



that we would recommend for
this property at SF Plant Finder


Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6762031
Historic Sanborn Map 

Address 57 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$1,306,620.00	Use Type	Dwelling
Structure	\$559,980.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	2
Personal Property	-	Rooms	7
Last Sale	7/27/2017	Rooms	3
Last Sale Price	\$1,830,000.00	Bathrooms	3
Year Built	1962	Basement	-
Building Area	1,605 sq ft		
Parcel Area	2,408 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

EXHIBIT 28
57 Martha Ave
Block - 6762
Lot - 31
Parcel Square Footage -2408

RECORDING REQUESTED BY:
Stewart Title of California, Inc.
N. PORTAL
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENT TO:

David Johnson
57 Martha Avenue
San Francisco, CA 94131

ORDER NO. 7509-01180-275526

ESCROW NO. 01180-275526

★ APN: 6762-031

★ *SITE:*
Property Addr: 57 Martha Avenue, San Francisco, CA
94131

20179K48804800002
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2017-K488048-00
Acct 5003-Stewart Title Company
Thursday, JUL 27, 2017 08:24:47
Ttl Pd\$13,753.00 Nbr-0005647900
OYY/RE/1-2

SPACE ABOVE THIS LINE FOR RECORDERS USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is: \$13,725.00 CITY TAX \$0

Monument Preservation Fee is: \$

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

Unincorporated area: City of San Francisco

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

An Hsin Shu, a married man as his sole and separate property as to an undivided 50% interest, Justin Luo, a married man as his sole and separate property as to an undivided 17% interest, and Justin Lee, a single man as to an undivided 33% interest


hereby GRANT(S) to David Johnson, a single man

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

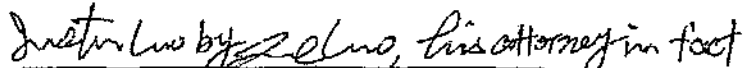
Lot 26 in Block "L" as shown on that certain Map entitled, "Map of Additions to Castro St. Addition and Glen Park Terrace", filed March 25, 1910, in Book "G" of Maps, at Pages 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California.

APN: Lot 031, Block 6762


Date: July 20, 2017



An Hsin Shu



Justin Luo by Joanne Luo, his attorney in fact



Justin Lee

MAIL TAX STATEMENT AS DIRECTED 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.

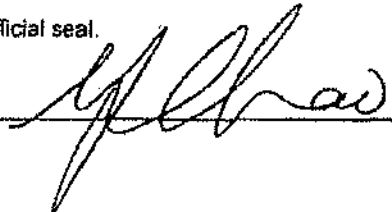
State of California
County of San Francisco

On 7/25/2017 before me Y. CHAO Notary Public personally appeared
AN HSI N SHU and JOANNE LUO and JUSTIN LEE

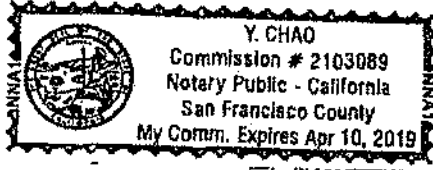
who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) 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 



(seal)



that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735017
Historic Sanborn Map 

Address 58 MARTHA AV

Assessed Values

Land \$1,299,979.00

Structure \$557,134.00

Fixtures © 2020 San Francisco Planning

Personal Property -

Last Sale 10/1/2015

Last Sale Price \$1,750,000.00

Year Built 1957

Building Area 1,155 sq ft

Parcel Area 2,462.98 sq ft

Parcel Frontage -

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 5


Rooms 2

Bathrooms 2

Basement -

Parcel Shape Rectangular

Parcel Depth 98.48 ft

Please send questions about this report to the Office of the Assessor-Recorder .

Close

20159K13983600004
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2015-K139836-00
Acct 6003-Fidelity National Title - San Francisco
Thursday, OCT 01, 2015 13:35:57
Ttl Pd\$13,159.00 Nbr-0005240654
oar/RE/1-4

RECORDING REQUESTED BY:
Fidelity National Title Company

Escrow Order No.: FSFM-0061500679

When Recorded Mail Document To:
Joshua Wykes and Lovinia Wykes
58 Martha Avenue
San Francisco, CA 94131

Property Address: 58 Martha Avenue,
San Francisco, CA 94131
APN/Parcel ID(s): Lot 017, Block 6735

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 The documentary transfer tax is \$13,125.00 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 San Francisco.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Rajeev B. Prabhakar and Elizabeth S. Prabhakar, husband and wife

hereby GRANT(S) to Joshua Wykes and Lovinia Wykes, husband and wife as community property with right of survivorship

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

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

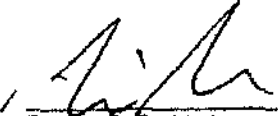
MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): Lot 017, Block 6735

Dated: September 29, 2015

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



Rajeev B. Prabhakar



Elizabeth S. Prabhakar

GRANT DEED
(continued)

APN/Parcel ID(s): Lot 017, Block 6735

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 New Jersey
County of ESSEX

On SEPTEMBER 29, 2015 before me, DOROTHY LESKO, Notary Public,
(here insert name and title of the officer)

personally appeared RAJEEV B. PRADHAKAR AND ELIZABETH S. PRADHAKAR
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.

Dorothy Lesko
Signature

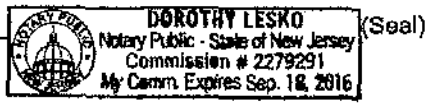


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): Lot 017, Block 6735



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

LOT 42, BLOCK "J", ADDITION TO CASTRO STREET ADDITION AND GLEN PARK TERRACE, AS PER MAP FILED MARCH 25, 1910, IN BOOK "G" OF MAPS, PAGES 60 TO 63, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

that we would recommend for
this property at SF Plant Finder


Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735018
Historic Sanborn Map 

Address 62 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$17,576.00	Use Type	Dwelling
Structure	\$52,584.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	5
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	1
Year Built	1957	Basement	-
Building Area	1,480 sq ft		
Parcel Area	2,217 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the [Office of the Assessor-Recorder](#) .

Close

EXHIBIT 30
62 Martha Ave
Block - 6735
Lot - 18
Parcel Square Footage -2217

RECORDING REQUESTED BY
LAW FIRM OF
GREENWOOD & GREENWOOD
AND WHEN RECORDED MAIL TO:

Name: Ms. Maria Durighello
Address: 62 Martha Avenue
City & State: San Francisco California 94131-2835

San Francisco Co Recorder's Office
Gregory Joseph Diaz, County Recorder
DOC - 95-F810501-00
Check Number 1402
READ BY
Wednesday, JUN 28, 1995 12:58:56
REC \$5.00/PAG \$1.00/MIC \$1.00
STP \$0.00
Ttl Pd \$7.00 Nbr-0000379885
REEL 6412 IMAGE U334 ofa/TD/1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INDIVIDUAL GRANT DEED

(Excluded from Reappraisal Under Prop. 13, i.e., Calif. Const. Art 13A51 et seq)

The undersigned grantor(s) declare(s): A.P. NO. Lot 18,
Documentary Transfer Tax is \$ NONE. Block 6735

This conveyance is to a REVOCABLE TRUST,
(Settlor and Trustee) which is not pursuant to a sale and is exempt.

MARIA DURIGHELLO,

HEREBY GRANTS TO: MARIA DURIGHELLO, as Trustee of the DURIGHELLO REVOCABLE
TRUST dated July 25, 1994.

the following described property in the City and County of San Francisco, State
of California.

Lot 43 in Block "J" according to Map entitled "Additions to Castro Street
Addition and Glen Park Terrace" filed March 25, 1910 in Book "G" of Maps, at
pages 60 to 63 inclusive, in the office of the Recorder of the City and County
of San Francisco, State of California.

NOTE TO ASSESSOR: This is a transfer to a REVOCABLE TRUST only. Under Rev.
and Tax Code Section 62, it does not constitute a "change of ownership". Thus,
no re-evaluation is to be made as a result of this deed.

Dated: July 25, 1994


MARIA DURIGHELLO

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN FRANCISCO)

On July 25, 1994 before me, LISA E. GREENWOOD, personally appeared MARIA
DURIGHELLO, personally known to me to be the person whose name is subscribed to
the within instrument and acknowledged to me that she executed the same in her
authorized capacity, and that by her signature on the instrument the person, or
the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


LISA E. GREENWOOD, Notary



RECORDING REQUESTED BY
LAW FIRM OF
GREENWOOD & GREENWOOD
AND WHEN RECORDED MAIL TO:

Name: Ms. Maria Durigheillo
Address: 62 Martha Avenue
City: San Francisco
State: California 94131-2835

San Francisco, Co Recorder's Office
Bruce Jamison, County Recorder

DOC - 94-F665830-00
Check Number 2266
Thursday, SEP 01, 1994 14:24:55
REC \$6.00: PAG \$2.00: MIC \$1.00
STP \$1.00
Ttl Pd \$10.00 Nbr-0000229771
REEL 6208 IMAGE 0528 dar

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIDAVIT - DEATH OF JOINT TENANT

STATE OF CALIFORNIA }
COUNTY OF SAN FRANCISCO } ss. A.P. NO. Lot 18
Block 6735

I, MARIA DURIGHELLO, of legal age, being first duly sworn, deposes and says:

That ROMOLO DURIGHELLO, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as ROMOLO DURIGHELLO named as one of the parties in that certain Joint Tenancy Deed dated February 4, 1964, executed by MORRIS R. LONG and ANNE PETERSON LONG, his wife to ROMOLO DURIGHELLO and MARIA DURIGHELLO, his wife, as Joint Tenants, recorded as Instrument No. M68516, on February 5, 1964 in Book A713, Page 518 of Official Records of San Francisco County, California, covering the following described property situated in the City and County of San Francisco, State of California.

Lot 43 in Block "J" according to Map entitled "Additions to Castro Street Addition and Glen Park Terrace" filed March 25, 1910 in Book "G" of Maps, at pages 60 to 63 inclusive, in the office of the Recorder of the city and County of San Francisco, State of California.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

DATED: July 25, 1994

Maria Durigheillo
MARIA DURIGHELLO

STATE OF CALIFORNIA }
COUNTY OF SAN FRANCISCO } ss.

On July 25, 1994 before me, LISA E. GREENWOOD, personally appeared MARIA DURIGHELLO, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Lisa E. Greenwood
LISA E. GREENWOOD, Notary

OFFICIAL NOTARY SEAL
LISA E. GREENWOOD
Notary Public - California
SAN FRANCISCO COUNTY
My Comm. Expires MAY 29, 1995

F655830
CERTIFICATE OF DEATH 0107 85 38 000294

STATE FILE NUMBER		STATE OF CALIFORNIA			LOCAL REGISTRATION DISTRICT AND CERTIFICATE NUMBER		
1A. NAME OF DECEDENT—FIRST		1B. MIDDLE		1C. LAST		2A. DATE OF DEATH—MONTH, DAY, YEAR 2B. HOUR	
ROMOLO		A.		DURIGHELLO		January 16, 1985 1725	
3. SEX		4. RACE/ETHNICITY		5. SPANISH/Hispanic NO		7. AGE	
MALE		WHITE / Italian				80 YEARS	
8. BIRTHPLACE OF DECEDENT (STATE OR FOREIGN COUNTRY)		9. NAME AND BIRTHPLACE OF FATHER				10. BIRTH NAME AND BIRTHPLACE OF MOTHER	
Italy		Giovanni Durighello Italy				Vittoria Simioni Italy	
11. COUNTRY OF BIRTH		12. SOCIAL SECURITY NUMBER		13. MARITAL STATUS		14. NAME OF SURVIVING SPOUSE, IF WIFE, OTHER	
U.S.A.		-4310		Married		MATH Scandiuzzi	
15. PRIMARY OCCUPATION		16. NUMBER OF YEARS THIS OCCUPATION		17. EMPLOYER BY SELF-EMPLOYED, SO STATE		18. KIND OF INDUSTRY OR BUSINESS	
Jitney Driver		13		Self-Employed		Transportation	
19A. USUAL RESIDENCE—STREET ADDRESS (STREET AND NUMBER OR LOCATION)				19B.		19C. CITY OR TOWN	
#62 Martha Ave.,				307		San Francisco	
19D. COUNTY				19E. STATE		20. NAME AND ADDRESS OF INFORMANT—RELATIONSHIP	
San Francisco				California		Maria Durighello (wife)	
21A. PLACE OF DEATH				21B. COUNTY		21C. CITY OR TOWN	
Congo Street @ Martha Avenue, San Francisco				San Francisco		San Francisco, CA. 94131	
21C. STREET ADDRESS (STREET AND NUMBER OR LOCATION)				21D. CITY OR TOWN		21E. STATE	
				San Francisco			
22. DEATH WAS CAUSED BY IMMEDIATE CAUSE		23. ENTER ONLY ONE CAUSE PER LINE FOR A, B, AND C				24. WAS DEATH REPORTED TO CORONER?	
03		(A) Acute Cardiac Failure				Yes	
4254		(B) Hypertrophic Cardiomyopathy				25. WASopsy PERFORMED?	
06		(C)				Unknown	
26. OTHER SIGNIFICANT CONDITIONS—CONTRIBUTORS TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 22A				27. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 22 OR 23? TYPE OF OPERATION			
28A. I CERTIFY THAT DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED.		28B. PHYSICIAN—SIGNATURE AND DEGREE OR TITLE		28C. DATE SIGNED		28D. PHYSICIAN'S LICENSE NUMBER	
28E. TYPE PHYSICIAN'S NAME AND ADDRESS							
29. SPECIFY ACCIDENT, SLIP, ETC.		30. PLACE OF INJURY		31. INJURY AT WORK		32A. DATE OF INJURY—MONTH, DAY, YEAR	
						32B. HOUR	
33. LOCATION (STREET AND NUMBER OR LOCATION AND CITY OR TOWN)				34. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)			
35A. I CERTIFY THAT DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED, AS REQUIRED BY LAW I HAVE HELD AN INQUIRY INVESTIGATION		35B. CORONER—SIGNATURE AND DEGREE OR TITLE		35C. DATE SIGNED		35D. CORONER'S LICENSE NUMBER AND EXPIRES	
Investigation		<i>[Signature]</i>		1/16/85			
36. DISPOSITION		37. DATE—MONTH, DAY, YEAR		38. NAME AND ADDRESS OF CEMETERY OR CREMATORY			
INTERMENT		Jan. 21, 1985		Italian Cemetery, Colma, CA.			
39A. NAME OF FUNERAL DIRECTOR (OR PERSON ACTING AS SUCH)		39B. LICENSE NO.		39C. SIGNATURE		39D. DATE ACCEPTED BY LOCAL REGISTRAR	
VALENTE MARINI PERATA & CO.		#100		<i>[Signature]</i>		JAN 18 1985	
40. STATE REGISTRAR		41. COUNTY REGISTRAR		42. LOCAL REGISTRAR		43. DATE ACCEPTED BY LOCAL REGISTRAR	

THIS IS TO CERTIFY THAT, IF BEARING THE SEAL OF THE SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH, THIS IS A TRUE COPY OF THE DOCUMENT FILED IN THIS OFFICE.

NO. 85 -

DATED: Feb. 21, 1985



[Signature]
 DAVID VERDEJAR, MD
 DIRECTOR OF PUBLIC HEALTH
 AND LOCAL REGISTRAR

SAN FRANCISCO, CALIFORNIA

that we would recommend for
this property at SF Plant Finder


Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735019
Historic Sanborn Map 

Address 66 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$17,576.00	Use Type	Dwelling
Structure	\$56,726.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	7
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	1
Year Built	1957	Basement	-
Building Area	1,546 sq ft		
Parcel Area	2,199 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

EXHIBIT 31
66 Martha Ave
Block - 6735
Lot - 19
Parcel Square Footage -2199

RECORDING REQUESTED BY
 ORDER #
 APN
 WHEN RECORDED MAIL TO
 Unita Fay Mitchell
 66 Martha Ave
 SF Calif 94131

SAN FRANCISCO, CA RECORDER'S OFFICE
 Bruce Janison, Recorder
 DOC- F123604

Wednesday, May 20, 1992 10:55:32am
 Rec 3.00 --- Pg 1.00
 Stp --- Mic 1.00
 Amt 5.00 ---
 TOTAL -> \$5.00
 REEL F631 IMAGE 0514

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Joint Tenancy **Grant Deed**

The undersigned grantor(s) declare(s):
 Documentary transfer tax is \$ 62
 computed on full value of property conveyed, or
 computed on full value less value of liens and encumbrances remaining at time of sale.
 Unincorporated area: City of _____
 Realty not sold.
 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

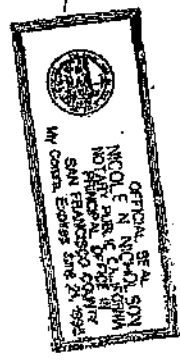
UNITA FAY MITCHELL, a widow
 hereby GRANT(S) to
 UNITA FAY MITCHELL AND SHARON MAYWEATHER, her daughter, a married woman
 that property in San Francisco County, State of California, described
 as:
 Lot 44 in Block "J" Additions to astro Addition and Glen Park Terrace
 as per map filed March 25, 1910 in book "G" of Maps ages 60 to 63
 in the office of the Recorder of the City and County of San Francisco
 State of California

6735-19

Mail tax statements to Rbove
 _____ *Unita Fay Mitchell*
 Unita Fay Mitchell

STATE OF CALIFORNIA
 COUNTY OF SAN FRANCISCO
 ON 5-20-92 before me, Nicola N. Nicholson, Notary, personally
 appeared Unita Fay Mitchell
 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 this document.
 Witness my hand and official seal.



Nicola N. Nicholson
 Nicola N. Nicholson, Notary Public



that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps


Assessor's Block Map 
Parcel 6735045
Historic Sanborn Map 

Address 68 MARTHA AV

Assessed Values

Land	\$323,364.00
Structure	\$213,664.00
Fixtures	© 2020 San Francisco Planning
Personal Property	-
Last Sale	4/11/1991
Last Sale Price	\$320,000.00
Year Built	1957
Building Area	1,155 sq ft
Parcel Area	1,799 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	5
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

EXHIBIT 32
68 Martha Ave
Block - 6735
Lot - 45
Parcel Square Footage -1799

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0457010412-RL
APN: Lot 045; Block 6735

When Recorded Mail Document and Tax Statements to:

Charlotte Ely, Natalia W. Ely & Edward S. Ely
4417 Fawn Hill Ct. ✓
Antioch, CA 94531

20149J85545400002
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2014-J855454-00
Acct 5002-Old Republic Title Company
Tuesday, MAR 25, 2014 11:46:29
Ttl Pd \$21.00 Nbr-0004909198
ojl/RE/1-2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):

- Documentary Transfer Tax Is R&T 11930 gift
- (X) computed on full value of property conveyed, or
- () computed on full value less of liens and encumbrances remaining at time of sale.
- () Unincorporated area: (X) City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Edward S. Ely and Natalia W. Ely, husband and wife

hereby GRANT(S) to

Edward S. Ely and Natalia W. Ely, husband and wife, as joint tenants, as to an undivided 96% interest and Charlotte C. Ely, a married woman as her sole and separate property, as to an undivided 4% interest, all as tenants in common, that property in City of San Francisco, San Francisco County, State of California, described as:

*** See "Exhibit A" attached hereto and made a part hereof. ***

Date: March 21, 2014

[Signature]
Edward S. Ely

[Signature]
Natalia W. Ely

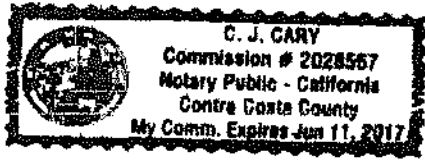
State of California
County of Contra Costa

On March 21, 2014 before me, C. J. Cary, Notary Public, a Notary Public, personally appeared Edward S. Ely and Natalia W. Ely 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 [Signature]
Name C. J. Cary
(typed or printed)



(Area reserved for official notarial seal)

EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Commencing at the point of intersection of the Northeasterly line of Martha Avenue and the Southeasterly line of Lot 8, as shown on Map hereinafter referred to; thence Northeasterly along said Southeasterly line 72 feet; thence Northwesterly 25 feet, more or less, to a point on the Northwesterly line of said Lot 8, distant thereon 72 feet Northeasterly from the Northeasterly line of Martha Avenue; running thence Southwesterly along said lot line 72 feet to the Northeasterly line of Martha Avenue; running thence Southeasterly along said last mentioned line 25.01 feet to the point of commencement.



Being a portion of Lot 8, Block "J" Addition to Castro Street Addition, Glen Park Terrace, as per Map filed March 25, 1910, in Book "G" of Maps, Pages 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Lot 45; Block 6735

that we would recommend for
this property at SF Plant Finder


Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735046
Historic Sanborn Map 

Address 70 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$497,385.00	Use Type	Dwelling
Structure	\$715,072.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	3
Personal Property	-	Rooms	8
Last Sale	11/19/1999	Rooms	1
Last Sale Price	\$461,000.00	Bathrooms	3
Year Built	1957	Basement	-
Building Area	2,462 sq ft	Parcel Shape	-
Parcel Area	1,799 sq ft	Parcel Depth	-
Parcel Frontage	-		

Please send questions about this report to the Office of the Assessor-Recorder .

Close

EXHIBIT 33
70 Martha Ave
Block - 6735
Lot - 46
Parcel Square Footage -1799

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENTS TO:

Ralph Evans Killen
70 Martha Avenue
San Francisco, California 94131



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2014-J826389-00

Check Number 8272
Tuesday, JAN 21, 2014 09:26:42
Tel Pd \$21.00 Rept # 0004874783
REEL L067 IMAGE 0173
okc/KC/1-2

APN: Lot 46, Block 6735
Commonly known as:
70 Martha Ave., San Francisco

2/2

QUITCLAIM DEED

THE UNDERSIGNED QUITCLAIMOR DECLARES:

Documentary transfer tax \$0 CO. Exempt pursuant to Rev. & Tax. Code § 11930.
\$0 CY.

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
 COMPUTED ON FULL VALUE LESS LIENS REMAINING AT TIME OF SALE

CITY OF SAN FRANCISCO UNINCORPORATED _____

NOTE: CONVEYANCE TRANSFERRING QUITCLAIMOR'S INTEREST INTO A REVOCABLE LIVING TRUST. This conveyance transfers the Quitclaimor's interest into the Quitclaimor's revocable living trust which is not pursuant to a sale and is exempt pursuant to Rev. & Tax Code Section 11930.

NOTE: QUITCLAIMOR RALPH E. KILLEN IS THE SAME PERSON AS TRUSTEE RALPH EVANS KILLEN. This conveyance is to a revocable trust and, pursuant to Rev. & Tax Code Section 62(d)(2), does not constitute a change in ownership and does not subject the property to reassessment.

FOR NO VALUABLE CONSIDERATION, RALPH E. KILLEN, hereby QUITCLAIMS to RALPH EVANS KILLEN and GARY LLOYD FOX, Trustees, KILLEN AND FOX TRUST dated 12/30/2013, all his right, title and interest in the following described real property in the City of San Francisco, County of San Francisco, State of California:

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

Dated: Dec 30, 2013

Ralph E Killen
RALPH E. KILLEN

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

State of California
County of San Francisco

On Dec. 30, 2013, before me, Christine Hoburg, Notary Public, personally appeared RALPH E. KILLEN, 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 *Christine Hoburg* (Seal)

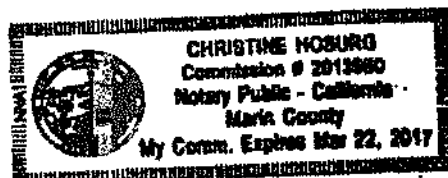


EXHIBIT A

COMMENCING at the point of intersection of the Northeasterly line of Martha Avenue and the Southeasterly line of Lot 7, as shown on the map hereinafter referred to; thence Northeasterly along said Lot 7, 72 feet; thence Northwesterly 25 feet, more or less, to a point on the Northwesterly line of said Lot 7, distant thereon 72 feet Northeasterly from the Northeasterly line of Martha Avenue; running thence Southwesterly along said lotline 72 feet to the Northeasterly line of Martha Avenue; running thence Southeasterly along said last mentioned line 25.01 feet to the point of commencement.

BEING a portion of Lot 7, Block "J", Additions to Castro Street Addition & Glen Park Terrace, as per map filed March 25, 1910 in Book "G" of Maps, pages 60 to 63, in the office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Parcel No: Lot 46, Block 6735

Recording Requested By and When
Recorded Mail to:

San Francisco Co Recorder's Office
Gregory Joseph Diaz, County Recorder

Paris F. McBrown
1431 Greenwood Way
San Bruno, California 94066

DOC - 97-G158630-00
Check Number 3074
Friday, MAY 09, 1997 14:04:02
REC \$7.00|PAG \$3.00|MIC \$1.00
STP \$2.00|
Ttl Pd \$13.00 Nbr-0000788431
REEL G879 IMAGE 0497 ccr/CP/1-3

Mail Tax Statements To:

Paris F. McBrown
1431 Greenwood Way
San Bruno, California 94066

3 R2

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$ 0.00
 unincorporated area City of San
Francisco
 computed on full value of interest or property
conveyed, or
 computed on full value less value of liens or
encumbrances remaining at time of sale, and

Conveyances transferring grantor's interest into a
Revocable Living Trust and not pursuant to sale.

Paris F. McBrown

FOR A VALUABLE CONSIDERATION, receipt of which is hereby
acknowledged, PARIS F. MCBROWN, a single man as his sole and separate property

hereby GRANT(S) to PARIS F. MCBROWN, as Trustee of the 1997 McBrown Family
Trust UTD April 23, 1997

the following described real property in City of San Francisco, San Francisco County,
California:

See Exhibit "A" attached

Dated: 5.9.97

Paris F. McBrown
Paris F. McBrown

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"

G288630

The land referred to in this report is situated in the State of California, City and County of San Francisco, and is described as follows:

COMMENCING at the point of intersection of the northeasterly line of Martha Avenue and the southeasterly line of Lot 7, as shown on the Map hereinafter referred to; thence northeasterly along said southeasterly line of said Lot 7, 72 feet; thence northwesterly 25 feet, more or less, to a point on the northwesterly line of said Lot 7, distant thereon 72 feet northeasterly from the northeasterly line of Martha Avenue; running thence southwesterly along said Lot line 72 feet to the northeasterly line of Martha Avenue; running thence southeasterly along said last mentioned line 25.01 feet to the point of commencement.

BEING a portion of Lot 7, Block "J", Additions to Castro Street Addition and Glen Park Terrace, as per Map filed March 25, 1910, in Book "G" of Maps, Pages 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Parcel No.: Lot 46, Block 6735.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

ACKNOWLEDGEMENT

C158630

STATE OF CALIFORNIA)
) SS
COUNTY OF SAN MATEO)

On April 30, 1997 before me, the undersigned, a Notary Public in and for said State, personally appeared Paris P. McBrown, personally known to me (or 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.

WITNESS my hand and official seal.

Notary Public





MAIL TAX STATEMENTS AS DIRECTED ABOVE

that we would recommend for this property at SF Plant Finder


Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735062
Historic Sanborn Map 

Address 72 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$89,244.00	Use Type	Dwelling
Structure	\$89,244.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	8
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	3
Year Built	1924	Basement	-
Building Area	1,575 sq ft		
Parcel Area	1,787 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder 

Close

EXHIBIT 34
72 Martha Ave
Block - 6735
Lot - 62
Parcel Square Footage -1787

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:

Maureen C. O'Neill
P.O. Box 16609
San Francisco, CA 94116



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2010-J066441-00

Acct 3-FIRST AMERICAN Title Company
Tuesday, OCT 18, 2010 08:00:00
Tel Pd \$17.00 Rcpt # 0004013822
REEL K252 IMAGE 0103
ogi/GG/1-3

Space Above This Line for Recorder's Use Only

A.P.N.: LOT 062 BLOCK 6735

File No.: 3802-3570493 (CB)

Property Address: 72 Martha Ave, San Francisco, CA 94131
Lot Number: 062
Block Number: 6735

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$0.00; CITY TRANSFER TAX \$0.00;
SURVEY MONUMENT FEE \$0.00

- 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 San Francisco, and
 Exempt from transfer tax; Reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Maureen C. O'Neill, surviving trustee of The O'Neill Family Trust, a Revocable Living Trust

hereby GRANT(s) to Maureen C. O'Neill, Trustee for the Survivors Trust under the O'Neill Family Trust
dated September 18, 1990, as amended

the following described property in the City of San Francisco, County of San Francisco, State of California:

LOT NO. 6, IN BLOCK "J" OF "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", AS PER MAP THEREOF RECORDED MARCH 25, 1910, IN BOOK "G" OF MAPS, PAGES 60, 61 AND 62, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

SAVING EXCEPTING THEREFROM ALL THAT PORTION THEREOF CONVEYED IN THE DEED FROM HELEN E. SULLIVAN, ET AL, TO LAWRENCE, ET AL, RECORDED NOVEMBER 16, 1979, IN BOOK V897, PAGE 877 OFFICIAL RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Mail Tax Statements To: SAME AS ABOVE

Date: 10/02/2010

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 6, BLOCK "J", DISTANT THEREON NORTH 23° 8' 04" EAST, 71.01 FEET FROM THE INTERSECTION OF SAID NORTHWESTERLY LINE WITH THE NORTHEASTERLY LINE OF MARTHA AVENUE, AS SAID LOT AND AVENUE ARE SHOWN ON THAT CERTAIN MAP ENTITLED "ADDITION TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", RECORDED MARCH 25, 1910, IN MAP BOOK "G", PAGES 61, 62 AND 63, SAN FRANCISCO COUNTY RECORDS; THENCE SOUTH 67° 09' 03" EAST, 25.00 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 6; THENCE ALONG SAID SOUTHEASTERLY LINE OF SAID LOT 6 NORTH 23° 08' 04" EAST A DISTANCE OF 73.83 FEET TO THE SOUTHWESTERLY LINE OF CONGO STREET; THENCE NORTH 73° 35' 56" WEST AND ALONG SAID LINE OF CONGO STREET, A DISTANCE OF 25.19 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 6; THENCE SOUTH 23° 28' 04" WEST AND NORTHWESTERLY LINE OF SAID LOT 6; THENCE SOUTH 23° 28' 04" WEST AND ALONG SAID NORTHWESTERLY LINE OF SAID LOT 6, A DISTANCE OF 71.00 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT 6, IN BLOCK "J", ACCORDING TO MAP HEREINABOVE REFERRED TO.

Date: 10/02/2010

A.P.N.: LOT 062 BLOCK 6735

File No.: 3802-3570493 (CB)

Dated: 10/02/2010

Maureen C. O'Neill Trustee
Maureen C. O'Neill, Trustee

STATE OF California)SS
COUNTY OF San Francisco)

On October 4, 2010, before me, Consuelo Lao, Notary Public, personally appeared Maureen C. O'Neill

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 Consuelo Lao
Maureen C. O'Neill



My Commission Expires: 5-16-2013

This area for official notarial seal

Notary Name: Consuelo Lao

Notary Phone: (415) 566-4662

Notary Registration Number: _____

County of Principal Place of Business: San Francisco

XV.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
Maureen C. O'Neill
P.O. Box 16609
San Francisco, CA 94116

San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2010-J066440-00
Acct 3-FIRST AMERICAN Title Company
Tuesday, OCT 19, 2010 08:00:00
Ttl Pd \$17.00 Rcpt # 0004013821
REEL K252 IMAGE 0102
081/66/1-4

Space Above This Line for Recorder's Use Only

Property: 72 Marcha Avenue, San Francisco, CA 94131

A.P.N.: LOT 062 BLOCK 6735

File No.: 3802-3570493 (CB)

Affidavit - Death of Trustee

State of California)
)ss.
County of SAN FRANCISCO)

Maureen C. O'Neill ("Declarant") is of legal age, being first duly sworn, deposes and states under penalty of perjury under the laws of the State of California:

1. James A. O'Neill ("Decedent") is the person referenced in the attached certified copy of the Certificate of Death who died on August 11, 1991 at San Francisco, CA (city and state of death).
2. Decedent is the same person named as the trustee named in that certain Declaration of Trust dated **The O'Neill Family Trust, A Revocable Living Trust** executed by **James A. O'Neill and Maureen C. O'Neill** as trustor(s) (the "Trust").
3. Decedent as a trustee is the same person who was named as a grantee in that certain **Grant Deed** dated **October 16, 1990** which was recorded on **December 11, 1990** as Instrument No. **E833142** in Book **F269**, Page **0496**, of Official Records of **San Francisco** County, California as legally described as follows:

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

4. Declarant is the successor trustee under the Trust. The Trust was in effect at the date of the death of the Decedent and has not been revoked. Declarant has consented to act as trustee under the Trust.

Dated: October 2, 2010

DECLARANT:

Maureen C. O'Neill, Trustee
Maureen C. O'Neill, Surviving Trustee

A.P.N.: LOT 062 BLOCK
6735

Affidavit - Death of Trustee - continued

File No.: 3802-
3570493 (CB)
Date: October 02, 2010

State of California

County of San Francisco

Subscribed and sworn to (or affirmed) before me on this 4th day of October, 2010, by
Maureen C. O'Neil, proved to me on the basis of satisfactory
evidence to be the person(s) who appeared before me.

Signature  (Seal)



EXHIBIT A

LEGAL DESCRIPTION

Real property in the City of San Francisco, County of San Francisco, State of California, described as follows:

LOT NO. 6, IN BLOCK "J" OF "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", AS PER MAP THEREOF RECORDED MARCH 25, 1910, IN BOOK "G" OF MAPS, PAGES 60, 61 AND 62, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

SAVING EXCEPTING THEREFROM ALL THAT PORTION THEREOF CONVEYED IN THE DEED FROM HELEN E. SULLIVAN, ET AL, TO LAWRENCE, ET AL, RECORDED NOVEMBER 16, 1979, IN BOOK V897, PAGE 877 OFFICIAL RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 6, BLOCK "J", DISTANT THEREON NORTH 23° 8' 04" EAST, 71.01 FEET FROM THE INTERSECTION OF SAID NORTHWESTERLY LINE WITH THE NORTHEASTERLY LINE OF MARTHA AVENUE, AS SAID LOT AND AVENUE ARE SHOWN ON THAT CERTAIN MAP ENTITLED "ADDITION TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", RECORDED MARCH 25, 1910, IN MAP BOOK "G", PAGES 61, 62 AND 63, SAN FRANCISCO COUNTY RECORDS; THENCE SOUTH 67° 09' 03" EAST, 25.00 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 6; THENCE ALONG SAID SOUTHEASTERLY LINE OF SAID LOT 6 NORTH 23° 08' 04" EAST A DISTANCE OF 73.83 FEET TO THE SOUTHWESTERLY LINE OF CONGO STREET; THENCE NORTH 73° 35' 56" WEST AND ALONG SAID LINE OF CONGO STREET, A DISTANCE OF 25.19 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 6; THENCE SOUTH 23° 28' 04" WEST AND NORTHWESTERLY LINE OF SAID LOT 6; THENCE SOUTH 23° 28' 04" WEST AND ALONG SAID NORTHWESTERLY LINE OF SAID LOT 6, A DISTANCE OF 71.00 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT 6, IN BLOCK "J", ACCORDING TO MAP HEREINABOVE REFERRED TO.

ASSESSOR'S LOT 062; BLOCK 6735

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

CITY AND COUNTY OF
SAN FRANCISCO

CERTIFICATE OF DEATH 8 91 38 005252

STATE FILE NUMBER		DEATH OF CALIFORNIAN		DATE OF DEATH	
NAME OF DECEASED		LAST NAME		FIRST NAME	
White		Anthony		O'Neill	
RACE		DATE OF BIRTH		AGE	
White		August 25, 1926		64	
BIRTH PLACE		MARRIAGE		MARRIAGE DATE	
Ireland		Married		August 11, 1891	
CITY OF BIRTH		MARRIAGE PLACE		MARRIAGE STATE	
Ireland		Ireland		Ireland	
FATHER'S NAME		MOTHER'S NAME		MOTHER'S MAIDEN NAME	
John O'Neill		Bridget Byrne		Ireland	
MILITARY SERVICE		MARRIAGE		MARRIAGE DATE	
None		Married		August 11, 1891	
OCCUPATION		OCCUPATION		OCCUPATION	
Building Contractor		Self Employed		12	
RESIDENCE		RESIDENCE		RESIDENCE	
2594 26th Avenue		San Francisco		94116	
PLACE OF DEATH		PLACE OF DEATH		PLACE OF DEATH	
St. Mary's Hospital		San Francisco		94116	
CAUSE OF DEATH		CAUSE OF DEATH		CAUSE OF DEATH	
450 Stanyth Street		San Francisco		94116	
CAUSE OF DEATH		CAUSE OF DEATH		CAUSE OF DEATH	
4970		4970		4970	
DATE OF DEATH		DATE OF DEATH		DATE OF DEATH	
August 11, 1991		August 11, 1991		August 11, 1991	
SIGNATURE		SIGNATURE		SIGNATURE	
[Signature]		[Signature]		[Signature]	
DATE		DATE		DATE	
August 13, 1991		August 13, 1991		August 13, 1991	



STATE OF CALIFORNIA, CITY AND COUNTY OF SAN FRANCISCO
This is to certify that the image reproduced hereon is a true copy of the record on file in the SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH as of the date issued.



Michael K...
Michael Katz, M.D.
Health Officer and Local Registrar

DATE ISSUED **OCT 14 2010**
This copy is not valid unless prepared on an engraved border, displaying the date, seal and signature of the City and County Health Officer.



that we would recommend for
this property at SF Plant Finder

Assessor's Report [↗](#)

Official Maps

Assessor's Block Map [↗](#)
Parcel 6735050
Historic Sanborn Map [↗](#)

Address 76 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$597,230.00	Use Type	Flats & Duplex
Structure	\$391,507.00	Units	2
Fixtures	© 2020 San Francisco Planning	Stories	2
Personal Property	-	Rooms	10
Last Sale	5/28/1999	Rooms	-
Last Sale Price	\$408,000.00	Bathrooms	2
Year Built	1900	Basement	-
Building Area	1,580 sq ft		
Parcel Area	3,417 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 35
76 Martha Ave
Block - 6735
Lot - 50
Parcel Square Footage -3417

RECORDING REQUESTED BY
Cynthia S. Goldfield
76 Martha Avenue
San Francisco, CA 94131

20169K38818500003
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2016-K388185-00
Acct 6002-First American Title Co.- Redwood City
Friday, DEC 23, 2016 13:41:07
Tit Pd \$24.00 Nbr-0005527354
okc/RE/1-3

AND WHEN RECORDED MAIL TO:

Name: Cynthia S. Goldfield
Address: 76 Martha Avenue
City & State: San Francisco, CA
Zip 94131

ASSESSORS PARCEL NO. Lot 050; Block 6735
76 Martha Avenue

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERSPOUSAL TRANSFER DEED

Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

Documentary transfer tax is \$0

Computed on full value of property conveyed, or Computed on full value less value of liens and encumbrances remaining at time of sale, or is exempt from imposition of the Documentary Transfer Tax pursuant to Revenue and Tax Code §11927(a), on transferring community, quasi-community, or quasi-marital property, assets between spouses, pursuant to a judgment, an order, or a written agreement between spouses in contemplation of any such judgment or order.

Other exemptions: (state reason and give Code § or Ordinance number)

Unincorporated area: City of San Francisco

and

This is an interspousal Transfer under §63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from Reappraisal under Proposition 13:

A transfer to a trustee for the beneficial use of a spouse, or the surviving spouse of a deceased transferor, or by a trustee of such a trust to the spouse of the trustor,

A transfer which takes effect upon the death of a spouse,

A transfer to a spouse or former spouse in connection with a property settlement agreement or decree of dissolution of a marriage or legal separation, or

A creation, transfer, or termination, solely between spouses, of any co-owner's interest.

The distribution of a legal entity's property to a spouse or former spouse in exchange for the interest of such spouse in the legal entity in connection with a property settlement agreement or a decree of dissolution of a marriage or legal separation.

Other:

GRANTOR(S): Stephen L. Askew and Cynthia Susan Goldfield, as husband and wife as Com Pr hereby GRANT(S) to Cynthia Susan Goldfield, as her sole and separate property the following described real property in the City of San Francisco, County of San Francisco, State of California See "Exhibit A," attached hereto and incorporated by reference to this document.

Dated 3/9/2016

Stephen L. Askew

Cynthia S. Goldfield

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 Francisco)

On 3/9/2016

before me,

Unmani Sarasvati

personally appeared

(HERE INSERT NAME AND TITLE OF THE OFFICER)

Stephen L. Askew and Cynthia S. Goldfield

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,

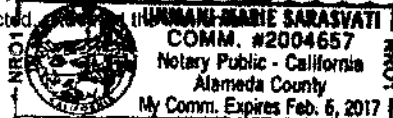
I certify under PENALTY OF PERJURY under the laws of the State of California

that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Unmani Sarasvati



(BEAL)

MAIL TAX STATEMENTS TO: See above

NAME

ADDRESS

CITY, STATE, ZIP

ILLEGIBLE NOTARY SEAL DECLARATION

Government Code 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Unmani Marie Sarasvati

Commission Number: 2004657

Date Commission Expires: 2/6/2017

Place of Execution of this Declaration: SF, CA

Date: 12/23/2016



(Signature and firm, if any)

ORDER NO. : 0224014182-CB

EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:



Parcel 50, as said Parcel is shown on the map of Parcel Map Book 2, Page 25, filed November 7, 1975, in the office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Parcel No: Lot 050, Block 6735

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps


Assessor's Block Map 
Parcel 6735025
Historic Sanborn Map 

Address 88 MARTHA AV

Assessed Values

Land	\$263,718.00
Structure	\$136,778.00
Fixtures	© 2020 San Francisco Planning
Personal Property	-
Last Sale	1/6/1994
Last Sale Price	\$255,000.00
Year Built	1954
Building Area	1,237 sq ft
Parcel Area	2,622 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	6
Rooms	-
Bathrooms	2
Basement	200 sq ft
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

EXHIBIT 36
88 Martha Ave
Block - 6735
Lot - 25
Parcel Square Footage -2622

RECORDING REQUESTED BY

ORDER #

406756-MC

APN

LOT 25; BLOCK 6735
WHEN RECORDED MAIL TO

Name

Thomas X. Christian
88 Martha Ave.

Street Address

San Francisco, CA

City

State

Zip



San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder
DOC- 2001-0996598-00

Post 4-OLD REPUBLIC Title Company
Tuesday, AUG 14, 2001 08:08:00
Tel Pd \$12.00 Mbr-0001804314

REEL H951 IMAGE 0019
sed/ER/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Quitclaim Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ -0- Interspousal Transfer

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: (X) City of San Francisco

() Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Margaret A. Hewitt, wife of the Grantee herein

herby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to
Thomas X. Christian, a married man, as his separate property

that property in San Francisco County, State of California, described as:

* * * See "Exhibit A" attached hereto and made a part hereof. * * *

IT IS THE INTENT OF THE UNDERSIGNED TO DIVEST HERSELF OF ANY INTEREST
IN AND TO THE WITHIN PROPERTY, EITHER COMMUNITY OR OTHERWISE, AND TO VEST
TITLE IN THE GRANTEE AS HIS SEPARATE PROPERTY.
Mail Tax Statements to Grantee at above address

Date July 30, 2001

Margaret A. Hewitt
Margaret A. Hewitt

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

On 8/8/01 before me, the undersigned, a Notary Public in and for said State, personally appeared

MARGARET A. HEWITT

personally known to me (or 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.

WITNESS my hand and official seal.

Signature

M. Cooper
M. COOPER

Name

(typed or printed)



(This area for official notarial seal)

FD-205 (10-1994)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

6926598

Order No. : 406756-CMC

EXHIBIT "A"

The land referred to is situated in the State of California, City and County of San Francisco, and is described as follows:

Those portions of Lots Nos. 2 and 3 in Block No. "J" as said lots and block are delineated and so designated upon that certain Map Entitled "MAP OF ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", filed March 25, 1910 in Book "G" of Maps, at Pages 60 To 63 inclusive, in the office of the Recorder of the City and County of San Francisco, State of California, described as a whole as follows:



BEGINNING at a point on the northeasterly line of Martha Avenue at the intersection thereof of the easterly line of said Lot No. 3 above referred to running thence North $23^{\circ} 28' 04''$ east along said easterly line 61.153 feet; thence North $73^{\circ} 35' 56''$ west 50 feet to a point; thence North $89^{\circ} 08' 06''$ west 28.857 feet to the northeasterly line of Martha Avenue; thence South $36^{\circ} 35' 56''$ east along the last named line 88 feet to the point of beginning.

Assessor'S Lot 25; Block 6735

that we would recommend for
this property at SF Plant Finder


Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6734007
Historic Sanborn Map 

Address 89 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$878,040.00	Use Type	Dwelling
Structure	\$376,300.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	3
Personal Property	-	Rooms	9
Last Sale	9/20/2011	Rooms	3
Last Sale Price	\$1,114,000.00	Bathrooms	2
Year Built	1968	Basement	-
Building Area	2,687 sq ft		
Parcel Area	2,927 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

EXHIBIT 37
89 Martha Ave
Block - 6734
Lot - 7
Parcel Square Footage -2927

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0219011629-TP
APN: Lot 007, Block 6734

When Recorded Mail Document and Tax Statements to:

Michael S. Lee & Amy J. Bricker
89 Martha Avenue
San Francisco, CA 94131



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder

DOC- 2011-J272776-00

Rec'd 4-OLD REPUBLIC Title Company

Tuesday, SEP 20, 2011 08:50:00

Ttl Pd \$8,379.00 Rcpt # 0004246645

REEL K485 IMAGE 0229

car/AB/1-3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

89 Martha Avenue

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$8,355.00

(X) computed on full value of property conveyed, or

() computed on full value less of liens and encumbrances remaining at time of sale.

() Unincorporated area: (X) City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Jeffrey Mark Tanenbaum and Catherine Gloria Tripp, Trustees, Tanenbaum-Tripp Trust dated September 12, 2002

hereby GRANT(S) to

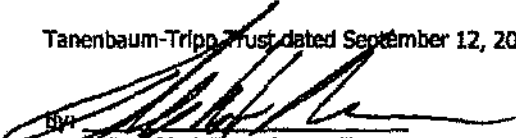
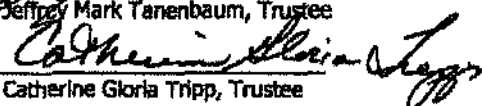
Michael S. Lee and Amy J. Bricker, husband and wife, as Joint Tenants

that property in City of San Francisco, San Francisco County, State of California, described as:

*** See "Exhibit A" attached hereto and made a part hereof. ***

Date: September 09, 2011

Tanenbaum-Tripp Trust dated September 12, 2002

By: 
Jeffrey Mark Tanenbaum, Trustee
By: 
Catherine Gloria Tripp, Trustee

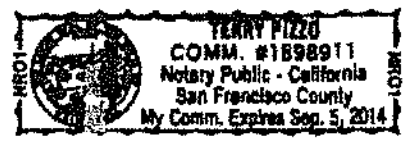
EP

State of California
County of San Francisco

On 9/12/11 before me, Terry Pizzo,
Notary Public, personally appeared Jeffrey Mark Taubbaum & Catherine Glacia Tipp,
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 [Handwritten Signature]
Name Terry Pizzo
(typed or printed)



(Area reserved for official notarial seal)

ORDER NO. : 0219011629-TP

EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:



Lot 7 in Block Lettered "N" as said Lot and Block is delineated and so designated upon that certain Map entitled "Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and recorded in Liber "G" of Maps at Pages 60 to 63, inclusive, in the Office of the Recorder of the City and County of San Francisco, State of California.

APN Block 6734, Lot 007

that we would recommend for
this property at SF Plant Finder


Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6734006
Historic Sanborn Map 

Address 95 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$562,145.00	Use Type	Dwelling
Structure	\$309,174.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	2
Personal Property	-	Rooms	8
Last Sale	10/1/1998	Rooms	-
Last Sale Price	\$620,000.00	Bathrooms	2
Year Built	1969	Basement	-
Building Area	2,761 sq ft		
Parcel Area	2,709 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

EXHIBIT 38
95 Martha Ave
Block - 6734
Lot - 6
Parcel Square Footage -2709

**RECORDING REQUESTED BY
/AND WHEN RECORDED MAIL TO:**

B, Kyle Childress, Esq.
Johnston|Childress, LLP
220 Montgomery Street, 15th Floor
San Francisco, CA 94104



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2012-J552643-00

Recd 11-FIDELITY NATIONAL Title Company
Friday, NOV 30, 2012 13:00:00

Ttl Pd \$23.00 Rcpt # 0004562735
REEL K783 IMAGE 0544

okc/DM/1-3

APN: Lot 006 Block 6734
(95 Martha Avenue, San Francisco, CA 94131)

Grant Deed

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORRECTION INFORMATION

The attached Grant Deed (Individual) transferring real property from Scott C. Kogan, a married man as his sole and separate property, to Scott C. Kogan, as Trustee of the Scott C. Kogan Revocable Trust dated November 7, 2008, which was dated May 25, 2011, and was recorded on June 2, 2011, as Document No. 2011-J192913-00, contained an incorrect reference to the Lot and Block number of the real property being conveyed. The correct lot and block number of the real property transferred are as follows:

Lot 006, Block 6734

MAIL TAX STATEMENTS TO:

Scott C. Kogan, Trustee
95 Martha Avenue
San Francisco, CA 94131

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

M. Jean Johnston, Esq.
Johnston|Childress, L.L.P.
220 Montgomery Street, 15th Floor
San Francisco, CA 94104

San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2011-J192913-00

Check Number 2001
Thursday, JUN 02, 2011 13:17:37
Tel Pd \$14.00 Rept # 0004157835
REEL K408 IMAGE 0638
cta/TD/1-2

APN: Lot 006 Block ~~8734~~ ⁶⁷⁸⁴
(95 Martha Avenue, San Francisco, CA 94131)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED (INDIVIDUAL)

The undersigned grantor declares:
Documentary transfer tax is \$-0-

Transfer by Grantor to Revocable Living
Trust of which Grantor is the sole Trustee
and Beneficiary. R&T Code §11930.

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

Scott C. Kogan, a married man as his sole and separate property,

hereby GRANTS to Scott C. Kogan, as Trustee of the Scott C. Kogan Revocable Trust dated
November 7, 2008

all of the right, title and interest in the following described real property in the City and County of San
Francisco, State of California:

Lot 6 in Block Lettered "N" as said Lot and Block is delineated and so designated upon that
certain Map entitled "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK
TERRACE", filed March 25, 1910 and recorded in Book "G" of Maps, Pages 60 to 63 inclusive,
in the Office of the Recorder of the City and County of San Francisco, State of California.

Dated: ~~January~~ ^{May 25} ^{AS}, 2011




Scott C. Kogan

MAIL TAX STATEMENTS TO:
Scott C. Kogan, Trustee
95 Martha Avenue
San Francisco, CA 94131

Escrow No.: 12-545526-GC
Locate No.: CAFNT0938-0938-0003-0000545526
Title No.: 12-545526-JJ

EXHIBIT "A"

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

LOT 6 IN BLOCK LETTERED "N" AS SAID LOT AND BLOCK IS DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", FILED MARCH 25, 1910 AND RECORDED IN BOOK "G" OF MAPS, PAGES 60 TO 63 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

APN: Lot 006, Block 6734

RECORDING REQUESTED BY:
Fidelity National Title Company
Escrow No.: 12-545526-GC
Locate No.: CAFNT0938-0938-0003-0000545526
Title No.: 12-545526-JJ

When Recorded Mail Document
and Tax Statement To:
Scott C. Kogan
95 Martha Avenue
San Francisco, CA 94131



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2012-J552644-00

Rec'd 11-FIDELITY NATIONAL Title Company
Friday, NOV 30, 2012 13:00:00
Ttl Pd \$20.00 Rept # 0004562736
REEL K783 IMAGE 0545
OK/DM/1-2

APN: Lot 005, Block 6734
95 Martha Ave

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERSPOUSAL TRANSFER DEED

(Excluded from reappraisal under California Constitution Article 13 A Section 1 et seq.)

The undersigned grantor(s) declare(s)-0-

Documentary transfer tax is \$-0- City Tax is \$

[] Unincorporated area: [x] City of San Francisco

This is an Interspousal Transfer and not a change in ownership under Section 63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from reappraisal:

- A creation, transfer, or termination, solely between spouses, of any co-owner's interest. Said deed being done at the request of the lender

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Shannon Selby, spouse of the grantee herein hereby GRANT(S) to Scott C. Kogan, as Trustee of the Scott C. Kogan Revocable Trust dated November 7, 2008

the real property in the City of San Francisco, County of San Francisco, State of California:

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

The grantor is executing this instrument for the purpose of relinquishing all of grantor's rights, title and interest, including, but not limited to, any community property interest in and to the land described herein and placing title in the name of the grantee as his/her separate property.

DATED: November 21, 2012

State of California
County of SAN FRANCISCO

On November 26, 2012 before me,
MILAGROS CHAN, Notary Public

(here insert name and title of the officer), personally appeared
Shannon Selby

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 _____ (Seal)





MAIL TAX STATEMENT AS DIRECTED ABOVE

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735026
Historic Sanborn Map 

Address 98 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$22,528.00	Use Type	Dwelling
Structure	\$61,073.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	6
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	2
Year Built	1968	Basement	-
Building Area	1,576 sq ft		
Parcel Area	3,410 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the [Office of the Assessor-Recorder](#).



Close

EXHIBIT 39
98 Martha Ave
Block - 6735
Lot - 26
Parcel Square Footage -3410

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6762005
Historic Sanborn Map 

Address 433 BADEN ST

Assessed Values

Land \$969,650.00
Structure \$646,434.00
Fixtures © 2020 San Francisco Planning
Personal Property -

Last Sale 3/31/2015
Last Sale Price \$2,000,000.00
Year Built 1910
Building Area 1,988 sq ft
Parcel Area 3,375 sq ft
Parcel Frontage -

Construction Type Wood or steel frame

Use Type Dwelling
Units 1
Stories 3
Rooms 7
Rooms -
Bathrooms 2
Basement -

Parcel Shape Rectangular
Parcel Depth 35 ft

Please send questions about this report to the [Office of the Assessor-Recorder](#).

Close

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0224034998-NS
APN: 6762-006, 6762-005

When Recorded Mail Document and Tax Statements to:

Peter F. Rojas & Jill Fehrenbacher
433 Baden Street
San Francisco, CA 94131

20159K04038700003
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2015-K040387-00
Acct 5002-Old Republic Title Company
Tuesday, MAR 31, 2015 13:18:04
Ttl Pd\$15,031.00 Nbr-0005125660
ofa/RE/1-3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$15,000.00

computed on full value of property conveyed, or

computed on full value less of liens and encumbrances remaining at time of sale.

Unincorporated area: City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
William L. Johnson III and Jane Lidz, Trustees of The Lidz-Johnson Revocable Trust

hereby GRANT(S) to

Peter F. Rojas and Jill Fehrenbacher, husband and wife, as community property with right of survivorship

that property in City of San Francisco, San Francisco County, State of California, described as:

*** See "Exhibit A" attached hereto and made a part hereof. *** PROPERTY: 433 Baden Street, San Francisco, California

Date: March 23, 2015

The Lidz-Johnson Revocable Trust

By:


William L. Johnson III, Trustee

By:


Jane Lidz, 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.

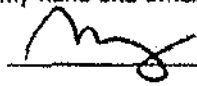
State of California
County of San Francisco

On 23rd day of March, 2015 before me, N.J. Shanta a Notary Public, personally appeared William L. Johnson III and Jane Lidz, 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: _____



Name: N.J. Shanta
(Typed or Printed)

(Seal)

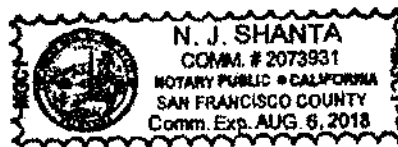


EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

PARCEL ONE:

Lots 9 and 10, in Block "L" as per Map entitled, "Map of Additions to Castro Street Addition and Glen Park Terrace", being a portion of the lands owned by Crocker Estate Company, filed March 25, 1910, in the Office of the Recorder of the City and County of San Francisco, State of California, in Map Book G of Official Records at Page 62.

Assessor's Lots 005 and 006; Block 6762

PARCEL TWO:



An exclusive easement for the preservation of the views from Lot Nos. 9 and 10 over and across Lot Nos. 11 and 12, in Block "L" according to the Map entitled "Map of Addition to Castro Street Addition and Glen Park Terrace", filed March 25, 1910, in Book "G" of Maps at Pages 60 to 63, inclusive. Said easement shall be such that no structure nor plantings shall extend above a level that is four feet above the existing stone wall on the common boundary of Lot Nos. 10 and 11 at a point five feet Westerly of the West face of the gate pillar at the intersection of the Easterly boundary and the Southerly boundary of Lot No. 10 that such structural elements or plants cause material interference with the views from the windows of the building presently sited on Lot No. 9.

Said easement being the same as that which was created by Grant Deeds from Tony Sheehan and Christine S. Sheehan to Rolland R. Scott, Jr. and James S. Pierce, recorded December 30, 1985, in Book D-992, Page 697 and Book D992, Page 699.

that we would recommend for
this property at SF Plant Finder

Assessor's Report


Official Maps

Assessor's Block Map 
Parcel 6762004
Historic Sanborn Map 

Address 435 BADEN ST

Assessed Values

Land	\$6,595.00	Construction Type	Wood or steel frame
Structure	\$268,729.00	Use Type	Dwelling
Fixtures	© 2020 San Francisco Planning	Units	1
Personal Property	-	Stories	2
Last Sale	-	Rooms	6
Last Sale Price	-	Rooms	-
Year Built	1900	Bathrooms	3
Building Area	2,553 sq ft	Basement	-
Parcel Area	3,371 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

EXHIBIT 41
435 Baden St.
Block - 6762
Lot - 4
Parcel Square Footage -3371

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME David G. Waugh
STREET 435 Baden Street
CITY San Francisco, CA 94131
STATE ZIP

This Order No. _____ Escrow No. _____

SAN FRANCISCO, CA RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC- F522311

Monday, January 03, 1994 02:35:44pm
Rec 3.00 --- Pg 1.00
Stp --- Mic 1.00
Amf 5.00 ---
TOTAL -> \$5.00
REEL 6039 IMAGE 0481

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 0
 computed on full value of property conveyed, or
 computed on full value less liens and encumbrances remaining at time of sale.
Carl Wolf Law Offices of Carl Wolf
Signature of Declarant or Agent Determining Tax Firm Name

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), DAVID G. WAUGH
an unmarried man

grant to THE LIDDY TRUST OF DECEMBER 20, 1993

all that real property situated in the City of San Francisco

(or in an unincorporated area of) San Francisco County,

described as follows (insert legal description):

LOT No. 8, in Block "L" as per Map entitled, "MAP OF ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", being a portion of the lands owned by the Crocker Estate Company, filed March 25, 1910, in the office of the Recorder of the City and County of San Francisco, State of California, in Map Book G of Official Records at page 62.

Assessor's parcel No. Block 6762, Lot 4

Executed on December 20 1993, at San Francisco, California

STATE OF CALIFORNIA } ss. David G. Waugh

COUNTY OF SAN FRANCISCO }

On 12/20/93 before me, CARL WOLF
(Name, title of office, if not Notary Public)

Notary Public
personally appeared DAVID G. WAUGH

personally known to me (or 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.

WITNESS my hand and official seal.

Carl Wolf
Signature



(Seal)

RIGHT THUMBPRINT (OPTIONAL)

TOP OF THUMB HERE

- CAPACITY CLAIMED BY SIGNER(S)
- INDIVIDUAL(S)
- CORPORATE
- OFFICER(S) _____ (Title)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER _____

SIGNER IS REPRESENTING:
Name of individual or entity

MAIL TAX STATEMENTS TO NAME ADDRESS ZIP

WOLCOTE FORM 278 - Mar 1992 (Free class 3) GRANT DEED



Bring your own this form, read it all in all blanks, and mark whatever changes are appropriate and necessary to your particular situation. Cannot be given if you want the form to follow a set form and use. THESE FORMS ARE THE PROPERTY OF WOLCOTE, SUBJECT TO RECALL, WITH RESPECT TO THE MERCHANTABILITY OF GOODS OF THE FORM FOR AN UNLIMITED USE OF APPROX.

© 1991 WOLCOTE FORMS, INC.

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6762003
Historic Sanborn Map 

Address 445 BADEN ST

Assessed Values

Land \$1,240,037.00

Structure \$826,686.00

Fixtures © 2020 San Francisco Planning

Personal Property -

Last Sale 6/30/2000

Last Sale Price \$1,500,000.00

Year Built 1980

Building Area 3,500 sq ft

Parcel Area 3,375 sq ft

Parcel Frontage -

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 2

Rooms 8


Rooms 4

Bathrooms 4

Basement 500 sq ft

Parcel Shape Rectangular

Parcel Depth 35 ft

Please send questions about this report to the Office of the Assessor-Recorder .

Close

EXHIBIT 42
445 Baden St.
Block - 6762
Lot - 3
Parcel Square Footage -3375



23

RECORDING REQUESTED BY:
Fidelity National Title Company
Escrow No. 1010094 JLM
Title Order No. 01010094

When Recorded Mail Document
and Tax Statement To:
Mr. and Mrs. Paul G. O'Leary
445 Baden
San Francisco, CA

San Francisco Assessor-Recorder
Doris H. Ward, Assessor-Recorder
DOC- 2000-G794396-00

Root 11-FIDELITY NATIONAL Title Company
Friday, JUN 30, 2000 09:00:00
T&I Pgs 11, 255.00 Mr-0091428332

REEL H670 IMAGE 0108
ocr/FT/1-4

4 05

APN: Lot 3, Block 6762

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

1

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$11,250.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged. Gary Birnbaum, An Unmarried Man

hereby GRANT(S) to PAUL O'LEARY AND ELIZABETH C. O'LEARY, TRUSTEES UNDER THE O'LEARY TRUST DATED FEBRUARY 15, 2000 the following described real property in the City of San Francisco County of San Francisco, State of :
SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

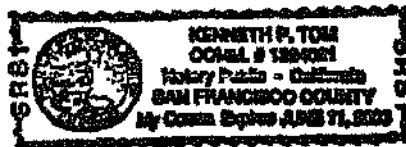
DATED: June 26, 2000

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON JUNE 26, 2000 before me,
KENNETH P. TOM personally appeared

Gary Birnbaum

GARY BIRNBAUM

personally known to me (or 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.



Witness my hand and official seal.

Signature

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow No. 1010084-JLM
Title Order No. 01010084

G794396

EXHIBIT ONE

Lot No. 7, in Block "L" according to map entitled, "Addition to Castro Street Addition and Glen Park Terrace", which was filed for record on March 25, 1910, in Book "G" of Maps, at pages 60 to 63, inclusive, in the office of the County Recorder of the City and County of San Francisco, State of California.

Assessors Parcel No: Lot 3, Block 6762



Fidelity National Title Company

595 Castro Street # San Francisco, CA 94114
(415) 852-3640 • FAX (415) 852-3640

6794396

DATE: June 28, 2000
ESCROW NO: 1010094-JLM

CERTIFICATION OF TRUST PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5

I (We), trustee(s) of the confirm the following facts:

1. The O'LEARY TRUST
(Name of Trust)
is currently in existence and was created on February 15, 2000
(Date of Trust)
2. The settlor(s) of the trust are as follows:
Paul O'LEARY
ELIZABETH C. O'LEARY
3. The currently acting trustee(s) of the trust is (are):
Paul O'LEARY
ELIZABETH C. O'LEARY
4. The power of the trustee(s) includes:
(a) The powers to sell, convey and exchange Yes No (check one)
(b) The power to borrow money and encumber the trust property with a deed of trust or mortgage Yes No (check one)
5. The trust is revocable; irrevocable (check one) and the following party(ies) if any, is (are) identified as having the power of to revoke the trust:

6. The trust does; does not have multiple trustees (check one). If the trust has multiple trustees, the signatures of all the trustees or of any _____ of the trustees is required to exercise the powers of the trust.

G794396

7. The trust identification number is as follows:

[Redacted]
(Social Security number/Employee identification number)

8. Title to trust assets shall be taken in the following fashion: Paul O'Leary and Elizabeth C. O'Leary, TRUSTEES OF THE O'LEARY TRUST

The undersigned trustee(s) hereby declare(s) that the trust has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect. This certification is being signed by all of the currently acting trustees and is being executed in conformity with the provisions of California Probate Code Section 18100.5, Chapter 530, Statutes of 1983.

Dated: 6-28-00

[Signature]
TRUSTEE
Elizabeth O'Leary
TRUSTEE

TRUSTEE

TRUSTEE

STATE OF CALIFORNIA
COUNTY OF San Francisco
ON June 28, 2000 before me,
Jorge L. Martinez personally appeared
Paul O'Leary Elizabeth C. O'Leary

personally known to me (as 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.



Witness my hand and official seal
Signature [Signature]



that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6762002
Historic Sanborn Map 

Address 451 BADEN ST

Assessed Values

Land	\$171,576.00
Structure	\$120,955.00
Fixtures	© 2020 San Francisco Planning
Personal Property	-
Last Sale	3/1/1988
Last Sale Price	\$170,500.00
Year Built	1909
Building Area	950 sq ft
Parcel Area	2,750 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 3


Rooms 1

Bathrooms 1

Basement -

Parcel Shape Rectangular

Parcel Depth 10 ft

Please send questions about this report to the Office of the Assessor-Recorder .

Close

EXHIBIT 43
451 Baden St.
Block - 6762
Lot - 2
Parcel Square Footage -2750

that we would recommend for
this property at SF Plant Finder

Assessor's Report [↗](#)

Official Maps

Assessor's Block Map [↗](#)
Parcel 6763015C
Historic Sanborn Map [↗](#)

Address 180 MANGELS AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$597,576.00	Use Type	Dwelling
Structure	\$1,027,122.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	4
Last Sale	7/10/2007	Rooms	2
Last Sale Price	\$725,000.00	Bathrooms	3
Year Built	1914	Basement	-
Building Area	2,676 sq ft		
Parcel Area	3,445 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 44
180 Mangels Ave.
Block - 6763
Lot - 15C
Parcel Square Footage -3445

RECORDING REQUESTED BY

KEEGIN HARRISON SCHOPPERT
SMITH & KARNER LLP

WHEN RECORDED MAIL TO:
Joshua Greenough & Margaret Hasselman
180 Mangels Avenue
San Francisco, CA 94131

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2014-J838503-00
Check Number 7888
Tuesday, FEB 18, 2014 14:48:27
Tel Pd \$21.00 Rcpt # 0004689304
REEL L086 IMAGE 0375
000/NA/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 0 (Property Not Sold)
() computed on full value of property conveyed, or
() computed on full value of liens and encumbrances remaining at time of sale.
() Unincorporated area: (X) City of San Francisco
(X) Realty not sold.

Transfer to Revocable Trust
(R&T \$11930)

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

JOUSHUA GREENOUGH and MARGARET HASSELMAN, husband and wife, as community property with right of survivorship

hereby GRANT to

JOSHUA M. GREENOUGH and MARGARET E. HASSELMAN, Trustees of the Greenough Hasselman Trust dated ~~September~~ November 18, 2013

that property in the City of San Francisco, County of San Francisco, State of California, described as:

See Exhibit A attached (Commonly known as 180 Mangels Avenue, San Francisco, California)
A.P.N. Lot 015C; Block 6763

Mail tax statements to: Joshua Greenough & Margaret Hasselman, 180 Mangels Ave., San Francisco, CA 94131

Date: Nov. 23 2013

STATE OF CALIFORNIA
COUNTY OF MARIN

On November 23rd 2013, before me, Reynold Raymond, Notary Public, personally appeared Joshua M. Greenough and Margaret E. Hasselman, 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.

Margaret E. Hasselman
Joshua M. Greenough

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

[Signature]



(This area for official notary seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT A

Legal Description

The real property and improvements commonly known as 180 Mangels Avenue, San Francisco, California and more particularly described as follows:

Parcel I:

Beginning at a point on the Northerly line of Mangels Avenue, distant thereon 100 feet Easterly from the Easterly line of Congo Street; running thence Easterly along the said line of Mangels Avenue 70 feet; thence at a right angle Northerly 36 feet, more or less, to the Northerly line of Block "F", Sunnyside, as per Map of said Tract, filed in the Office of the Recorder of the City and County of San Francisco on April 6, 1891; thence Westerly along the last named line 70 feet to the intersection of a line drawn at right angles Northerly from the Northerly line of Mangels Avenue through the point of beginning; thence Southerly along the said line so drawn 35 feet 11 1/4 inches to the point of beginning.

Being a portion of Lot No. 2, in Block "F", Sunnyside.

Parcel II:

That portion of Lot 13, in Block "M", as said Lot and Block are delineated and so designated upon that certain Map entitled, "Map of Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and Recorded in Book "G" of Maps, at Pages 60 to 63, inclusive, in the Office of the Recorder of the City and County of San Francisco, State of California, described as follows:

Beginning at a point on the Northerly line of Lot 13, in Block "M", as per "Map of Additions to Castro Street Addition and Glen Park Terrace", herein referred to, distant thereon 100 feet Easterly from the Easterly line of Congo Street; thence at a right angle Southerly 25 feet, more or less, to the Southerly line of said Lot; running thence Easterly along the said Southerly line of Lot 13, 36 feet, more or less, to the Easterly line of said Lot; thence Northerly along the said Easterly line 25.14 feet to the Northerly line of Lot 13; thence Westerly along the said Northerly line 36 feet to the point of beginning.

A.P.N. Lot 015C; Block 6763

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763016

Address 508 CONGO ST

Assessed Values

Land	\$18,615.00
Structure	\$18,953.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1907
Building Area	600 sq ft
Parcel Area	2,504 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type	Dwelling
Units	1
Stories	1
Rooms	3
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 45
508 Congo St.
Block - 6763
Lot - 16
Parcel Square Footage -2504

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763017

Address 514 CONGO ST

Assessed Values

Land \$427,588.00
Structure © 2020 San Francisco Planning \$315,258.00
Fixtures -
Personal Property -
Last Sale 8/2/2011
Last Sale Price \$542,500.00
Year Built 1919
Building Area 845 sq ft
Parcel Area 3,400 sq ft
Parcel Frontage -

Construction Type Wood or steel frame
Use Type Dwelling
Units 1
Stories 1
Rooms 7
Rooms 2
Bathrooms 2
Basement 113 sq ft
Parcel Shape Rectangular
Parcel Depth 36 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 46
514 Congo St.
Block - 6763
Lot - 17
Parcel Square Footage -3400



San Francisco Assessor-Recorder
 Phil Ting, Assessor-Recorder
DOC- 2011-J232093-00

Acct 11-FIDELITY NATIONAL Title Company
 Tuesday, AUG 02, 2011 08:00:00
 Ttl Pd \$3,710.00 Rcpt # 0004202099
REEL K451 IMAGE 0068
 ata/MA/1-2

3A

RECORDING REQUESTED BY:
 Fidelity National Title Company
 Escrow No.: 11-555667-CG
 Locata No.: CARNT0938-0938-0019-0000555667
 Title No.: 11-555667-31

**When Recorded Mail Document
 and Tax Statement To:**
 Stuart Pilorz and Susan Ostermann
 514 Congo St.
 San Francisco, CA 94131

APN: Lot 017 Block 6763
 514 Congo St.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)
 Documentary transfer tax is \$3,689.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of San Francisco,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Mary P. Travers, a single woman, and also as Trustee of the Mary P. Travers Revocable Living Trust agreement dated April 1, 2009

hereby GRANT(S) to Stuart Pilorz, an unmarried man and Susan Ostermann, an unmarried woman, as joint tenants with right of survivorship

the following described real property in the City of San Francisco, County of San Francisco, State of California:
 SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: July 21, 2011

State of California }
 County of Washington }
Kerry

Mary P. Travers

On July 27 2011 before me,
Christiane S Pieper, Notary Public
 (here insert name and title of the officer) personally appeared
Mary P Travers

Mary P. Travers Revocable Living Trust agreement dated April 1, 2009

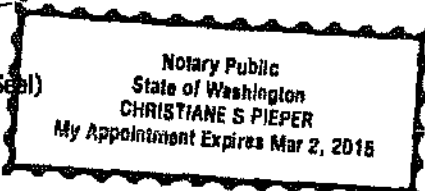
By:
 Mary P. Travers, Trustee

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 (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Recrow No.: 11-555667-CG
Locate No.: CAFNT0938-0938-0019-0000555667
Title No.: 11-555667-33

EXHIBIT "A"

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

LOT 14, in Block "M", as shown on that certain map entitled "Map of Additions to Castro St. Addition and Glen Park terrace", filed March 25, 1910, in Book "G" of Maps, at pages 60 to 63, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

APN: Lot 017 Block 6763

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763018

Address 520 CONGO ST

Assessed Values

Land \$18,247.00
Structure © 2020 San Francisco Planning \$51,895.00
Fixtures -
Personal Property -
Last Sale -
Last Sale Price -
Year Built 1929
Building Area 1,494 sq ft
Parcel Area 3,400 sq ft
Parcel Frontage -

Construction Type Wood or steel frame
Use Type Dwelling
Units 1
Stories 1
Rooms 6
Rooms -
Bathrooms 2
Basement 216 sq ft
Parcel Shape Rectangular
Parcel Depth 36 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 47
520 Congo St.
Block - 6763
Lot - 15
Parcel Square Footage -3400

RECORDING REQUESTED BY
ATTORNEYS
AND WHEN RECORDED MAIL TO

Name
FIRM
Address
City & State
PETERSON & PITCHFORD
AN ASSOCIATION OF ATTORNEYS
789 MONTEGUE BOULEVARD
SAN FRANCISCO, CA 94127-2288

SAN FRANCISCO, CA RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC- E896216

Wednesday, April 24, 1991 01:31:30PM
Rec 2.00 -- Ps 1.00
Mic 1.00 -- Amt 5.00
TOTAL -> \$5.00
REEL F351 IMAGE 0459

MAIL TAX STATEMENTS TO
Name
Street Address
City & State
Gary & Flora Wong
520 Congo Street
San Francisco, CA 94131

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Trust Transfer Deed

LTD 878 HM THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE 181818

Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary transfer tax is \$ -0-
 Computed on full value of property conveyed, or computed on full value less value of liens and encumbrances remaining at time of sale or transfer.
 There is no Documentary transfer tax due, (state reason and give Code § or Ordinance number)

Unincorporated area, City of _____ and
This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:
 Transfer to a revocable trust;
 Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;
 Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;
 Change of trustee holding title;
 Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.
 Other: _____

GRANTOR(S): GARY N. WONG and FLORA M. WONG, his wife
hereby GRANT(S) to GARY N. WONG and FLORA M. WONG, in trust, as
Co-Trustees of the GARY N. WONG and FLORA M. WONG TRUST 1991.

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

Lot 15, in Block "M", Additions to Castro Street
Addition and Glen Park Terrace, as per Map thereof
filed March 25, 1910, in Book "G" of Maps, pages
60, 61, and 62, in the office of the County Recorder
of the City and County of San Francisco, State of
California.

APN: 40/6763/18

Dated April 19, 1991

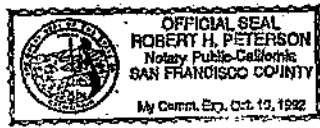
Gary N. Wong
GARY N. WONG

Flora M. Wong
FLORA M. WONG
Grantor - Transferor(s)

State of California
County of San Francisco
On this the 19th day of April, 1991
before me, ROBERT H. PETERSON
the undersigned Notary Public, personally appeared
GARY N. WONG and FLORA M. WONG

personally known to me
 proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) are subscribed to the
within instrument, and acknowledged that they executed it.
WITNESS my hand and official seal

Notary's Signature



(This area for official notarial seal)

Title Order No. _____ Escrow, Loan or Attorney File No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

PAGE
MAY BOOK
PARCEL
Assignment Identification Number

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6764013

Address 521 CONGO ST

Assessed Values

Land	\$301,145.00
Structure	\$143,032.00 <small>© 2020 San Francisco Planning</small>
Fixtures	-
Personal Property	-
Last Sale	4/25/1995
Last Sale Price	\$295,000.00
Year Built	1924
Building Area	852 sq ft
Parcel Area	2,260 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	5
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 48
521 Congo St.
Block - 6764
Lot - 13
Parcel Square Footage -2260

Order No. 19
Escrow No. C247688
Loan No.

San Francisco Co Recorder's Office
Gregory Joseph Diaz, County Recorder
DOC - 95-F785260-00
Acct 3-FIRST AMERICAN Title Company
Tuesday, APR 25, 1995 08:00:00
REC \$6.00:PA6 \$2.00:MIC \$1.00
STP \$1.00:TX2\$2,006.00:
Til Pd \$2,016.00 Nbr-0000348147
REEL G367 IMAGE 0019 ata/TD/2

WHEN RECORDED MAIL TO:

Thomas W. Trent
and Laurel I. Schaefer-Trent
521 Congo Street
San Francisco, Ca.

DOCUMENTARY TRANSFER TAX \$ 2,008.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Computed on the consideration or value of property conveyed; OR
 Computed on the consideration or value less liens or encumbrances remaining at time of sale.

As declared by the undersigned Grantor
Signature of Declarant or Agent determining tax - Firm Name

Lot 13, Block 6764

GRANT DEED

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

Alfred G. DeVico and Charlene A. Aron, Trustees, Aron-DeVico 1991 Trust dated July 16, 1991

hereby GRANT(S) to

Thomas W. Trent and Laurel I. Schaefer-Trent, husband and wife, as Joint Tenants

the real property in the City of
County of

San Francisco
San Francisco

, State of California, described as

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Dated April 12, 1995

STATE OF CALIFORNIA)
COUNTY OF San Francisco) ss.

On April 26, 1995 before me,
W. T. Rice

personally appeared Alfred G. DeVico and Charlene A. Aron

Alfred G. DeVico
Alfred G. DeVico, Trustee, ARON-DEVICO 1991 TRUST

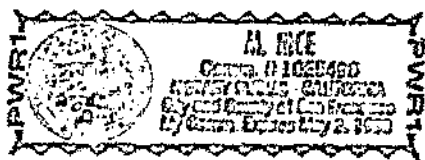
Charlene A. Aron
Charlene A. Aron, Trustee, ARON-DEVICO 1991 TRUST

personally known to me (or 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. WITNESS my hand and official seal.

Signature W. T. Rice

MAIL TAX STATEMENTS TO: AS REC.

SAME AS ABOVE



(This area for official notarial seal)

Order No. C-247688-DK

F785260

The property in the City and County of San Francisco, State of California, described as follows:

LOT NO. 13, in Block Letter "P", as said Lot and Block are delineated and so designated upon that certain Map entitled: "Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and recorded in Liber "G" of Maps at pages 60 to 63, inclusive, in the office of the Recorder of the City and County of San Francisco.

EXHIBIT "A"

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6764012

Address 527 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$631,388.00	Use Type	Dwelling
Structure	\$424,018.00	Units	1
Fixtures	-	Stories	1
Personal Property	-	Rooms	4
Last Sale	5/25/2006	Rooms	-
Last Sale Price	\$859,000.00	Bathrooms	1
Year Built	1924	Basement	-
Building Area	848 sq ft		
Parcel Area	2,265 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 49
527 Congo St.
Block - 6764
Lot - 12
Parcel Square Footage - 2265

20149J86708400003
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2014-J867084-00
Acct 6003-Fidelity National Title - San Francisco
Tuesday, APR 22, 2014 12:45:04
Ttl Pd \$24.00 Nbr-0004922952
ojl/RE/1-3

RECORDING REQUESTED BY:
Fidelity National Title Company
Order No.: FSBC-2041400173
Title No.: FSFM-TO14000127-JG

When Recorded Mail Document To:
Roland Luistro and Herbert Ramirez
527 Congo Street
San Francisco, CA 94131

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 6764-012
527 Congo St.

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
"This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11925."
 - The documentary transfer tax is \$ 0 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 San Francisco.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Roland Luistro, an unmarried man and Herbert Ramirez, an unmarried man, as joint tenants,

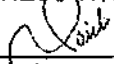
hereby GRANT(S) to Roland Luistro and Herbert Ramirez, registered domestic partners as community property with right of survivorship,

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


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

Dated: April 16, 2014

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



Roland Luistro



Herbert Ramirez

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

State of California

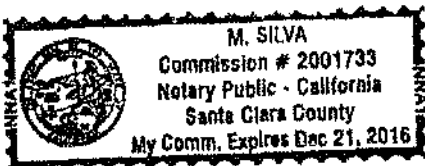
County of San Francisco

On April 16, 2014 before me, M. Silva, Notary Public, personally appeared Roland Luistro and Herbert Ramirez, 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 M. Silva



(Seal)

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): Lot 012, Block 6764

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

LOT NO. 12, IN BLOCK "P" AS SAID LOT AND BLOCK ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", FILED MARCH 25, 1910 AND RECORDED IN LIBER "G" OF MAPS, AT PAGES 60 AND 63 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

APN: Lot 012, Block 6764

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763019

Address 530 CONGO ST

Assessed Values

Land	\$442,928.00
Structure	\$352,782.00 <small>© 2020 San Francisco Planning</small>
Fixtures	-
Personal Property	-
Last Sale	4/17/1991
Last Sale Price	\$505,000.00
Year Built	1926
Building Area	3,335 sq ft
Parcel Area	6,800 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 11

Rooms 4

Bathrooms 3

Basement -

Parcel Shape Rectangular

Parcel Depth 36 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 50
530 Congo St.
Block - 6763
Lot - 19
Parcel Square Footage - 6800

29 Order No.
Escrow No. U-194223 ML
Loan No.

WHEN RECORDED MAIL TO:
JEANNIE COLBERT
P.O. BOX 31354
SAN FRANCISCO, CA 94131

SAN FRANCISCO, CA RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC- E890350
First American Title Company
Wednesday, April 17, 1991 08:00:00am
Rec 5.00 -- Ps 3.00
Mic 1.00 -- Ttx 2525.00
Amt 2534.00
TOTAL -> \$2534.00
REEL F356 IMAGE 0029

MAIL TAX STATEMENTS TO:
JEANNIE COLBERT
530 Congo Street
San Francisco, CA 94131
AP #: LOT 19, BLOCK 6763

SPACE ABOVE THIS LINE FOR RECORDING
DOCUMENTARY TRANSFER TAX - 2,525.00
 Computed on the consideration or value of property conveyed; OR
 Computed on the consideration of value less liens or encumbrances
remaining at time of sale.
First American Title Insurance Company
Signature of Declarant or Agent determining tax - Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ROBERT FRIEDMAN and SUZAN BALLSUN FRIEDMAN, HUSBAND AND WIFE

hereby GRANT(S) to JEANNIE COLBERT, A SINGLE WOMAN

the real property in the City of San Francisco
County of San Francisco State of California, described as
Legal Description attached hereto and made part hereof, marked as Exhibit-A.

Dated April 12, 1991

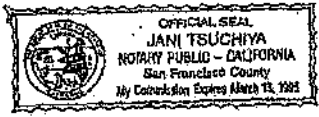
STATE OF CALIFORNIA
COUNTY OF San Francisco
On April 12, 1991

before me, the undersigned, a Notary Public in and for said State, personally appeared Suzan Ballsun Friedman

personally known to me for 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.

WITNESS my hand and official seal.
Signature *Jani Tsuchiya*

Robert Friedman
ROBERT FRIEDMAN
Suzan Ballsun Friedman
SUZAN BALLSUN FRIEDMAN



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (6/82)

3001 (8/82) (Individual) First American Title Company

STATE OF CALIFORNIA
COUNTY OF San Francisco

E890350

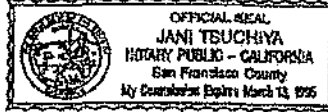
On April 15, 1991 before me, the undersigned, a Notary Public in and for
said State, personally appeared Robert Friedman

personally known to me (or proved to me on the basis of satis-
factory evidence) to be the person(s) whose name(s) is/are sub-
scribed to the within instrument and acknowledged to me that
he/she/they executed the same.

WITNESS my hand and official seal.

Signature

Jani Tsuchiya



(This area for official notarial seal)

E890350

Order No. U-194223-ML

The property in the City and County of San Francisco, State of California, described as follows:

LOTS 16 AND 17 in Block "M" as per Map entitled "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE," recorded Feb. 21, 1910, in the office of the Recorder of the City and County of San Francisco, State of California, in Book "G" of Maps, page 62.

EXHIBIT "A"

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763021

Address 538 CONGO ST

Assessed Values

Land	\$481,777.00
Structure	\$736,182.00 <small>© 2020 San Bernardino Planning</small>
Fixtures	-
Personal Property	-
Last Sale	11/7/2003
Last Sale Price	\$630,000.00
Year Built	1917
Building Area	1,370 sq ft
Parcel Area	3,400 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 2

Rooms 6

Rooms 2

Bathrooms 2

Basement -

Parcel Shape Rectangular

Parcel Depth 36 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 51
538 Congo St.
Block - 6763
Lot - 21
Parcel Square Footage -3400

RECORDING REQUESTED BY:
Chicago Title Company
Escrow No.: 12-35022067-CC
Locate No.: CACTI7738-7738-2350-0035022067
Title No.: 12-35022067-MG



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2012-J430022-00

Acct 1-CHICAGO Title Company
Wednesday, JUN 13, 2012 08:00:00
Ttl Pd \$20.00 Rcpt # 0004424863
REEL K667 IMAGE 0104
okc/AK/1-2

**When Recorded Mail Document
and Tax Statement To:**
Paul R. Cort
538 Congo Street
San Francisco, CA 94131

APN: Lot 021, Block 6763
538 Congo Street

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0 City Transfer Tax is \$

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of **San Francisco,**

"This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11925."

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, M. Elizabeth Murdock and Paul Cort, as Trustees, or their successors in Trust, under the Murdock Cort Family Trust dated October 22, 2007, and any amendments thereto

hereby **GRANT(S)** to Paul R. Cort and Mary Elizabeth Murdock, husband and wife as joint tenants
the following described real property in the City of San Francisco, County of San Francisco, State of California:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: June 5, 2012

State of California
County of SAN FRANCISCO

On 6/5/12 before me,
DAVID LAU Notary Public
(here insert name and title of the officer), personally appeared
M. ELIZABETH MURDOCK
PAUL CORT

The Murdock Cort Family Trust dated October 22, 2007

M. Elizabeth Murdock

By: M. Elizabeth Murdock, Trustee

Paul Cort

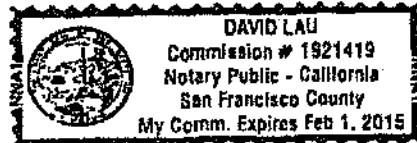
By: Paul Cort, Trustee

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 _____ (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow No.: 12-35022067-CC
Locate No.: CACTI7738-7738-2350-0035022067
Title No.: 12-35022067-MG

EXHIBIT "A"

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

LOT 18, IN BLOCK "M", AS SAID LOT AND BLOCK ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED "MAP OF ADDITIONS TO CASTRO STREET AND ADDITION AND GLEN PARK TERRACE", FILED MARCH 25, 1910, AND RECORDED IN BOOK "G" OF MAPS AT PAGES 60, 61, 62 AND 63, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

APN: Lot 021, Block 6763

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6764021

Address 541 CONGO ST

Assessed Values

Land	\$817,514.00
Structure	\$460,282.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1909
Building Area	2,081 sq ft
Parcel Area	3,446 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type Dwelling

Units -

Stories 1

Rooms 6

Rooms 2

Bathrooms 2

Basement -

Parcel Shape -

Parcel Depth -

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 52
541 Congo St.
Block - 6764
Lot - 21
Parcel Square Footage - 3446

Requested By:
LIEN RELEASE
JPMORGAN CHASE BANK, N.A

20189K61626500001
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2018-K616265-00
Acct 1009-JPMorgan Chase Bank, NA
Thursday, MAY 17, 2018 15:30:27
Tit Pd \$184.00 Nbr-0005807320
oes/RE/2-1

Record and Return To:
JPMorgan Chase Bank N.A.
c/o UST-Global
Recording Department
PO Box 1178
Coraopolis, PA 15211

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

The undersigned Beneficiary hereby appoints J.P. MORGAN CHASE CUSTODY SERVICES, INC as Successor Trustee under the Deed of Trust executed by JASON A KEEL AND NEERU GUPTA , as Trustor, on 12/08/2012 in which JPMORGAN CHASE BANK, N.A. is named Beneficiary and LINDA J. FOSS as Trustee, and recorded on 12/14/2012 in Book K793 at Page 0397 and/or as Instrument No. 2012-J563218-00 in the Office of the County Recorder of San Francisco County, California.

Property Address:541 CONGO ST SAN FRANCISCO CA 94131
APN: 6764 021

J.P. MORGAN CHASE CUSTODY SERVICES, INC hereby accepts said appointment as Trustee under the above Deed of Trust, and as Successor Trustee, and pursuant to the request of said Beneficiary and in accordance with the provisions of said Deed of Trust, does hereby reconvey without warranty, to the person(s) legally entitled thereto, all the estate now held by it under said Deed of Trust.

In witness whereof the undersigned JPMORGAN CHASE BANK, N.A. , as Beneficiary and J.P. MORGAN CHASE CUSTODY SERVICES, INC as Successor Trustee, has caused this instrument to be executed this 05/17/2018 , each in its respective interest.

JPMORGAN CHASE BANK, N.A.

By:



Darlene Foreman
Vice President

J.P. MORGAN CHASE CUSTODY SERVICES, INC

By:



Arcola Freeman
Assistant Secretary

STATE OF LA
COUNTY / PARISH OF Ouachita

On 05/17/2018 , before me appeared Darlene Foreman and Arcola Freeman , to me personally known, who did say that he/she/they is (are) the Vice President of JPMORGAN CHASE BANK, N.A. and Assistant Secretary of J.P. MORGAN CHASE CUSTODY SERVICES, INC and that the instrument was signed on behalf of their respective corporation (or association), by authority from its board of directors, and that he/she/they acknowledged the instrument to be the free act and deed of the corporation (or association).



Vicki C. Knighten- 54231 , Notary Public
Lifetime Commission



Loan No: 1740014957
MIN, if applicable:
MERS Phone, if applicable: 1-888-679-6377
MERS Address, if applicable: P.O. Box 2026, Flint, MI 48501-2026

Recording Requested By:
ORANGE COAST TITLE

1406271

DK



San Francisco Assessor-Recorder
D. Hoa Nguyen, Acting Assessor-Recorder
DOC- 2012-J563217-00

Check Number: 1038
Friday, DEC 14, 2012 11:32:44
Ttl Pd \$38.00 Rcpt # 0004574470
REEL K793 IMAGE 0396
ofa/AB/1-4

RECORDING REQUESTED BY:
Jason A. Keel and Neeru Gupta

When recorded, return to:
Jason A. Keel and Neeru Gupta
541 CONGO ST
SAN FRANCISCO, CA 94131

Order No.: 12CM10402
A.P.N.: 40-6764-009-01

SA Congo Street SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERSPOUSAL TRANSER DEED

Individual Grant Deed (Excluded from Reappraisal Under Proposition 13)

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

Documentary Transfer Tax is \$ _____ (THERE IS NO CONSIDERATION FOR THIS TRANSFER)

This is an INTERSPOUSAL TRANSFER under Sec. 63 of the Revenue and Taxation Code. Grantee(s) has (have) checked the applicable exclusion:

- From joint tenancy to community property
- From joint tenancy to tenancy in common
- From one spouse to both spouses (see below)
- From one spouse to the other spouse (see below)
- To relinquish any community interest and to vest said property in the name of the grantee as his/her sole and separate property
- Other _____

GRANTOR(S): Jason A. Keel, a married man who obtained title as an unmarried man

Hereby GRANT(S) to: Jason A. Keel and Neeru Gupta, Husband and Wife.

the following real property in the City of San Francisco,
County of San Francisco, State of California, described as:

Parcel A:
Lot No. 10 in Block "P" as per map entitled, "Map of Additions to Castro Street Addition and Glen Park Terrace, filed in the Office of the Recorder of the City and County of San Francisco, State of California, March 25, 1910, in Book "C" of maps at pages 60 to 63 inclusive.

Parcel B:
Beginning at the Southeastern corner of Lot 9, in Block "P", as shown on the map entitled, "Map of additions to Castro Street Addition and Glen Park Terrace", recorded March 25, 1910, in Map Book "6" at page 60 to 63, in the Office of the

Recorder of the City and County of San Francisco, State of California; and thence running Westerly along the Southerly line of said Lot 9 a distance of 90.93 feet to the Westerly line of said Lot 9; thence Northerly along said Westerly line of said Lot 9 a distance of 13 feet, more or less, to the Southerly line of Melrose Avenue. according to "Map of Sunnyside Addition No. 1", recorded March 11, 1892, in Map Book "E" and "F", at Pages 1651 in the Office of the Recorder of the City and County of San Francisco; thence running Easterly along the Easterly prolongation of said Southerly line of Melrose Avenue 91 feet, more or less, to the Westerly line of Congo Street, according to the map first mentioned above.; thence Southerly along said Westerly line of Congo Street 13 feet, more or less, to the point of beginning. Being a portion of Lot 9, Block P. Additions to Castro Street Addition and Glen Park Terrace.

Property Address: 541 CONGO ST SAN FRANCISCO, CA 94131

Dated 12/8/12

BY: Jason A. Keel

State of California
County of San Francisco

On Dec 8, 2012 before me, Ma Sandar Tun, Notary Public, Personally appeared Jason A. Keel, 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 [Handwritten Signature]



FOR NOTARY STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE
Jason A. Keel and Neeru Gupta
541 CONGO ST
SAN FRANCISCO, CA 94131

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Francisco

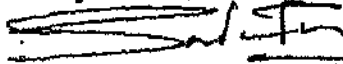
On Dec 8, 2012 before me, Ma Sandar Tun, Notary Public
(Here insert name and title of the officer)

personally appeared Jason A Keel

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.

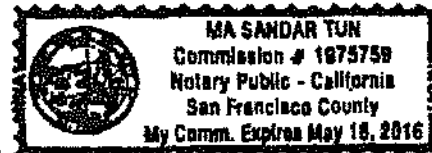
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they - is/are) or checking the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudged, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ◊ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ◊ Indicate title or type of attached document, number of pages and date.
 - ◊ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional Information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

Exhibit "A"

Parcel A:

Lot No. 10 in Block "P" as per map entitled, "Map of Additions to Castro Street Addition and Glen Park Terrace, filed in the Office of the Recorder of the City and County of San Francisco, State of California, March 25, 1910, in Book "C" of maps at pages 60 to 63 inclusive.

Parcel B:

Beginning at the Southeasterly corner of Lot 9, in Block "P", as shown on the map entitled, "Map of additions to Castro Street Addition and Glen Park Terrace", recorded March 25, 1910, in Map Book "C" at page 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California; and thence running Westerly along the Southerly line of said Lot 9 a distance of 90.93 feet to the Westerly line of said Lot 9; thence Northerly along said Westerly line of said Lot 9 a distance of 13 feet, more or less, to the Southerly line of Melrose Avenue, according to "Map of Sunnyside Addition No. 1", recorded March 11, 1892, in Map Book "E" and "F", at Pages 165) in the Office of the Recorder of the City and County of San Francisco; thence running Easterly along the Easterly prolongation of said Southerly line of Melrose Avenue 91 feet, more or less, to the Westerly line of Congo Street, according to the map first mentioned above.; thence Southerly along said Westerly line of Congo Street 13 feet, more or less, to the point of beginning.

Being a portion of Lot 9, Block P, Additions to Castro Street Addition and Glen Park Terrace.

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763022

Address 544 CONGO ST

Assessed Values

Land \$257,372.00
Structure © 2020 San Francisco Planning \$163,236.00
Fixtures -
Personal Property -
Last Sale 4/29/1988
Last Sale Price \$245,200.00
Year Built 1923
Building Area 1,060 sq ft
Parcel Area 2,500 sq ft
Parcel Frontage -

Construction Type Wood or steel frame
Use Type Dwelling
Units 1
Stories 1
Rooms 5
Rooms -
Bathrooms 1
Basement 256 sq ft
Parcel Shape Rectangular
Parcel Depth -

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 53
544 Congo St.
Block - 6763
Lot - 22
Parcel Square Footage - 2500

RECORDING REQUESTED BY
GREGORY P RIDENOUR & DEBORAH L MAY

WHEN RECORDED, MAIL TO
AND MAIL TAX STATEMENTS TO
GREGORY RIDENOUR & DEBORAH MAY
544 Congo Street, San Francisco, CA 94131

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2015-K061693-00
Check Number 4252
Monday, MAY 18, 2015 11:27:44
T&I Pd \$24.00 Rcpt # 0005150796
oma/MA/1-3

APN: No LOT 022 BLOCK 6763

GRANT DEED TO A REVOCABLE TRUST

"This conveyance transfers an interest into or out of a Living Trust, R & T 11930"

The undersigned Grantors declare that this conveyance transfers Grantors' interest to Grantors' Revocable Trust for ZERO consideration

GREGORY P RIDENOUR AND DEBORAH L MAY, husband and wife, as Joint Tenants,

HEREBY GRANT TO,
Gregory P Ridenour & Deborah May Trustee of the Trust
GREGORY RIDENOUR & DEBORAH MAY TRUST, U/A dated APRIL 13, 2015, the GRANTEE,

All of THAT PROPERTY situated in the County of SAN FRANCISCO, State of California, bounded and described as set forth in Exhibit "A" (attached hereto and incorporated herein by reference)

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property, including, but not limited to, the power to convey

Executed on APRIL 13, 2015, in SAN FRANCISCO County, California

Gregory P Ridenour
GREGORY P. RIDENOUR

Deborah L May
DEBORAH L. MAY

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

On APRIL 13, 2015, before me, _____, a Notary Public, personally appeared GREGORY P RIDENOUR and DEBORAH L MAY who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons 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

[SEAL]

Signature of Notary Public

SEE ATTACHED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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)

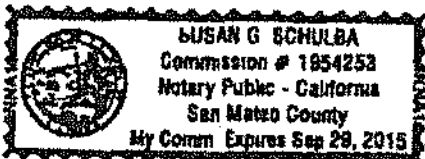
On May 14, 2015 before me, Susan G Schulba, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Gregory P Ridenour & Deborah L May
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document SPECIAL DEED TO A REVOCABLE TRUST Document Date 4-13-15
Number of Pages 1 Signer(s) Other Than Named Above none

Capacity(ies) Claimed by Signer(s)

Signer's Name [Crossed out] Signer's Name [Crossed out]
Corporate Officer - Title(s)
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other
Signer is Representing

EXHIBIT A

All that certain land situated in the State of California, County of SAN FRANCISCO, City of SAN FRANCISCO, described as follows

LOT 19, BLOCK M, AS SHOWN ON THAT CERTAIN MAP ENTITLED CASTRO STREET ADDITION AND GLEN PARK TERRACE, FILED MARCH 25, 1910, IN MAP BOOK G, PAGE(S) 60 TO 63, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

APN No LOT 022 block 6763