

2015-043005

NORTH AMERICAN TITLE COMPANY
8:00 am 04/20/15 DE Fee: 21.00
Count of Pages 3 UN
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder



Recording Requested By

North American Title Company, Inc.
File No. 55903-1343126-15

AND WHEN RECORDED MAIL TO:

Name: Erica Steiner, Trustee of the Erica B. Steiner
Street Address: 582 Sierra Street 1320 19th Hole Ave
City & State: Moss Beach, CA 94038 Ste 201
Windsor, CA 95492

SPACE ABOVE THIS LINE FOR RECORDER'S USE

3.

A.P. No. 048-076-140 048-076-160

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$1,721.50; CITY TRANSFER TAX \$NONE;
[x] 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 Half Moon Bay, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Kevin E. Ryan and Lisa S. Ryan, husband and wife as community property with right of survivorship

hereby GRANTS to Erica Steiner, Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996 and Sandra P. McIver, Trustee of The Sandra P. McIver Trust Agreement dated May 17, 1991, as tenants in common

the following described property in the City of Half Moon Bay, County of San Mateo, State of California:

PARCEL ONE:

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.

PARCEL TWO:


PORTION OF HERMOSA AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF SUBDIVISION OF BLOCK 10 MLRAMAR TERRACE", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE 19 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Mail Tax Statements To: SAME AS ABOVE

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF HERMOSA AVENUE AND THE EASTERLY LINE OF MIRAMAR DRIVE AS SAID LINES ARE SHOWN ON THE ABOVE MENTIONED MAP; THENCE NORTH 24° 30' 00" WEST A DISTANCE OF 21.29 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET, A DELTA OF 21° 08' 51", AN ARC LENGTH OF 13.82 FEET, AND A CHORD WHICH BEARS NORTH 57° 34' 57" EAST HAVING A CHORD DISTANCE OF 13.74 FEET TO A POINT ON A LINE; THENCE NORTH 65° 52' 02" EAST A DISTANCE OF 79.95 FEET; THENCE NORTH 24° 45' 14" WEST A DISTANCE OF 27.33 FEET TO THE NORTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE NORTH 65° 30' 00" EAST A DISTANCE OF 159.99 FEET TO A POINT ON THE SUBDIVISION BOUNDARY; THENCE ALONG SAID BOUNDARY LINE SOUTH 63° 45' 00" EAST A DISTANCE OF 64.57 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE SOUTH 65° 30' 00" WEST A DISTANCE OF 294.27 FEET TO POINT OF BEGINNING.

Dated: 04/22/2015


Kevin E. Ryan


Lisa S. Ryan

Recording Requested By And
When Recorded Mail To:

Mary Catherine Doherty, Esq.
A Professional Corporation
320 College Avenue, Ste. 220
Santa Rosa, CA 95401

A. P. No. 048-076-140 &
048-076-160

2015-060811

10:33 am 06/12/15 DE Fee: 24.00
Count of Pages 4
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder



QUITCLAIM DEED

The Undersigned Grantor declares that the Documentary Transfer Tax is: \$0.00 (No Consideration) - This conveyance is a bona fide gift and the Grantor received nothing in return - R & T §11911.

Sandra P. McIver, Trustee of the Sandra P. McIver Trust Agreement dated May 17, 1991,

does hereby remise, release, and forever quitclaim to

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

her entire interest in and to the real property located at 681 Hermosa Avenue, in the City of Half Moon Bay, County of San Mateo, State of California, described as follows: See Exhibit "A" attached hereto and incorporated herein by this reference.

Dated:

June 8, 2015

Sandra P. McIver
SANDRA P. McIVER, Trustee

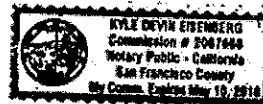
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On 06/08/2015, 2015, before me, KYLE DEVIN EISENBERG, Notary Public, personally appeared SANDRA P. McIVER, 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.
Kyle Devin Eisenberg
Signature of Notary)



MAIL TAX STATEMENTS TO:
Tad Sanders, 1360 19th Hole Drive, Ste. 201, Windsor, CA 95492

EXHIBIT "A"

PARCEL ONE:

ALL OF LOTS 6 AND 7 AND A PORTION OF LOTS 1, 2, 3 AND 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 SOUTHERWESTERLY 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 LINE, 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 120.1 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.

PARCEL TWO:

PORTION OF HERMOSA AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE 19 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF HERMOSA AVENUE AND THE EASTERLY LINE OF MIRAMAR DRIVE AS SAID LINES ARE SHOWN ON THE ABOVE MENTIONED MAP; THENCE, NORTH 24° 30' 00" WEST A DISTANCE OF 21.29 FEET TO A POINT ON A CURVE, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET, A DELTA OF 21° 08' 51", AN ARC LENGTH OF 13.82 FEET, AND A CHORD WHICH BEARS NORTH 57° 34' 57" EAST HAVING A CHORD DISTANCE OF 13.74 FEET TO A POINT ON A LINE; THENCE NORTH 65° 52' 02" EAST A DISTANCE OF

79.95 FEET; THENCE NORTH 24° 45' 14" WEST A DISTANCE OF 27.33 FEET TO THE NORTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE NORTH 65° 30' 00" EAST A DISTANCE OF 159.99 FEET TO A POINT ON THE SUBDIVISION BOUNDARY; THENCE ALONG SAID BOUNDARY LINE SOUTH 63° 45' 00" EAST A DISTANCE OF 64.57 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE SOUTH 65° 30' 00" WEST A DISTANCE OF 294.27 FEET TO POINT OF BEGINNING.

APN: 048-076-140
048-076-160

12

RECORDING REQUESTED BY
North American Title
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Brad J. Lucas
Melanie Lucas
STREET ADDRESS P.O. Box 370036
CITY, STATE & ZIP CODE Montara, CA 94037

2020-024263

8:49 am 03/18/20 DE Fee: 23.00
Count of Pages 4 UN
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder



APN: 048-076-140
NATCO
55913-20-00164

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT DEED

Title of Document

DOCUMENTARY TRANSFER TAX \$ 55.00

- COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
- COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING AT TIME OF SALE
- EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO:

[Handwritten Signature]

Signature of Declarant or agent determining tax

Pursuant to Senate Bill 2 - Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

MAIL TAX STATEMENTS TO THE RETURN ADDRESS NOTED ABOVE

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

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 C

hereby GRANTS 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

EXHIBIT A

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

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 87° 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.