

2022-082138

Simplifile,

10:53 am 11/23/2022 DE Fee: \$23.00

Count of Pages 4 PC

Recorded in Official Records

County of San Mateo

Mark Church

Assessor-County Clerk-Recorder



RECORDING REQUESTED BY:

Lawyers Title Company

**When Recorded Mail Document
and Tax Statement To:**

Edwin Jay Wood
2338 Palmetto Avenue
Pacifica, CA 94044

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FLNP-0042201035

Property Address: 2338 Palmetto Avenue,
Pacifica, CA 94044

APN/Parcel ID(s): 115-560-020

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$825.00** and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in the **City of Pacifica**.

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

Ronald L. Talbot and Sarah Ellerbrock, successor co-trustees of the Kate Talbot Trust dated June 3, 2016, as amended on December 21, 2018, December 23, 2018 and September 15, 2021

hereby GRANT(S) to

Edwin Jay Wood, a single man

the following described real property in the City of Pacifica, County of San Mateo, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: 2338 Palmetto Avenue, Pacifica, CA 94044

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 115-560-020

Dated: November 14, 2022

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Ronald L. Talbot and Sarah Ellerbrock, successor co-trustees of the Kate Talbot Trust dated June 3, 2016, as amended on December 21, 2018, December 23, 2018 and September 15, 2021

BY: [Signature]
Ronald L. Talbot, Successor co-trustee

BY: [Signature]
Sarah Ellerbrock, Successor co-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~~ Washington
County of King

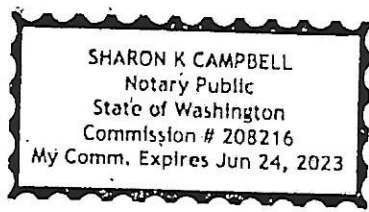
On November 16, 2022 before me, Sharon K Campbell, Notary Public,
(here insert name and title of the officer)

personally appeared Sarah Ellerbrock
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~~ Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sharon K Campbell
Signature Sharon K Campbell
MY Comm Expires June 24, 2023



ACKNOWLEDGMENT

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 11.18.2022 before me, Herica Assilian, Notary Public
(insert name and title of the officer)

personally appeared Ronald L. 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(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

Herica Assilian

(Seal)

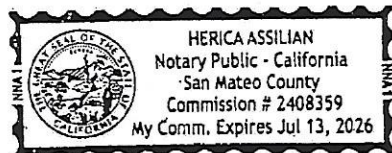


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 115-560-020

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PACIFICA, COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

UNIT NO. 2, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED, "TWENTY THREE EIGHTY PALMETTO A CONDOMINIUM PROJECT", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON FEBRUARY 10TH, 2003, IN BOOK 132 OF MAPS, AT PAGES 61 THROUGH 63.

EXCEPTING THEREFROM, THE FOLLOWING:

- (A) ANY AND ALL PORTIONS OF THE COMMON AREA LYING WITHIN SAID UNIT;
- (B) NON-EXCLUSIVE EASEMENTS THROUGH SAID UNITS, APPURTENANT TO THE COMMON AREA AND ALL OTHER UNITS, FOR INGRESS, EGRESS, SUPPORT AND REPAIR OF THE COMMON AREA AND ALL UNITS;
- (C) NON-EXCLUSIVE EASEMENTS, APPURTENANT TO THE COMMON AREA, FOR ENCROACHMENT UPON THE AIR SPACE OF THE UNIT BY THOSE PORTIONS OF THE COMMON AREA LOCATED WITHIN THE UNIT.

PARCEL B:

TOGETHER WITH THE FOLLOWING APPURTENANT EASEMENTS:

- (1) AN EXCLUSIVE EASEMENT TO USE DECK AREA NO. D-2, AS SHOWN ON THE MAP;
- (2) AN EXCLUSIVE EASEMENT TO USE STORAGE AREA NO. S-2, AS SHOWN ON THE MAP.
- (3) AN EXCLUSIVE EASEMENT TO USE EXTERIOR PARKING SPACE P-9, AS SHOWN ON THE MAP.

PARCEL C:

AN UNDIVIDED 1/4 INTEREST, AS TENANTS IN COMMON WITH ALL OTHER UNIT OWNERS, IN AND TO THE COMMON AREA, AS SHOWN ON THE MAP.

EXCEPTING THEREFROM, EXCLUSIVE EASEMENTS FOR USE OF PARKING, DECKS AND STORAGE OTHER THAN THOSE SHOWN IN PARCEL "B", ABOVE, IN FAVOR OF THE UNITS, AS SHOWN ON THE MAP.

PARCEL D:

TOGETHER WITH THE FOLLOWING APPURTENANT EASEMENTS, TO AND FOR THE BENEFIT OF THE COMMON AREA:

- A. NON-EXCLUSIVE EASEMENTS THROUGH EACH UNIT, FOR SUPPORT, MAINTENANCE AND REPAIR OF THE COMMON AREA.
- B. NON-EXCLUSIVE EASEMENTS FOR ENCROACHMENTS UPON THE AIR SPACE OF ALL THE UNITS, BY AND FOR THE PORTIONS OF THE COMMON AREA LYING WITHIN THE UNITS.

JPN: 132-061-000-0002