MC-030

ATTORNEY OR PARTY WITHOUT ATTORNEY *(Name, State Bar number, and address):*
Mikhael Y. Lerman
2462 Booksin Ave
San Jose CA 95125

TELEPHONE NO.: 408-564-9578 FAX NO. *(Optional):*
E-MAIL ADDRESS *(Optional):* michael_lerman@yahoo.com
ATTORNEY FOR *(Name):* self represented

FOR COURT USE ONLY

Electronically filed by Superior Court of CA, County of Santa Clara, on 5/5/2025 12:00 AM Reviewed By: D. Otwell Case #22FL000408 Env. #19217423

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Santa Clara
STREET ADDRESS: 201 North 1st Street
MAILING ADDRESS: 191 North 1st Street
CITY AND ZIP CODE: San Jose CA 95113
BRANCH NAME: Family

PLAINTIFF/PETITIONER: Celine E. Lerman
DEFENDANT/RESPONDENT: Mikhael Y. Lerman

DECLARATION

CASE NUMBER:
22FL000408

Judicial form for :

* Exhibit_DED_DEED_Real_Estate_Fraud.pdf

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date:

Digitally signed by Mikhael Lerman
Date: 2025.05.03 11:44:09 -07'00'

Mikhael Y. Lerman
(TYPE OR PRINT NAME)

(SIGNATURE OF DECLARANT)

☐ Attorney for ☐ Plaintiff ☐ Petitioner ☑ Defendant
☐ Respondent ☐ Other *(Specify):*

EXHIBIT DED

RECORDING REQUESTED BY

Celine Lerman

AND WHEN RECORDED MAIL TO:

Name: Celine Lerman
Address: 1577 Settle Ave.
City & State: San Jose, CA
Zip: 95125

25788413

Regina Alcomendras
Santa Clara County - Clerk-Recorder

04/07/2025 02:30 PM

Titles: 1 Pages: 5

Fees: $114.00
Taxes: $0.00
Total: $114.00

ASSESSORS PARCEL NO. 439-01-088

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERSPOUSAL TRANSFER DEED

Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

Documentary transfer tax is $ 0 . Exempt per R&T 11927

☐ Computed on full value of property conveyed, or ☐ Computed on full value less value of liens and encumbrances remaining at time of sale, or ☒ is exempt from imposition of the Documentary Transfer Tax pursuant to Revenue and Tax Code §11927(a), on transferring community, quasi-community, or quasi-marital property, assets between spouses, pursuant to a judgment, an order, or a written agreement between spouses in contemplation of any such judgment or order.

☐ Other exemptions: (state reason and give Code § or Ordinance number)

☐ Unincorporated area: ☐ City of and

This is an Interspousal Transfer under §63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from Reappraisal under Proposition 13:

☐ A transfer to a trustee for the beneficial use of a spouse, or the surviving spouse of a deceased transferor, or by a trustee of such a trust to the spouse of the trustor,

☐ A transfer which takes effect upon the death of a spouse,

☒ A transfer to a spouse or former spouse in connection with a property settlement agreement or decree of dissolution of a marriage or legal separation, or

☒ A creation, transfer, or termination, solely between spouses, of any co-owner's interest.

☐ The distribution of a legal entity's property to a spouse or former spouse in exchange for the interest of such spouse in the legal entity in connection with a property settlement agreement or a decree of dissolution of a marriage or legal separation.

☐ Other:

GRANTOR(S): Mikhael Lerman and Celine Lerman trustees of Lerman Revocable Trust dated August 13, 2014.

hereby GRANT(S) to Celine Lerman as her sole and separate property.

the following described real property in the City of San Jose **, County of** Santa Clara **, State of California**

See attached Exhibit "A" legal description hereto and made part hereof.

Property Address: 2232 Cherry Ave., San Jose, California 95125

Dated April 1, 2025

Superior Court of California, County of Santa Clara
Signed pursuant to court order dated April 3, 2025
In the matter of Celine Lerman petitioner,
v. Mikhael Lerman respondent. Case number 22FL000408

Mikhael Lerman, Trustee

Celine Lerman, Trustee

ACKNOWLEDGMENT

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)
County of Santa Clara)
On 4-5-2025 before me, Kenny Thanh Le, Notary Public

22FL000408 J. Ramos Deputy

personally appeared Celine Lerman (HERE INSERT NAME AND TITLE OF THE OFFICER)

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

KENNY THANH LE
Notary Public - California
Santa Clara County
Commission # 2439080
My Comm. Expires Feb 24, 2027

MAIL TAX STATEMENTS TO: NAME Celine Lerman ADDRESS 1577 Settle Ave. CITY, STATE, ZIP San Jose CA 95125

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

Lot 17, as shown upon that certain Map entiteled "Tract No. 3577", which Map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California, on October 14, 1963 in Book 168 of Maps, at Page 6.

Excepting therefrom the underground water as granted in the Deed from California Saving & Loan Association, a Corporation to San Jose Water Works, a California Corporation, dated November 1, 1963 and recorded November 5, 1963 in Book 6261, Official Records, at Page 223.

APN: 439-01-088