

2021-064829

11:57 am 04/23/21 QD Fee: 23.00

Count of Pages 3

Recorded in Official Records

County of San Mateo

Mark Church

Assessor-County Clerk-Recorder



File Number: 69040621

Recording Requested By and Mail To:
AMROCK LLC
662 Woodward Ave.
Detroit, MI 48226

Mail Tax Statements To:
Kate Talbot
2201 Ensenada Way, San Mateo, CA 94403-1229

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
039102230

QUITCLAIM DEED

6616857

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

This transfer is exempt from the documentary transfer tax: A deed that transfers the grantor's interest to or from a revocable trust for the benefit of the grantor, and the transfer is not pursuant to a sale. R&T Code § 11930

Exempt from \$75 SB2 fee: Transfer of real property that is a residential dwelling to an owner-occupier - GC 27388.1(a)(2)

The documentary transfer tax is \$0.00 and is computed on:

the full value of the interest in the property conveyed

the full value less the value of liens or encumbrances remaining at the time of sale

The property is located in an:

unincorporated area.

the City of **San Mateo**

Kate Talbot as Trustee of The Kate Talbot Trust dated June 3, 2016, whose mailing address is **2201 Ensenada Way, San Mateo, CA 94403-1229**, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Kate Talbot**, an

unmarried woman, hereinafter grantee, whose tax mailing address is **2201 Ensenada Way, San Mateo, CA 94403-1229**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Tax Id Number(s): 039102230

Land situated in the City of San Mateo in the County of San Mateo in the State of CA

LOT 9, BLOCK 2, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAYWOOD, SAN MATEO, CALIFORNIA" FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON JUNE 6TH, 1945 IN BOOK 24 OF MAPS, AT PAGE 50.

Commonly known as: 2201 Ensenada Way, San Mateo, CA 94403-1229

Prior instrument reference: **2016-060856**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on December 23, 2020:

Kate Talbot

Kate Talbot as Trustee of The Kate Talbot Trust dated June 3, 2016

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 San Mateo

On 12/23/2020 before me, Lori Lindgren, Notary Public, personally appeared **Kate Talbot** 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 or capacities, 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 *Lori Lindgren*

FOR NOTARY STAMP



This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.