said Lot "A".

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DESCRIPTION OF PROPERTY TO BE CONVEYED BY EXECUTOR'S WILL

1. An UNDIVIDED ninety percent (90%) interest in and to that certain real property located in the City of Glendale, County of Los Angeles, State of California, described as

An undivided 2/3rds interest in Parcels 1, 240, 241, 263, 264, 265, 266, 295, 352, and 387 in the City of Glendale, County of Los Angeles, State of California, as shown on map filed in Book 29 Pages 19 to 23 inclusive of Record of Surveys, in the office of the County Recorder of said county.

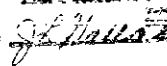
2. An undivided one-half interest in Parcel 371, in the City of Glendale, County of Los Angeles, State of California, as shown on Licensed Surveyor's Map filed in Book 29 Pages 19 to 23 inclusive of Record of Surveys, in the office of the county recorder of said county.

DATED: December 5, 1979.



Judge of Superior Court



THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS A TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.
ATTEST: DEC 5, 1979
JAMES L. GARDNER, County Clerk and Clerk of the Superior Court of California, County of Los Angeles
By  J. L. Gardner, Deputy

80- 626435

ASSIGNMENT OF CLAIM

The undersigned **WILLIAM J. KADLETSKY** and **FRANK G. BAYLISSE**, as Executors of the Will of Helen J. Kadlets, deceased, for good and valuable consideration, receipt of which is hereby acknowledged, do hereby assign, set over and transfer to **LEE HANCOCK**, as Trustee under the **Portola Trust Agreement** dated August 31, 1967 between Lee Hancock, Harold Hancock, married husband, Herman Hancock and Selma Hancock, all of whom are the parents of Helen J. Kadlets, in a claim against title insurance and first company for three (3) parcels in Maricopa County, Arizona, to-wit: 241 and 351 North City of Glendale, County of Los Angeles, State of California, as shown on map filed in Book 25 Pages 10 to 12, inclusive, of Record of Surveys, in the office of the County Recorder of said county. Said claim accrues out of the issuance of a policy of title insurance effective October 17, 1972 to Frank G. Baylisse and Helen J. Kadlets, Executors of the Estate of Helen Kadlets, deceased, which guaranteed title to said parcels, and from the issuance of a title insurance and first company Trustee's deed, upon sale recorded March 29, 1974, which conveyed said parcels to the heirs at law of the Estate of Helen Kadlets, deceased.

This Assignment is made by the Executors of said Estate to **LEE HANCOCK**, as Trustee without warranty as to the validity of said claim.

This Assignment is made pursuant to the Order Confirming Sale of Real Property made on November 3, 1973 in the matter of the Estate of Helen J. Kadlets, Case Number H-7 3743 of Superior Court of the State of California for said County of Los Angeles.

DATED this 17 day of February, 1975

Lee Hancock
Lee Hancock, Trustee
Helen J. Kadlets, deceased

Frank G. Baylisse
Frank G. Baylisse, Executor
Helen J. Kadlets, deceased

80-62645