

RECORDING REQUESTED BY
North American Title Company, Inc.

AND WHEN RECORDED MAIL TO:
Brad J. Lucas and Melanie Lucas
P.O. Box 370036
Montara, CA 94037

Space Above This Line for Recorder's Use Only

File No.: 55913-20-00164

A.P.N.: 048-076-140 and JPN: 048-007-075-02-01

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX: \$55.00; CITY TRANSFER TAX: \$N/A; SURVEY MONUMENT FEE N/A

- ☒ computed on the consideration or full value of property conveyed, OR
☐ computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
☒ unincorporated area; ☐ City of _____, and
☒ EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996

hereby GRANTS to Brad J. Lucas and Melanie Lucas, husband and wife as community property with right of survivorship

the following described property in the unincorporated area of the County of San Mateo, State of California:

Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference

Dated: March 13, 2020

Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996

BY: Erica B. Steiner
Erica B. Steiner
Trustee

Mail Tax Statements To: **SAME AS ABOVE**

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.

WASHINGTON JHB
STATE OF CALIFORNIA) SS
COUNTY OF KITSAP)

On MARCH 14, 2020, before me, LINDA H. BENNINGFIELD,

Notary Public, personally appeared ERICA B. STEINER

_____, 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

Linda H. Benningfield

This area for official notarial seal

My commission expires 11-10-2021

LINDA H BENNINGFIELD
Notary Public
State of Washington
My Commission Expires
November 10, 2021

EXHIBIT A

A.P.N.: 048-076-140 and JPN: 048-007-075-02-01

ALL OF LOTS 6 AND 7 AND A PORTION OF LOTS 1, 2, 3 AND 5, BLOCK 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE(S) 19, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF AFOREMENTIONED BLOCK, THENCE FROM SAID POINT OF BEGINNING, EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 5, NORTH 65° 30' 00" EAST 58.78 FEET TO THE TRUE POINT OF BEGINNING, THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUING ALONG SAID SOUTHERLY TINE, NORTH 65° 30' 00" EAST 194.64 FEET TO THE MOST EASTERLY CORNER OF SAID BLOCK 5; THENCE NORTHERLY AND WESTERLY ALONG THE NORTHERLY LINE OF BLOCK 5, NORTH 62° 09' 28" WEST 78.56 FEET (NORTH 63° 45' WEST 79.00 FEET PER MAP) TO AN ANGLE POINT IN THE BLOCK; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE 89.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID BLOCK 5, SAID POINT BEING EASTERLY ALONG SAID NORTHERLY LINE 5.31 FEET FROM THE MOST NORTHERLY CORNER OF AFOREMENTIONED LOT 5; THENCE LEAVING THE NORTHERLY LINE OF BLOCK 5, SOUTH 8° 52' 32" WEST 120.01 FEET TO THE TRUE POINT OF BEGINNING. AS CREATED IN DOCUMENT ENTITLED APPROVAL OF LOT LINE ADJUSTMENT RECORDED OCTOBER 19, 1999 UNDER DOCUMENT NO. 99175196 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.