

City Escrow Company, Inc.
11111 Redondo Beach Blvd
Redondo Beach, CA 90278
ESCROW INSTRUCTIONS

Date: July 21, 1998 Escrow Officer: Evelyn Estes

Escrow Number: 1111-EE

CITY ESCROW COMPANY, INCORPORATED, A CORPORATION IS LICENSED AS AN ESCROW AGENT BY THE DEPARTMENT OF COPPORATIONS IN CALIFORNIA, IN THE USA.

Oscar Ray Klient, (hereinafter known as Buyer) agree to purchase from Vivian Ceasar (hereinafter known as Seller) the real property set forth herein per the terms, conditions, consideration and instructions hereinafter stated. The Seller and Buyer herein shall deliver these signed escrow instructions to City Escrow Company, Inc. (CECI), a California Corporation, (hereinafter known as Escrow Holder), within **60** calendar days after receipt of same.

Terms of Transaction

Buyer has deposited to escrow by Personal Check the sum of	\$ 800.00
Buyer will deposit, prior to close of escrow, the sum of	\$ 1,600.00
Buyer to obtain a New 1st Trust Deed loan in the amount of	<u>\$ 77,600.00</u>
To Complete the Total Consideration of	\$ 80,000.00

Furthermore, I will execute and deliver any instruments and/or funds which this escrow requires to show title as called for, all of which you are instructed to use on or before **September 21, 1989**, provided you hold a Policy of Title insurance with the usual title company's exceptions, with a liability of not less than **\$80,000.00**, covering property in the City of Any town, County of Anywhere, State of the USA, described as follows:

(A) Unit 101 of Lot 25 of Trust 22955, in the City of Lawndale, as Per Map Recorded in Book 815, Pages 51 to 61 Inclusive of Maps, in the office of the County Recorder of said county, and as defined in the Declaration of Restrictions (Enabling Declaration Establishing a Plan for Condominium Ownership of Lawndale Villas Home Owners Association No. 2, Recorded in Book M3789, Page 693 et seq. of Official Records of Said County.

(B) An undivided 4/110 interest in the common area of lot 25 as shown on Said Tract 22955 and as defined in the Declaration of Restrictions, being all of said lot and the improvements thereon, except for the Units.

Except all mineral, oil, gas hydrocarbon rights below 500 feet beneath the ground without right of surface entry, as reserved by Jake Luetto and Esmeralda Luetto, husband and wife in deed recorded September 22, 1870 as instrument No. 1300 and as reserved by Harold Jongsma and Madine Jongsma, husband and wife, in deed recorded August 7, 1870 as instrument No. 1514, official records.

APN: 4078-005-101

**COMMONLY KNOWN AS: 14717 Burin Avenue, #300
Lawndale, CA 90260**

SHOWING TITLE VESTED IN: Oscar Ray Klient, a single man