



RECORDING REQUESTED BY  
Stewart Title Guaranty Company

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Director of Property  
Real Estate Division  
STREET ADDRESS City and County of San Francisco  
25 Van Ness Avenue, Ste 400  
CITY, STATE & ZIP CODE San Francisco, CA 94102

City and County of San Francisco  
Joaquin Torres, Assessor-Recorder

Doc #	<b>2022111689</b>	Fees	\$0.00
12/15/2022	11:22:30 AM	Taxes	\$0.00
AM	Electronic	Other	\$0.00
Pages	7 Title 001	SB2 Fees	\$0.00
Customer	1130	Paid	\$0.00

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is: \$0.00

CITY TAX \$0.00

Monument Preservation Fee is: \$0.00

computed on full value of property conveyed, or  
computed on full value less value of liens or  
encumbrances remaining at time of sale.

Explanation of Exemption: \*\*\*

City of San Francisco ,

SPACE ABOVE FOR RECORDER'S USE ONLY

\*\*\*Exempt from recording fees (CA Govt. Code  
27383)  
and documentary transfer tax (CA R&T code  
1105)

GRANT DEED

Title of Document

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.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); executed or recorded by the federal government in accordance with The Uniform Federal Lien Registration Act (Title 7(commencing with Section 2100) of Part 4 of the Code of Civil Procedure).
- ☒ Exempt from the fee per GC 27388.1 (a) (1); executed or recorded by the state or any county, municipality, or other political subdivision of the state.

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

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Director of Property  
Real Estate Division  
City and County of San Francisco  
25 Van Ness Avenue, Suite 400  
San Francisco, California 94102

The undersigned hereby declares this instrument to be  
exempt from Recording Fees (CA Govt. Code § 27383)  
and Documentary Transfer Tax (CA Rev. & Tax Code  
§ 11922 and S.F. Bus. & Tax Reg. Code § 1105)

681-687 Ellis Street, San Francisco, CA 94109

(Space above this line reserved for Recorder's use only)

**GRANT DEED**

(Assessor's Parcel No. Lot 016, Block 0335)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, 685 ELLIS, LLC, a California limited liability company, hereby grants to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation, the real property located in the City and County of San Francisco, State of California, described on Exhibit A attached hereto and made a part hereof (the "Property").

TOGETHER WITH any and all rights, privileges and easements incidental or appurtenant to the Property, including, without limitation, any and all minerals, oil, gas and other hydrocarbon substances on and under the Property, as well as any and all development rights, air rights, water, water rights, riparian rights and water stock relating to the Property, and any and all easements, rights-of-way or other appurtenances used in connection with the beneficial use and enjoyment of the land and all of Grantor's right, title and interest in and to any and all roads and alleys adjoining or servicing the Property.

*[SIGNATURES ON FOLLOWING PAGES]*

Executed as of this 15th day of December, 2022.

685 ELLIS, LLC,  
a California limited liability company

By: 

Shailendra Devdhara, Manager

**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 San Francisco            )

On December 8, 2022, 2022, before me, Leticia Colon, a notary public in and for said State, personally appeared Shailendra Devdhara, 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 L Colon (Seal)



## **EXHIBIT A**

### **REAL PROPERTY DESCRIPTION**

All that certain real property located in the County of San Francisco, State of California, described as follows:

Beginning at a point on the Southerly line of Ellis Street, distant thereon 30 feet Easterly from the Easterly line of Larkin Street; running thence Easterly and along said line of Ellis Street, 53 feet and 8 inches; thence at a right angle Southerly, 87 feet and 6 inches; thence at a right angle Westerly, 53 feet and 8 inches; thence at a right angle Northerly, 87 feet and 6 inches to the point of beginning.

Being a portion of 50 Vara Lot No. 1426 in Block No. 313.

Assessors Lot/Block: Lot 016 Block 0335

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the foregoing Grant Deed to the City and County of San Francisco, a municipal corporation ("Grantee"), is hereby accepted pursuant to Board of Supervisors' Resolution No. 18110 Series of 1939, approved August 7, 1957, and Board of Supervisors' Resolution No. 184-22, approved May 13, 2022, and Grantee consents to recordation thereof by its duly authorized officer.

Dated: 12/8/, 2022 CITY AND COUNTY OF SAN FRANCISCO,  
a municipal corporation

By: 

Andrico Q. Penick  
Director of Property

**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 San Francisco         )

On December 8, 2022, before me, Leticia Colon, a notary public in and for said State, personally appeared Andrico A Penick, 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 L Colon (Seal)

