

RECORDING REQUESTED BY:

MAIL TAX STATEMENT AND WHEN RECORDED
MAIL DOCUMENT TO:

John M. Valentino
541 E. Terrace
Fresno, CA 93704

Above Space for Recorder's Use Only

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX is \$ _____
CITY TRANSFER TAX \$ _____; SURVEY MONUMENT FEE \$ _____

- computed on full value of property conveyed, or
- computed on full value of items or encumbrances remaining at time of sale,
- Unincorporated area City of **FRESNO**, and

FOR A FULL VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

The COUNTY OF FRESNO, a political subdivision of the State of California ("Grantor") hereby GRANTS to **John M. Valentino** ("Grantee"), all of that certain real property, including improvements thereon, situated in the City of Fresno, County of Fresno, State of California, as described on Exhibit "A" herein:

Located at: 200 H Street, Fresno, CA 93721
(such land, including improvements thereon, collectively are the "Real Property").

GRANTOR:
COUNTY OF FRESNO, a political subdivision of the State of California

By _____
Robert W. Bash, Director of Internal Services
Chief Information Officer

GRANT DEED
(Continued)

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 _____

County of _____

On _____ before me, _____, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared _____
Name(s) of Signer(s)

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.

Place Notary Seal Above

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 _____
Signature of Notary Public

EXHIBIT "A"

That portion of Lots 16 through 24 of Block 10, as shown on the Map of the La Sierra Tract, in the City of Fresno, County of Fresno, State of California, according to the map thereof recorded in Book 5 of Record of Surveys at Page 49, Fresno County Records, described as follows:

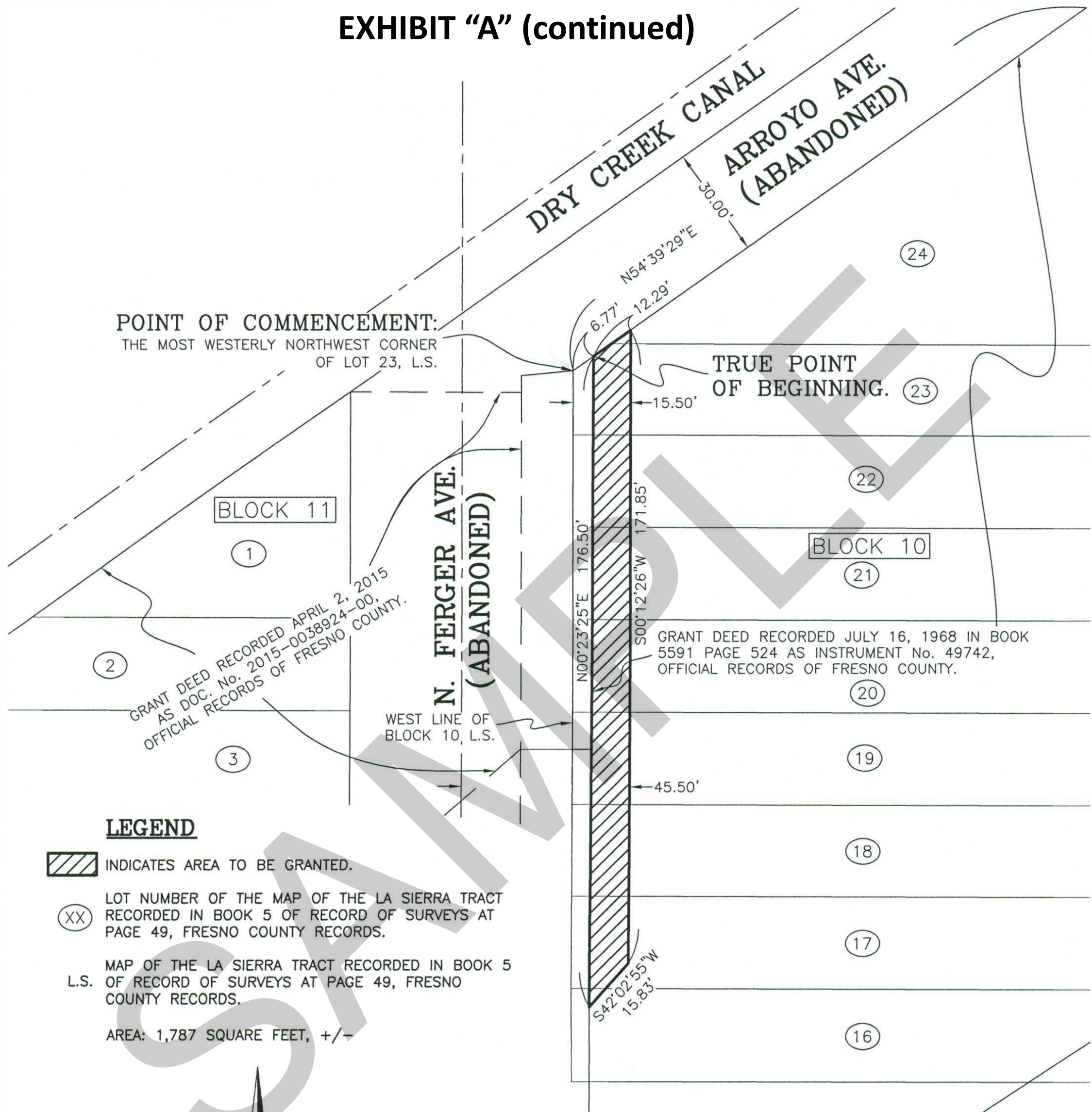
COMMENCING at the most Westerly Northwest corner of Lot 23 of said Block 10; thence North $54^{\circ}39'29''$ East, along the Northwesterly line of said Block 10, a distance of 6.77 feet to the most Northerly Northwest corner of that parcel described in Grant Deed recorded July 16, 1968 in Book 5591 at Page 524 as Instrument No. 49742, Official Records of Fresno County, said point being the **TRUE POINT OF BEGINNING**;

Thence North $54^{\circ}39'29''$ East, continuing along the Northwesterly line of said Block 10 and along the most Northerly Northwesterly line of said parcel, a distance of 12.29 feet to a point being 15.50 feet East of the West line of said Block 10; thence South $00^{\circ}12'26''$ West, parallel with and 15.50 feet East of the West line of said Block 10, a distance of 171.85 feet; thence South $42^{\circ}02'55''$ West, a distance of 15.83 feet to a point on the most Easterly West line of said parcel; thence North $00^{\circ}23'25''$ East, along the most Easterly West line of said parcel, a distance of 176.50 feet to the **TRUE POINT OF BEGINNING**.

Containing 1,787 square feet, more or less.



EXHIBIT "A" (continued)



LEGEND



INDICATES AREA TO BE GRANTED.



LOT NUMBER OF THE MAP OF THE LA SIERRA TRACT RECORDED IN BOOK 5 OF RECORD OF SURVEYS AT PAGE 49, FRESNO COUNTY RECORDS.

MAP OF THE LA SIERRA TRACT RECORDED IN BOOK 5 L.S. OF RECORD OF SURVEYS AT PAGE 49, FRESNO COUNTY RECORDS.

AREA: 1,787 SQUARE FEET, +/-



SCALE: 1" = 40'



10-7-21

15-062
H&A Arroyo

DIXON & ASSOCIATES, INC.
LAND SURVEYING

620 DEWITT, #101
CLOVIS, CALIFORNIA, 93612

PH: (559)297-4200 FAX: (559)297-4272

EXHIBIT "A" (continued)

Lot Report

Tue Oct 5 17:43:34 2021

Lot File: F:\2015\15-062 H STREET AND ARROYO\Acquisition\15-062 Acquisition Exhibit.lot
CRD File: F:\2015\15-062 H STREET AND ARROYO\Acquisition\15-062 Acquisition.crd

Lot: GRANT DEED , Block: BLOCK, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
2			4575.68	6989.52	0.00
	S 00°12'26" W	171.85			
3			4403.83	6988.90	171.85
	S 42°02'55" W	15.83			
4			4392.07	6978.30	187.68
	N 00°23'25" E	176.50			
5			4568.57	6979.50	364.19
	N 54°39'29" E	12.29			
2			4575.68	6989.52	376.47

Closure Error Distance> 0.0037 Error Bearing> S 70°30'24" W
Closure Precision> 1 in 100586.4 Total Distance> 376.47
Area: 1787 Sq. Feet, 0.0410 Acres

SAMPLE