

RECORDING REQUESTED BY:

MAIL TAX STATEMENT AND WHEN RECORDED
MAIL DOCUMENT TO:

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

Above Space for Recorder's Use Only

Quitclaim Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX is \$ _____
CITY TAX \$ _____

- 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 remises, releases, and forever quitclaims to **John M. Valentino** ("Grantee"), all of its interest in 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

QUITCLAIM 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"

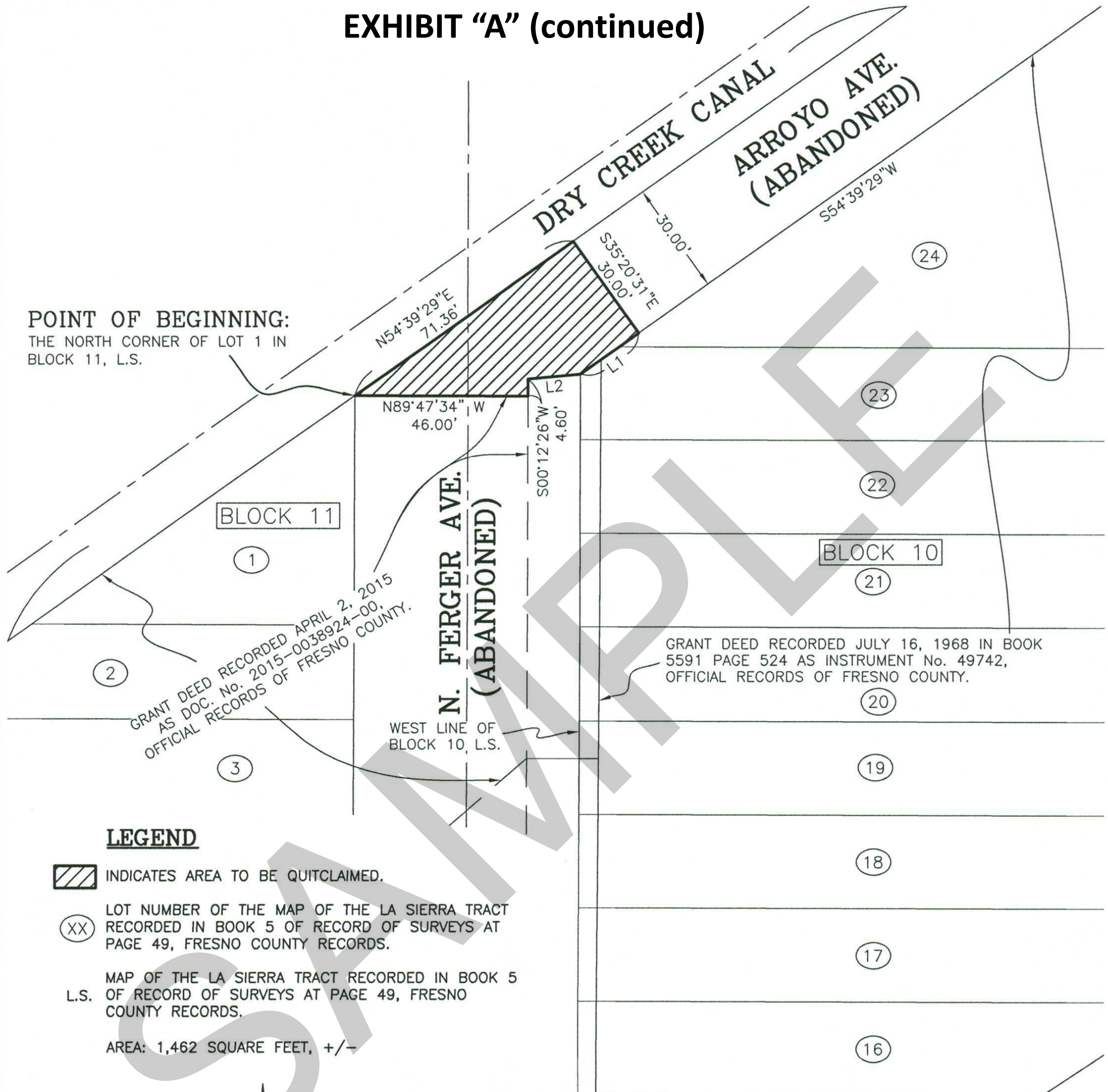
That portion of North Ferger Avenue and Arroyo Avenue as shown on the Map of the La Sierra Tract, in the City of Fresno, County of Fresno, State of California, according to the map thereof recorded in Book 5 of Record of Surveys at Page 49, Fresno County Records, described as follows:

BEGINNING at the North corner of Lot 1 of Block 11 of said La Sierra Tract; thence North $54^{\circ}39'29''$ East, along the Northwestern right-of-way line of said Arroyo Avenue, a distance of 71.36 feet; thence South $35^{\circ}20'31''$ East, a distance of 30.00 feet to a point on the Northwestern line of Lot 24 of Block 10 of said La Sierra Tract; thence South $54^{\circ}39'29''$ West, along the Northwestern line of said Block 10, a distance of 19.05 feet to the most Westerly Northwest corner of Lot 23 of said Block 10; thence South $84^{\circ}29'38''$ West, along a line going from said most Westerly Northwest corner to the North corner of Lot 1 of said Block 11, a distance of 14.07 feet to the Northerly prolongation of the East line of that property described in Grant Deed recorded April 2, 2015 as Document No. 2015-0038924-00, Official Records of Fresno County; thence South $00^{\circ}12'26''$ West, along the Northerly prolongation of said East line, a distance of 4.60 feet to the Northeast corner of said property; thence North $89^{\circ}47'34''$ West, along the North line of said property, a distance of 46.00 feet to the **POINT OF BEGINNING**.

Containing 1,462 square feet, more or less.



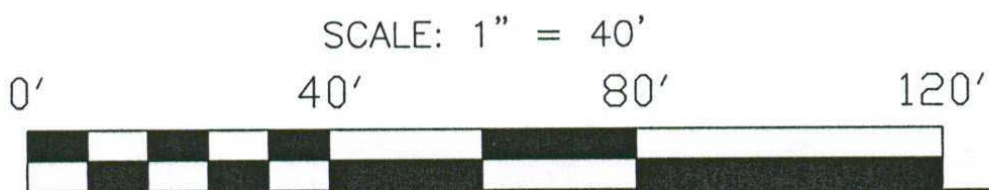
EXHIBIT "A" (continued)



LEGEND

- INDICATES AREA TO BE QUITCLAIMED.
- 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 OF RECORD OF SURVEYS AT PAGE 49, FRESNO COUNTY RECORDS.
- AREA: 1,462 SQUARE FEET, +/-

LINE	BEARING	DISTANCE
L1	S54°39'29"W	19.05'
L2	S84°29'38"W	14.07'



DIXON & ASSOCIATES, INC.
LAND SURVEYING

620 DEWITT, #101
CLOVIS, CALIFORNIA, 93612

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

15-062
H&A Arroyo

10-7-21

EXHIBIT "A" (continued)

Lot Report

Tue Oct 5 17:42:14 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: QUITCLAIM , Block: ROAD, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
2			4575.68	6989.52	0.00
	S 54°39'29" W	19.05			
6			4564.66	6973.98	19.05
	S 84°29'38" W	14.07			
7			4563.31	6959.98	33.12
	S 00°12'26" W	4.60			
8			4558.71	6959.96	37.72
	N 89°47'34" W	46.00			
9			4558.87	6913.96	83.72
	N 54°39'29" E	71.36			
1			4600.15	6972.17	155.08
	S 35°20'31" E	30.00			
2			4575.68	6989.52	185.08

Closure Error Distance > 0.0045 Error Bearing > S 29°57'05" W
Closure Precision > 1 in 41092.5 Total Distance > 185.08
Area: 1462 Sq. Feet, 0.0336 Acres

SAMPLE