


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

Assessor's Report

Official Maps

[Assessor's Block Map](#) 

[Historic Sanborn Map](#) 

Parcel 6734008

Address 2 STILLINGS AV

Assessed Values

Land	\$62,112.00
Structure	\$158,031.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1951
Building Area	1,017 sq ft
Parcel Area	3,645 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 1
2 Stillings Ave.
Block - 6734
Lot - 8
Parcel Square Footage - 3645

RECORDING REQUESTED BY
 ORDER # Old Republic Title Company
 314242-KN
 APN 8/6734
 WHEN RECORDED MAIL TO

Name
 Street JAMES J. HANRATTY & JACKLYN
 Address A. HANRATTY
 City & State 2 STILLINGS AVENUE
 SAN FRANCISCO, CA 94131

SAN FRANCISCO, CA RECORDER'S OFFICE
 Bruce Jamison, Recorder
 DOC- F427458
 Old Republic Title Company
 Tuesday, August 31, 1993 08:00:00am
 Rec 4.00 -- Pg 2.00
 Stp 1.00 -- Mic 1.00
 Amt 8.00 --
 TOTAL -> \$8.00
 REEL F954 IMAGE 0236

127

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

ALL
 WITH

The undersigned grantor(s) declare(s):
 Documentary transfer tax is \$ -0- DEED TO CORRECT NAME SPELLING ONLY
 (X) 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,
 JAMES J. HANRATTY and JACKLYN A. HANRATTY, (who acquired title as JACKLYN D.
 HANRATTY), husband and wife
 hereby GRANT(S) to JAMES J. HANRATTY and JACKLYN A. HANRATTY, husband and wife, as
 Joint Tenants
 that property in the City of SAN FRANCISCO, SAN FRANCISCO County,
 State of California, described as:
 * * * See "Exhibit A" attached hereto and made a part hereof. * * *

Mail tax statements to Grantee at address above

Date August 25, 1993

James J. Hanratty
 JAMES J. HANRATTY

Jacklyn A. Hanratty
 JACKLYN A. HANRATTY

STATE OF CALIFORNIA
 COUNTY OF San Francisco

On August 25 1993 before me, the
 undersigned, a Notary Public in and for said State, personally appeared
 James J. Hanratty and
 Jacklyn A. Hanratty
 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 *Kathy Nerud*
 Name Kathy Nerud
 (typed or printed)



(This area for official notarial seal)

F427458

BEGINNING at the point of intersection of the northerly line of Stillings Avenue and southwesterly line of Martha Avenue; and running thence northwesterly along said southwesterly line of Martha Avenue 95.538 feet to a line drawn parallel with and 30 feet perpendicularly distant southerly from the northerly line of Lot 8, Block "N" hereinafter referred to; thence westerly along last named line a distance of 22.120 feet to a point distant 50 feet easterly from the westerly line of said Lot 8; thence at a right angle southerly 70.691 feet to the northerly line of Stillings Avenue; thence easterly along last named line 79.605 feet to said southwesterly line of Martha Avenue and the point of beginning.

BEING portion of Lots 8, 9 and 10, in Block "N", additions to Castro Street Addition and Glen Park Terrace, as per Map recorded March 25, 1910, 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.

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6734009

Address 16 STILLINGS AV

Assessed Values

Land \$1,696,889.00
Structure © 2020 San Francisco Planning \$787,235.00
Fixtures -
Personal Property -
Last Sale 4/24/2015
Last Sale Price \$2,250,000.00
Year Built 1951
Building Area 1,592 sq ft
Parcel Area 2,725 sq ft
Parcel Frontage -

Construction Type

-
Use Type Dwelling
Units 1
Stories 1
Rooms 4
Rooms -
Bathrooms 1
Basement 350 sq ft
Parcel Shape Other (not square or rectangular)
Parcel Depth -


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

Close

EXHIBIT 2
16 Stillings Ave.
Block - 6734
Lot - 9
Parcel Square Footage - 2725

RECORDING REQUESTED BY
BANCROFT & McALISTER LLP

AND WHEN RECORDED MAIL TO:
BANCROFT & McALISTER LLP
Attention: Wendy M. Greenberg
80 E. Sir Francis Drake Boulevard
Suite 2G
Larkspur, CA 94939



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2019-K831627-00
Check Number 1212
Monday, SEP 16, 2019 14:11:38
Ttl Pd \$17.00 Rpt # 0000073325
OYY/YY/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ASSESSOR'S PARCEL NUMBER: 40-6734-009-01

TRUST TRANSFER DEED

GRANT DEED

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- **DEED TO OR BY A TRUSTEE NOT PURSUANT TO A SALE. (R&T Code §11930)**

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

There is no Documentary Transfer Tax due.

Transfer of real property that is a residential dwelling to an owner-occupier or recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner occupier - GC 27388.1(a)(2).

Unincorporated area: City of San Francisco

GRANTOR: Jacqueline M. Poggi, a single woman, hereby GRANTS to Jacqueline M. Poggi, Trustee of the Jacqueline Poggi Trust u/a/d August 26, 2019, the real property in the County of San Francisco, State of California, located at and commonly known as 16 Stillings Avenue, San Francisco, more particularly described on EXHIBIT A attached hereto and incorporated herein.

Dated: August 26, 2019



Jacqueline M. Poggi

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.

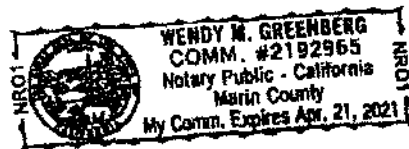
State of California
County of Marin

On August 26, 2019, before me, Wendy M. Greenberg, a Notary Public, personally appeared Jacqueline M. Poggi, 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 TO: Jacqueline M. Poggi, Trustee, 16 Stillings Avenue, San Francisco, CA 94131

EXHIBIT A

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

BEGINNING AT A POINT ON THE NORTHERLY LINE OF STILLINGS AVENUE, DISTANT THEREON 200 FEET EASTERLY FROM THE EASTERLY LINE OF CONGO STREET; SAID POINT BEING 25 FEET EASTERLY FROM THE INTERSECTION OF SAID NORTHERLY LINE OF STILLINGS AVENUE WITH THE WESTERLY LINE OF LOT 10 IN BLOCK "N" HEREINAFTER REFERRED TO; RUNNING THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF LOTS 8, 9 AND 10, IN SAID BLOCK "N", A DISTANCE OF 100 FEET TO THE NORTHERLY LINE OF SAID LOT 8; THENCE AT A RIGHT ANGLE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 8, A DISTANCE OF 24.65 FEET TO THE SOUTHWESTERLY LINE OF MARTHA AVENUE; THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF MARTHA AVENUE 37.482 FEET, TO A LINE DRAWN PARALLEL WITH AND 30 FEET AT A RIGHT ANGLE SOUTHERLY FROM THE NORTHERLY LINE OF SAID LOT 8; THENCE WESTERLY ALONG LAST NAMED PARALLEL LINE 50 DRAWN 22.12 FEET TO A POINT DISTANT THEREON 50 FEET EASTERLY FROM THE WESTERLY LINE OF SAID LOT 8; THENCE AT A RIGHT ANGLE SOUTHERLY PARALLEL WITH THE WESTERLY LINES OF SAID LOTS 8, 9 AND 10, A DISTANCE OF 70.691 FEET TO THE SAID NORTHERLY LINE OF STILLINGS AVENUE; THENCE WESTERLY ALONG LAST NAMED LINE 9.505 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE OF STILLINGS AVENUE 15.52 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOTS 8, 9 AND 10 IN BLOCK "N" ADDITION TO CASTRO STREET ADDITION AND GLEN PARK TERRACE AS PER MAP RECORDED MARCH 25, 1910, IN BOOK "G" OF MAPS, PAGES 60 TO 62 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

20159K05230500002
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2015-K052305-00
Acct 6002-First American Title Co.- Redwood City
Friday, APR 24, 2015 11:18:38
Ttl Pd\$16,903.00 Nbr-0005139538
ofa/RE/1-2

RECORDING REQUESTED BY

First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:

Jacqueline M. Poggi
16 Stillings Avenue
San Francisco, CA 94131

Space Above This Line for Recorder's Use Only

A.P.N.: 40-6734-009-01

File No.: 8706-4871150 (KAGM)

Property Address: **16 Stillings Avenue, San Francisco, CA 94131**

Lot Number:

Block Number:

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$16,875.00; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$ 1.00

- 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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Dugan Moore Trustee of the Dugan Moore Revocable Trust of 1999**

hereby GRANTS to **Jacqueline M. Poggi, a single woman**

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

BEGINNING AT A POINT ON THE NORTHERLY LINE OF STILLINGS AVENUE, DISTANT THEREON 200 FEET EASTERLY FROM THE EASTERLY LINE OF CONGO STREET; SAID POINT BEING 25 FEET EASTERLY FROM THE INTERSECTION OF SAID NORTHERLY LINE OF STILLINGS AVENUE WITH THE WESTERLY LINE OF LOT 10 IN BLOCK "N" HEREINAFTER REFERRED TO: RUNNING THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF LOTS 8, 9 AND 10, IN SAID BLOCK "N", A DISTANCE OF 100 FEET TO THE NORTHERLY LINE OF SAID LOT 8; THENCE AT A RIGHT ANGLE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 8, A DISTANCE OF 24.65 FEET TO THE SOUTHWESTERLY LINE OF MARTHA AVENUE; THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF MARTHA AVENUE 37.482 FEET, TO A LINE DRAWN PARALLEL WITH AND 30 FEET AT A RIGHT ANGLE SOUTHERLY FROM THE NORTHERLY LINE OF SAID LOT 8; THENCE WESTERLY ALONG LAST NAMED PARALLEL LINE SO DRAWN 22.12 FEET TO A POINT DISTANT THEREON 50 FEET EASTERLY FROM THE WESTERLY LINE OF SAID LOT 8; THENCE AT A RIGHT ANGLE SOUTHERLY PARALLEL WITH THE WESTERLY LINES OF SAID LOTS 8, 9 AND 10, A DISTANCE OF 70.691 FEET TO THE SAID NORTHERLY LINE OF STILLINGS AVENUE; THENCE WESTERLY ALONG LAST NAMED LINE 9.505 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE OF STILLINGS AVENUE 15.52 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOTS 8, 9 AND 10 IN BLOCK "N" ADDITION TO CASTRO STREET ADDITION AND GLEN PARK TERRACE AS PER MAP RECORDED MARCH 25, 1910, IN BOOK "G" OF MAPS, PAGES 60 TO 62 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

Date: 04/10/2015

A.P.N.: 40-6734-009-01

File No.: 8706-4871150 (KAGM)

Dated: April 10, 2015

Dugan Moore Trustee of the Dugan Moore Revocable Trust of 1999

[Signature]
Dugan Moore, Trustee

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

STATE OF California)SS
COUNTY OF San Francisco)

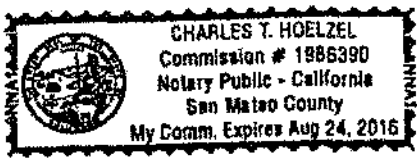
On 04/13/2015 before me, Charles T. Hoelzel, Notary Public, personally appeared Dugan Moore

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]



This area for official notarial seal

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6734010

Address 20 STILLINGS AV

Assessed Values

Land	\$391,581.00
Structure	\$211,262.00
Fixtures	-
Personal Property	-
Last Sale	6/20/1990
Last Sale Price	\$304,000.00
Year Built	1951
Building Area	1,288 sq ft
Parcel Area	2,495 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 4

Rooms 2

Bathrooms 2

Basement 410 sq ft

Parcel Shape -

Parcel Depth -

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

Close


EXHIBIT 3
20 Stillings Ave.
Block - 6734
Lot - 10
Parcel Square Footage - 2495

ASSESSOR'S PARCEL NUMBER: Lot 10, Block 6734

RECORDING REQUESTED BY
Mario G. Paolini, Jr.
AND WHEN RECORDED MAIL TO:

Name: **Mario G. Paolini, Jr.**
Address: **22 Ocean Avenue**
City & State: **San Francisco CA 94112**

SPACE BELOW FOR USE OF RECORDER ONLY


San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2010-1991765-00
Check Number 2591
Friday, JUL 02, 2010 09:38:47
Ttl Pd \$14.00 Rpt # 0003938493
REEL K178 IMAGE 0200
sar/RB/1-3

MAIL TAX STATEMENT TO:

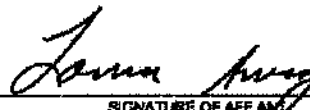
Name: **Louise Swig**
Address: **34 Castro Street**
City & State: **San Francisco CA 94114**

AFFIDAVIT - DEATH OF JOINT TENANT

Louise Swig, being of legal age and duly sworn deposes and states that:
the decedent, Herbert Miller Donaldson, mentioned in the attached certified copy of the Certificate of Death is the
same Herbert Donaldson named as one of the parties in the Grant Deed
dated June 18, 1990, executed by Thelma M. Ortiz De Montellano, a widow
to Herbert Donaldson, an unmarried man, and Louise Swig, an unmarried woman,
as joint tenants, recorded as Instrument No. E565999 on 6/20/90 ^{Reel} F150 ^{Image} 430, of Official
Records of San Francisco County, California covering 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
(Presently commonly known as 20 Stillings Avenue, San Francisco, CA)
Lot 10, Block 6734

Dated: 6/21/10



SIGNATURE OF AFF AVE
Louise Swig

STATE OF CALIFORNIA
COUNTY OF San Francisco

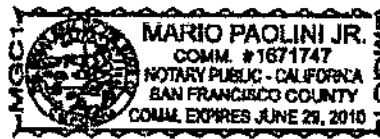
Subscribed and sworn to (or affirmed) before me on this 21 day of June, 2010
by Louise Swig, proved to me on the basis of satisfactory evidence to be the person(s)
who appeared before me.

WITNESS my hand and official seal.



SIGNATURE

(SEAL)



Title Order No.:

Escrow, Loan, or Attorney file No.:

Exhibit "A"

COMMENCING at a point on the northerly line of Stillings Avenue, distant thereon 175 feet easterly from the easterly line of Congo Street, said point being the intersection of said northerly line of Stillings Avenue with the westerly line of Lot 10, Block "N" hereinafter referred to; running thence easterly along the said northerly line of Stillings Avenue 25 feet; thence at a right angle northerly 100 feet to the northerly line of Lot Number 8 Block "N" and running thence westerly and along said last mentioned line 25 feet to the westerly line of said Lot Number 8, and running thence southerly and along the westerly line of lots numbers 8, 9 and 10, 100 feet to the northerly line of Stillings Avenue and the point of commencement.

BEING portion of Lots 8, 9 and 10, Block "N" additions to Castro Street addition and Glen Park Terrace, as per map recorded March 25, 1910 in Book "G" of Maps, pages 60 to 62 inclusive, in the Office of the Recorder of the City and County of San Francisco, State of California.

Lot 10, Block 6734

(Presently commonly known as 20 Stillings Avenue, San Francisco, California)

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

CITY AND COUNTY OF
SAN FRANCISCO

3052008207884

CERTIFICATE OF DEATH

3200838005518

1. NAME OF DECEASED - LAST, FIRST, MIDDLE HERBERT		2. MIDDLE MILLER		3. LAST (Family) DONALDSON	
4. DATE OF BIRTH (month, day, year) 02/12/1927		5. SEX B	6. RACE M	7. PLACE OF BIRTH (Country, State, County, City, Town, or Village) WV	
8. MARRIAGE STATUS (Date of Marriage, Date of Divorce, or Date of Annulment) WV		9. TYPE OF MARRIAGE <input checked="" type="checkbox"/> PL <input type="checkbox"/> LD <input type="checkbox"/> CM	10. MARITAL STATUS (Date of Divorce, or Date of Annulment) DIVORCED	11. DATE OF DEATH 12/08/2008	12. AGE AT DEATH 81
13. OCCUPATION DOCTORATE		14. HIGHEST GRADE OF EDUCATION <input checked="" type="checkbox"/> AD		15. COLOR OF HAIR WHITE	
16. USUAL RESIDENCE (Street, City, State, and ZIP Code) 34 CASTRO STREET		17. COUNTY OF USUAL RESIDENCE SAN FRANCISCO		18. STATE OF USUAL RESIDENCE CA	
19. NAME OF DECEASED'S USUAL RESIDENCE LOUISE SWIG, DPOA		20. ADDRESS OF USUAL RESIDENCE (Street, City, State, and ZIP Code) 855 MANGELS AVE. SAN FRANCISCO, CA 94127			
21. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) DONALD		22. MIDDLE PAUL		23. LAST (Family) DONALDSON	
24. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) IRENE		25. MIDDLE WILMET		26. LAST (Family) MILLER	
27. PLACE OF DEATH OWN RESIDENCE		28. CITY SAN FRANCISCO		29. STATE SAN FRANCISCO	
30. CAUSE OF DEATH (ICD-10 Code) PANCREATIC CANCER		31. ICD-10 Code 10 MOS		32. ICD-10 Code NC2008-2853	
33. OTHER CAUSE OF DEATH (ICD-10 Code) DIABETES, PARKINSON'S DISEASE		34. ICD-10 Code 02/2008		35. ICD-10 Code 02/2008	
36. PLACE OF DEATH (Street, City, State, and ZIP Code) 34 CASTRO ST.		37. COUNTY OF DEATH SAN FRANCISCO		38. STATE OF DEATH SAN FRANCISCO	
39. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) DONALD		40. MIDDLE PAUL		41. LAST (Family) DONALDSON	
42. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) IRENE		43. MIDDLE WILMET		44. LAST (Family) MILLER	
45. PLACE OF DEATH OWN RESIDENCE		46. CITY SAN FRANCISCO		47. STATE SAN FRANCISCO	
48. CAUSE OF DEATH (ICD-10 Code) PANCREATIC CANCER		49. ICD-10 Code 10 MOS		50. ICD-10 Code NC2008-2853	
51. OTHER CAUSE OF DEATH (ICD-10 Code) DIABETES, PARKINSON'S DISEASE		52. ICD-10 Code 02/2008		53. ICD-10 Code 02/2008	
54. PLACE OF DEATH (Street, City, State, and ZIP Code) 34 CASTRO ST.		55. COUNTY OF DEATH SAN FRANCISCO		56. STATE OF DEATH SAN FRANCISCO	
57. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) DONALD		58. MIDDLE PAUL		59. LAST (Family) DONALDSON	
60. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) IRENE		61. MIDDLE WILMET		62. LAST (Family) MILLER	
63. PLACE OF DEATH OWN RESIDENCE		64. CITY SAN FRANCISCO		65. STATE SAN FRANCISCO	
66. CAUSE OF DEATH (ICD-10 Code) PANCREATIC CANCER		67. ICD-10 Code 10 MOS		68. ICD-10 Code NC2008-2853	
69. OTHER CAUSE OF DEATH (ICD-10 Code) DIABETES, PARKINSON'S DISEASE		70. ICD-10 Code 02/2008		71. ICD-10 Code 02/2008	
72. PLACE OF DEATH (Street, City, State, and ZIP Code) 34 CASTRO ST.		73. COUNTY OF DEATH SAN FRANCISCO		74. STATE OF DEATH SAN FRANCISCO	
75. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) DONALD		76. MIDDLE PAUL		77. LAST (Family) DONALDSON	
78. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) IRENE		79. MIDDLE WILMET		80. LAST (Family) MILLER	
81. PLACE OF DEATH OWN RESIDENCE		82. CITY SAN FRANCISCO		83. STATE SAN FRANCISCO	
84. CAUSE OF DEATH (ICD-10 Code) PANCREATIC CANCER		85. ICD-10 Code 10 MOS		86. ICD-10 Code NC2008-2853	
87. OTHER CAUSE OF DEATH (ICD-10 Code) DIABETES, PARKINSON'S DISEASE		88. ICD-10 Code 02/2008		89. ICD-10 Code 02/2008	
90. PLACE OF DEATH (Street, City, State, and ZIP Code) 34 CASTRO ST.		91. COUNTY OF DEATH SAN FRANCISCO		92. STATE OF DEATH SAN FRANCISCO	
93. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) DONALD		94. MIDDLE PAUL		95. LAST (Family) DONALDSON	
96. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) IRENE		97. MIDDLE WILMET		98. LAST (Family) MILLER	
99. PLACE OF DEATH OWN RESIDENCE		100. CITY SAN FRANCISCO		101. STATE SAN FRANCISCO	
102. CAUSE OF DEATH (ICD-10 Code) PANCREATIC CANCER		103. ICD-10 Code 10 MOS		104. ICD-10 Code NC2008-2853	
105. OTHER CAUSE OF DEATH (ICD-10 Code) DIABETES, PARKINSON'S DISEASE		106. ICD-10 Code 02/2008		107. ICD-10 Code 02/2008	
108. PLACE OF DEATH (Street, City, State, and ZIP Code) 34 CASTRO ST.		109. COUNTY OF DEATH SAN FRANCISCO		110. STATE OF DEATH SAN FRANCISCO	
111. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) DONALD		112. MIDDLE PAUL		113. LAST (Family) DONALDSON	
114. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) IRENE		115. MIDDLE WILMET		116. LAST (Family) MILLER	
117. PLACE OF DEATH OWN RESIDENCE		118. CITY SAN FRANCISCO		119. STATE SAN FRANCISCO	
120. CAUSE OF DEATH (ICD-10 Code) PANCREATIC CANCER		121. ICD-10 Code 10 MOS		122. ICD-10 Code NC2008-2853	
123. OTHER CAUSE OF DEATH (ICD-10 Code) DIABETES, PARKINSON'S DISEASE		124. ICD-10 Code 02/2008		125. ICD-10 Code 02/2008	
126. PLACE OF DEATH (Street, City, State, and ZIP Code) 34 CASTRO ST.		127. COUNTY OF DEATH SAN FRANCISCO		128. STATE OF DEATH SAN FRANCISCO	
129. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) DONALD		130. MIDDLE PAUL		131. LAST (Family) DONALDSON	
132. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) IRENE		133. MIDDLE WILMET		134. LAST (Family) MILLER	
135. PLACE OF DEATH OWN RESIDENCE		136. CITY SAN FRANCISCO		137. STATE SAN FRANCISCO	
138. CAUSE OF DEATH (ICD-10 Code) PANCREATIC CANCER		139. ICD-10 Code 10 MOS		140. ICD-10 Code NC2008-2853	
141. OTHER CAUSE OF DEATH (ICD-10 Code) DIABETES, PARKINSON'S DISEASE		142. ICD-10 Code 02/2008		143. ICD-10 Code 02/2008	
144. PLACE OF DEATH (Street, City, State, and ZIP Code) 34 CASTRO ST.		145. COUNTY OF DEATH SAN FRANCISCO		146. STATE OF DEATH SAN FRANCISCO	
147. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) DONALD		148. MIDDLE PAUL		149. LAST (Family) DONALDSON	
150. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) IRENE		151. MIDDLE WILMET		152. LAST (Family) MILLER	
153. PLACE OF DEATH OWN RESIDENCE		154. CITY SAN FRANCISCO		155. STATE SAN FRANCISCO	
156. CAUSE OF DEATH (ICD-10 Code) PANCREATIC CANCER		157. ICD-10 Code 10 MOS		158. ICD-10 Code NC2008-2853	
159. OTHER CAUSE OF DEATH (ICD-10 Code) DIABETES, PARKINSON'S DISEASE		160. ICD-10 Code 02/2008		161. ICD-10 Code 02/2008	
162. PLACE OF DEATH (Street, City, State, and ZIP Code) 34 CASTRO ST.		163. COUNTY OF DEATH SAN FRANCISCO		164. STATE OF DEATH SAN FRANCISCO	
165. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) DONALD		166. MIDDLE PAUL		167. LAST (Family) DONALDSON	
168. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) IRENE		169. MIDDLE WILMET		170. LAST (Family) MILLER	
169. PLACE OF DEATH OWN RESIDENCE		170. CITY SAN FRANCISCO		171. STATE SAN FRANCISCO	
172. CAUSE OF DEATH (ICD-10 Code) PANCREATIC CANCER		173. ICD-10 Code 10 MOS		174. ICD-10 Code NC2008-2853	
175. OTHER CAUSE OF DEATH (ICD-10 Code) DIABETES, PARKINSON'S DISEASE		176. ICD-10 Code 02/2008		177. ICD-10 Code 02/2008	
178. PLACE OF DEATH (Street, City, State, and ZIP Code) 34 CASTRO ST.		179. COUNTY OF DEATH SAN FRANCISCO		180. STATE OF DEATH SAN FRANCISCO	
181. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) DONALD		182. MIDDLE PAUL		183. LAST (Family) DONALDSON	
184. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) IRENE		185. MIDDLE WILMET		186. LAST (Family) MILLER	
185. PLACE OF DEATH OWN RESIDENCE		186. CITY SAN FRANCISCO		187. STATE SAN FRANCISCO	
188. CAUSE OF DEATH (ICD-10 Code) PANCREATIC CANCER		189. ICD-10 Code 10 MOS		190. ICD-10 Code NC2008-2853	
191. OTHER CAUSE OF DEATH (ICD-10 Code) DIABETES, PARKINSON'S DISEASE		192. ICD-10 Code 02/2008		193. ICD-10 Code 02/2008	
194. PLACE OF DEATH (Street, City, State, and ZIP Code) 34 CASTRO ST.		195. COUNTY OF DEATH SAN FRANCISCO		196. STATE OF DEATH SAN FRANCISCO	
197. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) DONALD		198. MIDDLE PAUL		199. LAST (Family) DONALDSON	
200. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) IRENE		201. MIDDLE WILMET		202. LAST (Family) MILLER	
201. PLACE OF DEATH OWN RESIDENCE		202. CITY SAN FRANCISCO		203. STATE SAN FRANCISCO	
204. CAUSE OF DEATH (ICD-10 Code) PANCREATIC CANCER		205. ICD-10 Code 10 MOS		206. ICD-10 Code NC2008-2853	
207. OTHER CAUSE OF DEATH (ICD-10 Code) DIABETES, PARKINSON'S DISEASE		208. ICD-10 Code 02/2008		209. ICD-10 Code 02/2008	
210. PLACE OF DEATH (Street, City, State, and ZIP Code) 34 CASTRO ST.		211. COUNTY OF DEATH SAN FRANCISCO		212. STATE OF DEATH SAN FRANCISCO	
213. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) DONALD		214. MIDDLE PAUL		215. LAST (Family) DONALDSON	
216. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) IRENE		217. MIDDLE WILMET		218. LAST (Family) MILLER	
217. PLACE OF DEATH OWN RESIDENCE		218. CITY SAN FRANCISCO		219. STATE SAN FRANCISCO	
220. CAUSE OF DEATH (ICD-10 Code) PANCREATIC CANCER		221. ICD-10 Code 10 MOS		222. ICD-10 Code NC2008-2853	
223. OTHER CAUSE OF DEATH (ICD-10 Code) DIABETES, PARKINSON'S DISEASE		224. ICD-10 Code 02/2008		225. ICD-10 Code 02/2008	
226. PLACE OF DEATH (Street, City, State, and ZIP Code) 34 CASTRO ST.		227. COUNTY OF DEATH SAN FRANCISCO		228. STATE OF DEATH SAN FRANCISCO	
229. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) DONALD		230. MIDDLE PAUL		231. LAST (Family) DONALDSON	
232. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) IRENE		233. MIDDLE WILMET		234. LAST (Family) MILLER	
233. PLACE OF DEATH OWN RESIDENCE		234. CITY SAN FRANCISCO		235. STATE SAN FRANCISCO	
236. CAUSE OF DEATH (ICD-10 Code) PANCREATIC CANCER		237. ICD-10 Code 10 MOS		238. ICD-10 Code NC2008-2853	
239. OTHER CAUSE OF DEATH (ICD-10 Code) DIABETES, PARKINSON'S DISEASE		240. ICD-10 Code 02/2008		241. ICD-10 Code 02/2008	
242. PLACE OF DEATH (Street, City, State, and ZIP Code) 34 CASTRO ST.		243. COUNTY OF DEATH SAN FRANCISCO		244. STATE OF DEATH SAN FRANCISCO	
245. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) DONALD		246. MIDDLE PAUL		247. LAST (Family) DONALDSON	
248. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) IRENE		249. MIDDLE WILMET		250. LAST (Family) MILLER	
249. PLACE OF DEATH OWN RESIDENCE		250. CITY SAN FRANCISCO		251. STATE SAN FRANCISCO	
252. CAUSE OF DEATH (ICD-10 Code) PANCREATIC CANCER		253. ICD-10 Code 10 MOS		254. ICD-10 Code NC2008-2853	
255. OTHER CAUSE OF DEATH (ICD-10 Code) DIABETES, PARKINSON'S DISEASE		256. ICD-10 Code 02/2008		257. ICD-10 Code 02/2008	
258. PLACE OF DEATH (Street, City, State, and ZIP Code) 34 CASTRO ST.		259. COUNTY OF DEATH SAN FRANCISCO		260. STATE OF DEATH SAN FRANCISCO	
261. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) DONALD		262. MIDDLE PAUL		263. LAST (Family) DONALDSON	
264. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) IRENE		265. MIDDLE WILMET		266. LAST (Family) MILLER	
265. PLACE OF DEATH OWN RESIDENCE		266. CITY SAN FRANCISCO		267. STATE SAN FRANCISCO	
268. CAUSE OF DEATH (ICD-10 Code) PANCREATIC CANCER		269. ICD-10 Code 10 MOS		270. ICD-10 Code NC2008-2853	
271. OTHER CAUSE OF DEATH (ICD-10 Code) DIABETES, PARKINSON'S DISEASE		272. ICD-10 Code 02/2008		273. ICD-10 Code 02/2008	
274. PLACE OF DEATH (Street, City, State, and ZIP Code) 34 CASTRO ST.		275. COUNTY OF DEATH SAN FRANCISCO		276. STATE OF DEATH SAN FRANCISCO	
277. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) DONALD		278. MIDDLE PAUL		279. LAST (Family) DONALDSON	
280. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) IRENE		281. MIDDLE WILMET		282. LAST (Family) MILLER	
281. PLACE OF DEATH OWN RESIDENCE		282. CITY SAN FRANCISCO		283. STATE SAN FRANCISCO	
284. CAUSE OF DEATH (ICD-10 Code) PANCREATIC CANCER		285. ICD-10 Code 10 MOS		286. ICD-10 Code NC2008-2853	
287. OTHER CAUSE OF DEATH (ICD-10 Code) DIABETES, PARKINSON'S DISEASE		288. ICD-10 Code 02/2008		289. ICD-10 Code 02/2008	
290. PLACE OF DEATH (Street, City, State, and ZIP Code) 34 CASTRO ST.		291. COUNTY OF DEATH SAN FRANCISCO		292. STATE OF DEATH SAN FRANCISCO	
293. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) DONALD		294. MIDDLE PAUL		295. LAST (Family) DONALDSON	
296. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) IRENE		297. MIDDLE WILMET		298. LAST (Family) MILLER	
297. PLACE OF DEATH OWN RESIDENCE		298. CITY SAN FRANCISCO		299. STATE SAN FRANCISCO	
300. CAUSE OF DEATH (ICD-10 Code) PANCREATIC CANCER		301. ICD-10 Code 10 MOS		302. ICD-10 Code NC2008-2853	
303. OTHER CAUSE OF DEATH (ICD-10 Code) DIABETES, PARKINSON'S DISEASE		304. ICD-10 Code 02/2008		305. ICD-10 Code 02/2008	
306. PLACE OF DEATH (Street, City, State, and ZIP Code) 34 CASTRO ST.		307. COUNTY OF DEATH SAN FRANCISCO		308. STATE OF DEATH SAN FRANCISCO	
309. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) DONALD		310. MIDDLE PAUL		311. LAST (Family) DONALDSON	
312. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) IRENE		313. MIDDLE WILMET		314. LAST (Family) MILLER	
313. PLACE OF DEATH OWN RESIDENCE		314. CITY SAN FRANCISCO		315. STATE SAN FRANCISCO	
316. CAUSE OF DEATH (ICD-10 Code) PANCREATIC CANCER		317. ICD-10 Code 10 MOS		318. ICD-10 Code NC2008-2853	
319. OTHER CAUSE OF DEATH (ICD-10 Code) DIABETES, PARKINSON'S DISEASE		320. ICD-10 Code 02/2008		321. ICD-10 Code 02/2008	
322. PLACE OF DEATH (Street, City, State, and ZIP Code) 34 CASTRO ST.		323. COUNTY OF DEATH SAN FRANCISCO		324. STATE OF DEATH SAN FRANCISCO	
325. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) DONALD		326. MIDDLE PAUL		327. LAST (Family) DONALDSON	
328. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) IRENE		329. MIDDLE WILMET		330. LAST (Family) MILLER	
329. PLACE OF DEATH OWN RESIDENCE		330. CITY SAN FRANCISCO		331. STATE SAN FRANCISCO	
332. CAUSE OF DEATH (ICD-10 Code) PANCREATIC CANCER		333. ICD-10 Code 10 MOS		334. ICD-10 Code NC2008-2853	
335. OTHER CAUSE OF DEATH (ICD-10 Code) DIABETES, PARKINSON'S DISEASE		336. ICD-10 Code 02/2008		337. ICD-10 Code 02/2008	
338. PLACE OF DEATH (Street, City, State, and ZIP Code) 34 CASTRO ST.		339. COUNTY OF DEATH SAN FRANCISCO		340. STATE OF DEATH SAN FRANCISCO	
341. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) DONALD		342. MIDDLE PAUL		343. LAST (Family) DONALDSON	
344. NAME OF DECEASED'S USUAL RESIDENCE (Spouse) IRENE		345. MIDDLE WILMET		346. LAST (Family) MILLER	
345. PLACE OF DEATH OWN RESIDENCE		346. CITY SAN FRANCISCO		347. STATE SAN FRANCISCO	

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE INSTRUCTED, THE TAX STATEMENT TO:

SAN FRANCISCO, CA
RECORDER'S OFFICE

NAME HERBERT DONALDSON
ADDRESS 45 Lloyd Street
San Francisco, CA 94117

DOC- E565999
Chicago Title Company
Wednesday, June 20, 1990 08:50:00am
Rec 4.00 -- Pg 2.00
Mic 1.00 -- Tax 1520.00
Amt 1527.00
TOTAL -> \$1527.00 REEL F150 PAGE 430

Title Order No. 32246 -GLR Escrow No. 32246 -CMG

SPACE ABOVE THIS LINE FOR RECORDER'S USE

24

GRANT DEED

The undersigned declares that the documentary transfer tax is \$1,520.00 and is
 computed on the full value of the interest or property conveyed, or is
 computed on the full value less the value liens or encumbrances remaining thereon at the time of sale.

The undersigned declares that the city/county transfer tax is N/A
The land, tenements or realty is located in unincorporated area city of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
THELMA M. ORTIZ DE MONTELLANO, A WIDOW

hereby GRANT(S) to an unmarried man,
HERBERT DONALDSON and LOUISE SWIG, an unmarried woman, as Joint Tenants,

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

SEE ATTACHED EXHIBIT/DESCRIPTION, EXHIBIT "A"
APN 6734110

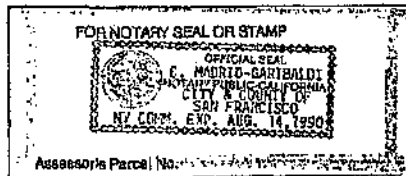
Dated June 18, 1990

Thelma Ortiz de Montellano
THELMA M. ORTIZ DE MONTELLANO

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO) SS.
On this the 18th day of JUNE 1990, before me the undersigned a Notary
Public in and for said county and State, personally appeared THELMA M. ORTIZ DE MONTELLANO

_____, personally known
to me or proved to me on the basis of satisfactory evidence to be the
person whose name is subscribed to the within instrument
and acknowledged that she executed the same.

Madrid Garibaldi
Signature of Notary



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NOT PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

NAME STREET ADDRESS CITY & STATE

DESCRIPTION

CITY OF SAN FRANCISCO

COMMENCING AT A POINT ON THE NORTHERLY LINE OF STILLINGS AVENUE, DISTANT THEREON 175 FEET EASTERLY FROM THE EASTERLY LINE OF CONGO STREET, SAID POINT BEING THE INTERSECTION OF SAID NORTHERLY LINE OF STILLINGS AVENUE WITH THE WESTERLY LINE OF LOT 10, BLOCK "N" HEREINAFTER REFERRED TO; RUNNING THENCE EASTERLY ALONG THE SAID NORTHERLY LINE OF STILLINGS AVENUE 25 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 100 FEET TO THE NORTHERLY LINE OF LOT NUMBER 8 BLOCK "N" AND RUNNING THENCE WESTERLY AND ALONG SAID LAST MENTIONED LINE 25 FEET TO THE WESTERLY LINE OF SAID LOT NUMBER 8, AND RUNNING THENCE SOUTHERLY AND ALONG THE WESTERLY LINE OF LOTS NUMBERS 8, 9 AND 10, 100 FEET TO THE NORTHERLY LINE OF STILLINGS AVENUE AND THE POINT OF COMMENCEMENT.

BEING PORTION OF LOTS 8, 9 AND 10, BLOCK "N" ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE, AS PER MAP RECORDED MARCH 23, 1919 IN BOOK "G" OF MAPS, PAGES 50 TO 62 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

LOT 010, BLOCK 6734

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6734011

Address 24 STILLINGS AV

Assessed Values

Land \$142,797.00
Structure © 2020 San Francisco Planning \$129,438.00
Fixtures -
Personal Property -
Last Sale -
Last Sale Price -
Year Built 1926
Building Area 1,050 sq ft
Parcel Area 2,500 sq ft
Parcel Frontage -

Construction Type Wood or steel frame
Use Type Flats & Duplex
Units 2
Stories 2
Rooms 8
Rooms -
Bathrooms 2
Basement -
Parcel Shape Rectangular
Parcel Depth -

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

Close

EXHIBIT 4
24 Stillings Ave.
Block - 6734
Lot - 11
Parcel Square Footage - 1250

Recorded at request of

Anne J. Laskey
24 Stillings Avenue
San Francisco, CA 94131

When recorded mail to

Anne J. Laskey
24 Stillings Avenue
San Francisco, CA 94131

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2017-K429997-00
Wednesday, APR 05, 2017 10:58:34
Ttl Pd \$21.00 Rcpt # 0005578707
okc/KC/1-2

(FOR RECORDER'S USE ONLY)

QUITCLAIM DEED

APN# Lot 11, Block 6734

TRA#:

This transfer is exempt from documentary transfer tax Exemption (R&T Code) 11930

Explanation: Transfer is to a living trust for the benefit of the grantor and not pursuant to a sale and is exempt

The documentary transfer tax is \$ 00 0 County of San Francisco
\$ 00 0 City of San Francisco and 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 an unincorporated area, The city of San Francisco

Signature of Declarant or Agent determining tax _____

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We)

Anne J. Laskey, also known as Annie J. Laskey, an unmarried woman,

Hereby remise, release and quitclaim to

Anne J. Laskey, as trustee of the Anne Jenkins Laskey Living Trust.

The following described real property, located in the municipality of San Francisco
County of San Francisco, State of California, legally described as

Beginning at a point on the northerly line of Stillings Ave, distant thereon 150 feet easterly from the easterly
line of Congo Street, running thence easterly along said line of Stillings Avenue 25 feet; thence at a right angle
northerly 100 feet; thence at a right angle westerly 25 feet, thence at a right angle southerly 100 feet to the
point of beginning

Being Lot 11 in Block "N" of "Map of Additions to Castro Street Addition and Glen Park Terrace," as per map
thereof 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

24 STILLINGS AVE.
SAN FRANCISCO, CA

Described property, commonly known as
24 Stillings Avenue, San Francisco, CA 94131

Date 3/30/2017

Signature [Signature]
Print name ANNE J. LASKEY
Capacity TRUSTEE

Signature [Signature] M.
Print name _____
Capacity _____

Signature [Signature] M.
Print name _____
Capacity _____

Signature [Signature] M.
Print name _____
Capacity _____

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) SS

On 03/30/2017, before me Mario Abraham Toledo Martinez, Notary Public, personally appeared Anne J. Laskey

_____, 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 by his/hers/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 seal
Signature [Signature]
Print Name Mario Abraham Toledo Martinez
My Commission expires 04/18/2019
Notary Certification # 2107490

[SEAL]



This document prepared by Anne J Laskey, 24 Stillings Ave , San Francisco, CA 94131
415-585-8573

1
36

Doris M. Ward, Assessor-Recorder

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

DOC - 99-6504817-00
Acct 1-CHICAGO Title Company
Tuesday, JAN 26, 1999 08:00:00
REC \$6.00 | PAG \$2.00 | MIC \$1.00
STP \$1.00 | ARF \$2.00 |
Ttl Pd \$12.00 Nbr-0001095059
REEL H308 IMAGE 0298 ota/TD/1-2

ANNIE LASKEY
24 STILLINGS AVENUE
SAN FRANCISCO, CA 94131

Handwritten mark

Escrow No. 3660901
Order No. 03660901

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

Assessor's Parcel No.
LOT 11, BLOCK 6734

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$0.00 NAME CHANGE

unincorporated area City of SAN FRANCISCO

computed on the full value of the interest or property conveyed, or is

computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ANNIE J. LASKEY, WHO ACQUIRED TITLE AS A MARRIED WOMAN AS HER SOLE AND SEPARATE
PROPERTY

hereby GRANT(S) to
ANNIE J. LASKEY, AN UNMARRIED WOMAN

the following described real property in the City of SAN FRANCISCO
County of SAN FRANCISCO, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated

STATE OF CALIFORNIA

COUNTY OF San Francisco) SS.

On 01-20-99 before me,

MARY K. YOL

a Notary Public in and for said County and State, personally appeared

Annie J. Laskey

Annie J. Laskey
ANNIE J. LASKEY

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/(he)/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.

Mary K. Yol
Signature of Notary

3/24/2000
Date My Commission Expires



FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City, State & Zip

Page 1
Escrow No. 36800901 - PP

CS04817

LEGAL DESCRIPTION EXHIBIT

BEGINNING AT A POINT ON THE NORTHERLY LINE OF STILLINGS AVENUE, DISTANT THEREON 150 FEET EASTERLY FROM THE EASTERLY LINE OF CONGO STREET; RUNNING THENCE EASTERLY ALONG SAID LINE OF STILLINGS AVENUE 25 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 100 FEET; THENCE AT A RIGHT ANGLE WESTERLY 25 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 100 FEET TO THE POINT OF BEGINNING.

BEING LOT 11 IN BLOCK "N" OF "MAP OF ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", AS PER MAP THEREOF 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.

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6734012

Address 30 STILLINGS AV

Assessed Values

Land \$300,273.00
Structure © 2020 San Francisco Planning \$297,600.00
Fixtures -
Personal Property -
Last Sale 6/2/1988
Last Sale Price \$296,000.00
Year Built 1958
Building Area 1,520 sq ft
Parcel Area 2,500 sq ft
Parcel Frontage -

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

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

Close

EXHIBIT 5
30 Stillings Ave.
Block - 6734
Lot - 12
Parcel Square Footage - 2500

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6734023

Address 46 STILLINGS AV

Assessed Values

Land	\$787,270.00
Structure	\$287,403.00
Fixtures	-
Personal Property	-
Last Sale	1/19/2017
Last Sale Price	\$1,081,000.00
Year Built	1916
Building Area	910 sq ft
Parcel Area	4,996 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 4

Rooms -

Bathrooms 1

Basement -

Parcel Shape -

Parcel Depth -

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

Close

EXHIBIT 6
46 Stillings Ave.
Block - 6734
Lot - 23
Parcel Square Footage - 4996

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 0227018900

APN: Block 6734 -Lot 023 *

Situs: 46 Stillings Ave *

20179K39620900003

San Francisco Assessor-Recorder

Carmen Chu, Assessor-Recorder

DOC 2017-K396209-00

Acct 5002-Old Republic Title Company

Thursday, JAN 19, 2017 08:44:23

Ttl Pd \$8,138.50 Nbr-0005537279

oar/RE/1-3

When Recorded Mail Document and Tax Statements to:

46 Stillings Properties, LLC, a California corporation

459 FULTON ST., #104
SAN FRANCISCO, CA 94102

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$8,107.50

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,
Marguerite Rubenstein, Trustee of the Rubenstein Real Property Living Trust dated December 2, 1991

hereby GRANT(S) to
46 Stillings Properties, LLC, a California corporation

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: January 10, 2017

the Rubenstein Real Property Living Trust dated
December 2, 1991

By: Marguerite Rubenstein 1/12/17
Marguerite Rubenstein, 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 Tehama

On 01/12/2017 before me, Alejandra Regina Plascencia a Notary Public, personally appeared Marguerite Rubenstein, 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: *Alejandra Regina Plascencia*
Name: Alejandra Regina Plascencia
(Typed or Printed)

(Seal)



ORDER NO. : 0227018900

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:

All of Lots 13 and 14, Block "N", according to the Map entitled "Additions to Castro Street Addition and Glen Park Terrace", recorded March 25, 1910, in Map Book "G", pages 60, 61 and 62, in the Office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Lot 023; Block 6734

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763031

Address 49 STILLINGS AV

Assessed Values

Land	\$229,632.00
Structure	\$157,641.00
Fixtures	-
Personal Property	-
Last Sale	5/23/1996
Last Sale Price	\$385,500.00
Year Built	1924
Building Area	2,285 sq ft
Parcel Area	2,886 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 2

Rooms 9

Rooms 3

Bathrooms 2

Basement 374 sq ft

Parcel Shape Rectangular

Parcel Depth 11 ft

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

Close

EXHIBIT 7
49 Stillings Ave.
Block - 6763
Lot - 31
Parcel Square Footage - 2886

Recording requested by:
Amy Shelf
Counselor At Law
28 Gladys Street
San Francisco, CA 94110

When recorded mail to:
Judith Tick and Steven Ganz
49 Stillings Avenue
San Francisco, CA 94131

APN: Lot 31, Block 6763



San Francisco Assessor-Recorder
Carren Chu, Assessor-Recorder
DOC- 2014-J895050-00

Check Number 1881

Monday, JUN 16, 2014 11:47:02

Ttl Pd \$21.00

Rcpt # 0004955715

oma/MA/1-2

GRANT DEED

The undersigned Grantors declare under penalty of perjury that the following is true and correct: Documentary transfer tax is \$ 0;
TRANSFER TO GRANTORS' REVOCABLE TRUST (REVENUE & TAXATION CODE §11930) NOT PURSUANT TO SALE; NO LOANS ASSUMED
[] computed on full value of property conveyed, or [] computed on full value less value of liens or encumbrances remaining at time of sale.

FOR valuable consideration, receipt of which is hereby acknowledged, Steven J. Ganz and Judith H. Tick, husband and wife, as Community Property

hereby GRANT to Judith Tick and Steven Ganz, Co-Trustees of The Judith Tick and Steven Ganz Revocable Trust dated June 11, 2014, the following described real property in the City and County of San Francisco, State of California:

See EXHIBIT A attached hereto and incorporated herein.

Commonly known as 49 Stillings Avenue, San Francisco, CA 94131

Date: June 11, 2014

Judith H. Tick

Date: June 11, 2014

Steven J. Ganz

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

On June 11, 2014, before me, Amy Shelf, a Notary Public, personally appeared Judith H. Tick and Steven J. Ganz, 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

Notary Public



MAIL TAX STATEMENTS AS DIRECTED ABOVE

ma

Exhibit A

Legal description of the property

LOT 28, Block "M", according to 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.

RECORDED AND INDEXED BY
 Old Republic Title Company
 348426-MAR
 Lot 31, Block 6763
 HIGH RECORDING MAIN TO

NAME
 Grant Address
 Grant
 Steven J. Ganz & Judith H.
 Rick
 49 Building Avenue
 San Francisco, CA 94131

San Francisco Co Recorder's Office
 Gregory Joseph Diaz, County Recorder
 DOC - 96-5979010-00
 Acc't 4-OLD REPUBLIC Title Company
 Thursday, MAY 23, 1996 14:40:25
 REC \$4.00/PAGE \$2.00/MIC \$1.00
 RTP \$1.00/TX \$2,621.40
 T11 Pd \$2,431.40 Nbr-0000553421
 REEL 6639 IMAGE 0526 041/JL/2

Corporation Grant Deed

The undersigned grantor(s) declare(s)
 Documentary transfer tax is \$2,621.40 /
 (X) 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,
 OGI Mortgage Corporation, a Texas Corporation

herely GRANT(S) to Steven J. Ganz and Judith H. Rick, husband and wife, as
 Community Property

that property is the City of San Francisco, SAN FRANCISCO County, State of California,
 described as
 Property is described on Exhibit A attached hereto and made a part hereof.

Mail Tax Statements to Grantors at address above

Date May 18, 1996

In Witness Whereof, said corporation has caused its corporate
 name and seal to be affixed hereto and this instrument to be
 executed by its duly authorized officers.

OGI Mortgage Corporation

[Signature]
 LES W. CARTER

STATE OF CALIFORNIA Texas

COUNTY OF TRAVIS

On May 16, 1996 before me, the
 undersigned authority, LES W. CARTER personally appeared

personally known to me (or proved to me on the basis of satisfactory
 evidence) to be the person(s) whose name(s) hereinafter 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

Signed by [Signature]

Name LES W. CARTER
 (typed or printed)



(This area for official notarial seal)

MAIL TAX STATEMENTS AN INTERESTED PARTY

Exhibit A

Order No. 24826-2001

PD70010

Legal description of the property

Tract 88, Block "B", according to Map entitled, "Map of Addition to Canton Street, Artilian and Glen Park Sections", filed March 28, 1910, in Book "14" of Maps of Towns 88 13 24, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763030

Address 51 STILLINGS AV

Assessed Values

Land	\$171,576.00
Structure	\$122,505.00 <small>© 2020 San Francisco Planning</small>
Fixtures	-
Personal Property	-
Last Sale	10/7/1987
Last Sale Price	\$159,000.00
Year Built	1951
Building Area	747 sq ft
Parcel Area	2,664 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	2
Rooms	2
Rooms	1
Bathrooms	2
Basement	-
Parcel Shape	Rectangular
Parcel Depth	11 ft

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

Close

EXHIBIT 8
51 Stillings Ave.
Block - 6763
Lot - 30
Parcel Square Footage - 2664

RECORDING REQUESTED BY:
FINANCIAL TITLE COMPANY

AND WHEN RECORDED MAIL TO:
CRISTINA D. DOBLEMAN
51 Stillings Ave.
San Francisco, CA 94131

San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder
DOC- 2002-H289408-00
Acct 5-Financial Title
Wednesday, NOV 13, 2002 08:00:00
Ttl Pd \$32.00 Nbr-0001995025
REEL I263 IMAGE 0328
081/66/1-2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

A.P.N.: 40-6763-030

Order No.:

Escrow No.: 14021229 RLD

51 Stillings Ave.

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX IS 50.00

- 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, and

Dg FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
CRISTINA D. DOBLEMAN, a married woman, as her sole and separate property, who aquired title as CRISTINA D. DOBLEMAN, a married woman hereby remise, release and forever quitclaim to
CRISTINA D. DOBLEMAN, a married woman, as her sole and separate property

the following 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

Cristina D. Dobleman
CRISTINA D. DOBLEMAN

Document Date: November 1, 2002

STATE OF CALIFORNIA)
COUNTY OF *Contra Costa*)

On *November 5, 2002* before me, *Robyn Garcia, Notary Public*
personally appeared *Cristina Dobleman*

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 acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Robyn Garcia*

This area for official notarial seal.



MAIL TAX STATEMENTS TO: SAME AS ABOVE or Address Noted Below

Name _____ Street Address _____ City & State _____

H289408

Page No. 2

Order No. 45010227-583-PLS

LEGAL DESCRIPTION

The land referred to in this Report is described as follows:

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

Lot 27, Block "M", according to 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.

APN: LOT:030 BLK:6763

ARB: None

RECORDING REQUESTED BY
Founders Title Co.

ORDER # 246-721-5

Lot 30; Block 6763
WHEN RECORDED MAIL TO

Name Cristina D. Dobleman
Street Address 51 Scillings Ave
City & State San Francisco, CA 94131

SAN FRANCISCO, CA RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC# E842100
Founders Title Company
Monday, December 31, 1990 08:00:00am
Rec 3.00 -- Ps 1.00
Nic 1.00 -- Amt 5.00
TOTAL -> \$5.00
REEL F282 IMAGE 0161

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

ALL FIN.	<p>The undersigned grantor(s) declare(s): Documentary transfer tax is \$ <u>0.00</u> <input type="checkbox"/> computed on full value of property conveyed, or <input type="checkbox"/> computed on full value less value of liens and encumbrances remaining at time of sale. <input type="checkbox"/> Unincorporated area: () City of _____ <input type="checkbox"/> Realty not sold.</p> <p>FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,</p> <p>CRISTINA D. DOBLEMAN, a married woman, who acquired title as CHRISTINA D. HALEY, an unmarried woman, aka CRISTINA DIAZ HALEY</p> <p>hereby GRANT(S) to CRISTINA D. DOBLEMAN, a married woman, as her sole and separate property</p> <p>that property in San Francisco County, State of California, described as:</p>
----------	---

LOT 27, Block "M", according to 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.

Mail tax statements to same as above

Date December 20, 1990

STATE OF CALIFORNIA }
COUNTY OF San Francisco } SS.

Cristina D. Dobleman
Cristina D. Dobleman

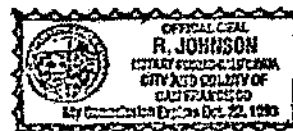
On December 20, 1990 before me, the undersigned,
a Notary Public in and for said State, personally appeared

Cristina D. Dobleman

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person whose name she
subscribed to the within instrument and acknowledged that
she executed the same. Witness my hand and official seal.

Signature

[Signature]
Notary - Typed or Printed



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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763038

Address 53 STILLINGS AV

Assessed Values

Land	\$785,292.00
Structure	\$523,528.00
Fixtures	-
Personal Property	-
Last Sale	11/29/2016
Last Sale Price	\$1,258,000.00
Year Built	1926
Building Area	1,180 sq ft
Parcel Area	2,094.25 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 Rectangular

Parcel Depth 83.77 ft

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

Close

EXHIBIT 9
53 Stillings Ave.
Block - 6763
Lot - 38
Parcel Square Footage - 2094

RECORDING REQUESTED BY:
Stewart Title of California, Inc. WEST PORTAL

WHEN RECORDED MAIL TO:
MAIL TAX STATEMENT TO:

Paul Cole and Alexis Sturdy
53 Stillings Avenue
San Francisco, CA 94131

ORDER NO. 7509-01180-243924 KR
ESCROW NO. 01180-243924
APN: 6763-038

Property Addr: 53 Stillings Avenue, San Francisco, CA
94131

20169K36435200003
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2016-K364352-00
Acct 5003-Stewart Title Company
Tuesday, NOV 29, 2016 12:26:10
Ttl Pd \$9,466.00 Nbr-0005501422
ojl/RE/1-3

SPACE ABOVE THIS LINE FOR RECORDERS USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is: \$9435.00 CITY TAX \$0.00

Monument Preservation Fee is: \$0.00

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,

Paul A. Schlotfeldt, Successor Trustee in Trust, Under The Walter H. Hibbert Living Trust dated August 10, 1994

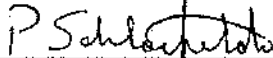
hereby GRANT(S) to PAUL COLE, AN UNMARRIED MAN AND ALEXIS STURDY, AN UNMARRIED WOMAN,
AS JOINT TENANTS

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

SEE EXHIBIT "A" ATTACHED HERETO

Date: November 18, 2016

PAULA. SCHLOTFELDT, SUCCESSOR TRUSTEE IN
TRUST, UNDER THE WALTER H. HIBBERT LIVING
TRUST DATED AUGUST 10, 1994



Paul A. Schlotfeldt, Successor Trustee

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 November 18, 2011 before me Katerina Rosignuolo Notary Public personally appeared Paul A. Scholtfeldt 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 Katerina Rosignuolo

(seal)



EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the Southerly line of Stillings Avenue, distant thereon 50 feet Easterly from the Easterly line of Congo Street; running thence Easterly along said line of Stillings Avenue 25 feet; thence at a right angle Southerly 83.77 feet; thence at a right angle Westerly 25 feet; thence at a right angle Northerly 83.77 feet to the point of beginning.

Being a portion of Lot 26, Block "M" Additions to Castro Street Addition.

APN: Lot 038, 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 6763037

Address 57 STILLINGS AV

Assessed Values

Land	\$372,818.00
Structure	\$248,541.00
Fixtures	-
Personal Property	-
Last Sale	1/4/2001
Last Sale Price	\$460,000.00
Year Built	1926
Building Area	1,110 sq ft
Parcel Area	2,094.25 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 Rectangular

Parcel Depth 83.77 ft

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

Close

EXHIBIT 10
57 Stillings Ave.
Block - 6763
Lot - 37
Parcel Square Footage - 2094

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
Carmen Vega
57 Stillings Avenue
San Francisco, CA 94131



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2011-J263961-00

Acct 3-FIRST AMERICAN Title Company
Friday, SEP 02, 2011 13:00:00
Ttl Pd \$17.00 Rcpt # 0004236376
REEL K474 IMAGE 0509
081/AB/1-3

Space Above This Line for Recorder's Use Only

A.P.N.: LOT: 037, BLOCK: 6763

File No.: 3808-3705757 (NS)

57 stillings

INTERSPOUSAL TRANSFER GRANT DEED

This is an Interspousal Transfer and not a change in ownership under Section 63 of the Revenue and Taxation Code, and transfer by Grantor(s) is excluded from reappraisal as a creation, transfer, or termination, solely between the spouses of any co-owner's interest.

SURVEY MONUMENT FEE \$00.00

The Undersigned Grantor(s) declare(s): DOCUMENTARY TRANSFER TAX \$0; CITY TRANSFER TAX \$0;

This conveyance is solely between spouses and is EXEMPT from the Imposition of Documentary Transfer Tax because it is an Inter vivos gift pursuant to Section 11930 of the Revenue and Taxation Code and therefore consideration does not exceed \$100 pursuant to 11911 of the Revenue and Taxation Code.

Signature of Declarant

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Walter R. Frederick, former spouse of the grantee

hereby GRANTS to Carmen Vega, a single person

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

See Exhibit A attached hereto for legal description.

It is the express intent of the Grantor, being the spouse of the Grantee, to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as his/her sole and separate property.

Dated: 08/26/2011

Walter R. Frederick

Mail Tax Statements To: SAME AS ABOVE

A.P.N.: LOT: 037, BLOCK: Interspousal Transfer Grant Deed - continued
6763

File No.: 3808-3705757 (NS)

STATE OF Calif)
COUNTY OF Santa Cruz)

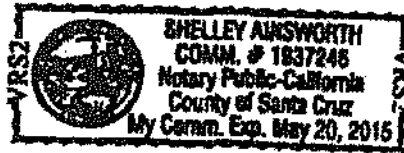
On 8.31.11, before me, Shelley Answorth, Notary
Public, personally appeared WALTER R. FREDERICK #

_____, 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
Shelley Answorth



My Commission Expires _____

This area for official notarial seal

Notary Name: _____

Notary Phone: _____

Notary Registration Number: _____

County of Principal Place of Business: _____

A.P.N.: LOT: 037, BLOCK: Interspousal Transfer Grant Deed - continued
6763

File No.: 3808-3705757 (NS)

EXHIBIT A

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF STILLINGS STREET, DISTANT THEREON 25 FEET EASTERLY FROM THE EASTERLY LINE OF CONGO STREET, RUNNING THENCE EASTERLY ALONG SAID LINE OF STILLINGS STREET 25 FEET, THENCE AT A RIGHT ANGLE SOUTHERLY 83.77 FEET, THENCE AT A RIGHT ANGLE WESTERLY 25 FEET, AND THENCE AT A RIGHT ANGLE NORTHERLY 83.77 FEET TO THE POINT OF BEGINNING.

Order No.
Escrow No. U309815
Loan No.

First American Title
WHEN RECORDED MAIL TO:

WALTER R. FREDERICK and CARMEN VEGA
1322 20th Avenue
San Francisco, Ca 94122



San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder
DOC- 2001-G886926-00

Acct 3-FIRST AMERICAN Title Company
Thursday, JAN 04, 2001 12:54:59
Tel Pd 95,141.00 Hbr-0001530348

REEL H797 IMAGE 0563
081/00/1-3

df

DOCUMENTARY TRANSFER TAX \$ 3,128.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

X 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

6763/037

GRANT DEED

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

LEE EDWARD OSNAS and JOANNE B. OSNAS, husband and wife, who acquired title as LEE EDWARD OSNAS, a married man

hereby GRANT(S) to

WALTER R. FREDERICK and CARMEN VEGA, 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 December 29, 2000

STATE OF CALIFORNIA)
COUNTY OF Nevada) ss.

On Jan 3, 2001 before me,

personally appeared LEE EDWARD OSNAS and JOANNE B. OSNAS

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 Frances Sheridan

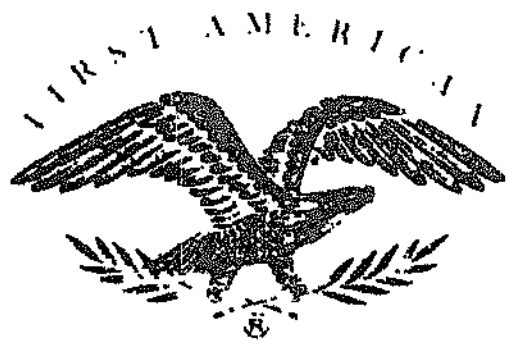
MAIL TAX STATEMENTS TO:

SAME AS ABOVE

✓ *Lee Edward Osnas*
LEE EDWARD OSNAS
Joanne B. Osnas
JOANNE B. OSNAS



Notary Public Seal



First American Title Insurance Company

A subsidiary of The First American Financial Corporation.

GS86926

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

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

BEGINNING at a point on the Southerly line of Stillings Street, distant thereon 25 feet Easterly from the Easterly line of Congo Street, running thence Easterly along said line of Stillings Street 25 feet, thence at a right angle Southerly 83.77 feet, thence at a right angle Westerly 25 feet, and thence at a right angle Northerly 83.77 feet to the point of beginning.

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 6763035

Address 61 STILLINGS AV

Assessed Values

Land \$248,653.00
Structure © 2020 San Francisco Planning \$158,645.00
Fixtures -
Personal Property -
Last Sale 9/30/1992
Last Sale Price \$255,000.00
Year Built 1926
Building Area 1,110 sq ft
Parcel Area 2,094.25 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 Rectangular
Parcel Depth 83.77 ft

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

Close

EXHIBIT 11
61 Stillings Ave.
Block - 6763
Lot - 35
Parcel Square Footage - 2094

RECORDING REQUESTED BY

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

Name: SCOTT SARRAN
61 STILLINGS AVENUE
Street Address: SAN FRANCISCO, CA 94131
City & State: 35-6763 112820/A
Zip
Title Order No. 1178701 H Escrow No.



San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder
DOC- 2002-H157448-00

Post 3-FIRST AMERICAN Title Company
Tuesday, APR 30, 2002 13:00:00
Ttl Pd \$12.00 Nbr-0001845889
REEL 1127 IMAGE 0843
0J1/JL/1-2

61 Stillings St.

Grant Deed

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This form furnished by United Title Company

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$

- () 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, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SCOTT A. SARRAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 75% INTEREST; AND TINA SARRAN, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 25% INTEREST, AS TENANTS IN COMMON hereby GRANT(S) to

SCOTT A. SARRAN, A MARRIED MAN

The following described real property in the County of SAN FRANCISCO, State of California:

SEE EXHIBIT A

Dated April 22, 2002

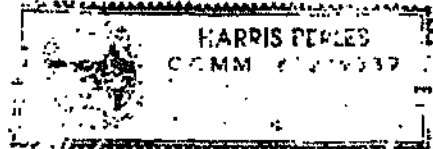
STATE OF CALIFORNIA }
COUNTY OF San Francisco } SS.

[Signature]
SCOTT A. SARRAN
[Signature]
TINA SARRAN

On 4/22/02 before me, the undersigned, a Notary Public in and for said State, personally appeared SCOTT A. SARRAN and TINA POPKHADZE

~~(I, the undersigned, have 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 the undersigned 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]*



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE.

Name	Street Address	City and State

M157448

**ORDER NO: 1128201
REFERENCE NO: SARRAN
TITLE OFFICER: BRUCE CAMPBELL**

DESCRIPTION

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

COMMENCING AT A POINT ON THE INTERSECTION OF THE EASTERLY LINE OF CONGO STREET AND THE SOUTHERLY LINE OF STILLINGS STREET, RUNNING THENCE SOUTHERLY ALONG SAID LINE OF CONGO STREET 83.77 FEET, THENCE AT A RIGHT ANGLE EASTERLY 25 FEET, THENCE AT A RIGHT ANGLE NORTHERLY 83.77 FEET, THENCE AT A RIGHT ANGLE WESTERLY 25 FEET TO THE POINT OF COMMENCEMENT.

LOT 035 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 6734015

Address 70 STILLINGS AV

Assessed Values

Land	\$349,964.00
Structure	\$288,826.00
Fixtures	-
Personal Property	-
Last Sale	3/20/1996
Last Sale Price	\$390,000.00
Year Built	1913
Building Area	1,200 sq ft
Parcel Area	3,750 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	6
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	Rectangular
Parcel Depth	75 ft

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

Close

EXHIBIT 12
70 Stillings Ave.
Block - 6734
Lot - 15
Parcel Square Footage - 3750

Order No.
Escrow No. C256823
Loan No.

WHEN RECORDED MAIL TO:

Nancy Travisano
70 Stillings Avenue
San Francisco, CA 94131

San Francisco Co Recorder's Office
Gregory Joseph Diaz, County Recorder
DOC - 96-F944529-00
Acct 3-FIRST AMERICAN Title Company
Wednesday, MAR 20, 1996 08:00:00
REC \$5.00:PAG \$2.00:MIC \$1.00
STP \$1.00:TX242,652.00:
Ttl Pd \$2,662.00 Nbr-0000514977
REEL 6593 IMAGE 0010 ota/TD/2

DOCUMENTARY TRANSFER TAX \$ 2,652.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

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

Lot 15, Block 6734

GRANT DEED

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

A. Robert Moog and Ursula A. Bendixen, husband and wife

hereby GRANT(S) to

Nancy Travisano, an unmarried woman

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 March 14, 1996

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) ss.

On March 14, 1996 before me,

personally appeared D. Killian
A. Robert Moog and Ursula A. Bendixen

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 notary acted, executed the instrument.
WITNESS my hand and official seal.

Signature *[Signature]*

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

A. Robert Moog
A. Robert Moog
Ursula A. Bendixen
Ursula A. Bendixen



(This area for official notarial use)

Order No. C-256823-DK

F944529

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

BEGINNING at the point of the intersection of the easterly line of Congo Street and the northerly line of Stilling Avenue, running thence northerly along the said line of Congo Street 50 feet; thence at a right angle easterly 75 feet; thence at a right angle southerly 50 feet; thence at a right angle westerly 75 feet to the point of beginning.

BEING a portion of Lots 15, 16 and 17 of Block "N" as said lots and block are shown on the Map entitled "Map of Additions to Castro Street Addition and Glenn Park Terrace," filed March 25, 1910, and recorded in Book "G" of Maps, page pages 60-62, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

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 3059010

Address 100 STILLINGS AV

Assessed Values

Land	\$21,303.00
Structure	\$49,771.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1955
Building Area	1,067 sq ft
Parcel Area	2,774 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 13
100 Stillings Ave.
Block - 3059
Lot - 10
Parcel Square Footage - 2774

SAN FRANCISCO, CA RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC- E867426

Recording Requested by:

Wednesday, February 27, 1991 10:38:53am
Rec 5.00 — Ps 3.00
Mic 1.00 — Amt 9.00
TOTAL -> \$9.00
REEL F321 IMAGE 0260

And When Recorded Mail To:

Mrs. Emmy Stout
100 Stillings Ave.
San Francisco, CA 94131

GRANT DEED

The undersigned grantors declare:

Documentary transfer tax of -0-
() 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: (xx) City and County of San
Francisco, and

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

EMMY STOUT

hereby grants to:

EMMY STOUT, TRUSTEE U/A DATED FEBRUARY 21, 1991

all of the grantor's right, title and interest in that certain
real property in the City and County of San Francisco, State of
California and more particularly described on Exhibit A attached
hereto and incorporated herein.

SUBJECT TO:

1. all current general and special county taxes which are a lien
not yet payable.
2. the lien of supplemental taxes, if any, assessed pursuant to
the provisions of Chapter 3.5 (commencing with Section 75) of the
Revenue and Taxation Code of the State of California.
3. covenants, conditions, restrictions, reservations, rights,
rights of way and easements of record.

Dated: 21st FEBRUARY 1991


Emmy Stout

APN 31-3059-10

EXHIBIT A

ES67426

THOSE portions of Lots 30 and 31 in Block "O", 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 and recorded in Map Book "G", pages 60 to 63 inclusive, in the office of the Recorder of the City and County of San Francisco, State of California, more particularly described as follows:

COMMENCING at the point of intersection formed by the westerly boundary line of Congo Street with the northerly boundary line of said Lot 30; running thence southerly along said line of Congo Street 41 feet to the northerly boundary line of Stillings Avenue, as recently realigned; running thence northwesterly along a curve to the right tangent to a line drawn at right angles to the said line of Congo Street, a radius of 182.398 feet through a central angle of $28^{\circ} 33' 09''$, an arc distance of 90.985 feet to a point on the westerly boundary line of said Lot 30; thence northerly along the latter line 18.82 feet, more or less, to the northerly boundary line of said Lot 30; thence easterly along the latter line 87.25 feet to the point of commencement.

we would recommend for this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map

Historic Sanborn Map

Parcel 3060001E
Historic Sanborn Map 2

Address 115 STILLINGS AV

Assessed Values

Land	\$238,266.00
Structure	\$163,803.00
Fixtures	© 2020 San Francisco Planning
Personal Property	-
Last Sale	1/31/1996
Last Sale Price	\$270,000.00
Year Built	1942
Building Area	1,034 sq ft
Parcel Area	2,042 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	5
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 14
115 Stillings Ave.
Block - 3060
Lot - 1E
Parcel Square Footage - 2042

912487

EXHIBIT "A"

All of Lot No. 42 in Block No. 134, as said lot and block are delineated and so designated upon that certain map entitled "Map of Subdivision of Block Nos. 133, 132 and 134, Sunnyside Addition No. 1", filed November 16, 1896 and recorded in Book "E" and "F" of Maps at page 24, in the office of the Recorder of the City and County of San Francisco, State of California.

Excepting therefrom that portion as conveyed to the City and County of San Francisco, by Deed dated April 28, 1941 and recorded August 12, 1941 in Book 3771, page 484, Official Records, in the office of the Recorder of the City and County of San Francisco, State of California.

PARCEL ID NUMBER: LOT 001E, BLOCK 3060

ADDRESS: 115 STILLINGS AVE., SAN FRANCISCO, CA 94131

59

RECORDING REQUESTED BY:
Fidelity National Title Insurance Company
Escrow No. 1005528-MBC
Title Order No. 01005528

When Recorded Mail Document
and Tax Statement To:
Richard L. Newman
116 Sillings Avenue
San Francisco, CA 94131

San Francisco Co Recorder's Office
Gregory Joseph Diaz, County Recorder
DOC - 96-F922631-00
Acct 11-FIDELITY NATIONAL Title Company
Wednesday, JAN 31, 1996 08:00:00
REC \$6.00;PAG \$2.00;MIC \$1.00
STP \$1.00;TX2*1,835.00;
TTL Pd \$1,845.00 Nbr-0000488840
REEL 6559 IMAGE 0176 oed/ER/2

205

A PN: Lot 1-E, Block 3080

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The Undersigned grantor(s) declare(s)
Documentary transfer tax is \$ 1,836.00

- 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, Constance Lee Buckley, An Unmarried Woman

hereby GRANT(S) to Richard L. Newman, an unmarried man

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

DATED: January 25, 1996

Constance Lee Buckley
Constance Lee Buckley

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON JANUARY 26, 1996 before me,
MAUREEN B. CROWLEY personally appeared
CONSTANCE LEE BUCKLEY

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 *Maureen B. Crowley*

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Map No. 1005620-MBC
Title Order No. 07006528

EXHIBIT ONE

F922631

All of Lot No. 42, in Block No. 134, as said Lot and Block are delineated and so designated upon that certain Map entitled, "Map of Subdivision of Blocks No. 133, 132, and 134, Sunnyside Addition No. 1" filed November 18, 1898 and recorded in Book "E" and "F" of Maps, at page 24, in the Office of the Recorder of the City and County of San Francisco, State of California.

Excepting therefrom that portion as conveyed to the City and County of San Francisco, by Deed dated April 28, 1941 and recorded August 12, 1941, in Book 3771, Page 484, Official Records, in the office of the Recorder of the City and County of San Francisco, State of California.

Assessors Parcel No: LOT 1-E, BLOCK 3060

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

Assessor's Report

Official Maps

Assessor's Block Map [📄](#)

Parcel 3033021
Address 118 STILLINGS AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$26,074.00	Use Type	Dwelling
<small>© 2020 San Francisco Planning</small>		Units	1
Structure	\$38,287.00	Stories	1
Fixtures	-	Rooms	5
Personal Property	-	Rooms	-
Last Sale	-	Bathrooms	1
Last Sale Price	-	Basement	-
Year Built	1950	Parcel Shape	-
Building Area	1,000 sq ft	Parcel Depth	-
Parcel Area	2,495 sq ft		
Parcel Frontage	-		

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

Close

EXHIBIT 15
118 Stillings Ave.
Block - 3033
Lot - 21
Parcel Square Footage - 2495

Recording requested by:
James and Alba Chase
118 Stillings Avenue
San Francisco, CA 94131


San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2012-J383176-00
Check Number 5886
Thursday, MAR 29, 2012 10:48:22
Ttl Pd \$20.00 Rcpt # 0004371912
REEL K614 IMAGE 0309
adm/DM/1-2

and when recorded mail to:
James and Alba Chase
118 Stillings Avenue
San Francisco, CA 94131

Mail Tax Statement To:
same as above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORRECTION DEED

The Block Number listed on Document 2011- J323035-00 recorded on December 22, 2011, on Reel K548 Image 0326 is incorrect and is hereby corrected as follows:

GRANT DEED

The undersigned grantors declare:
Documentary transfer tax is NONE. Interspousal conveyance without consideration, husband and wife converting title from joint tenancy to community property.

APN: Block 3033 Lot 021
Property address: 118 Stillings Avenue, San Francisco, California

For no consideration, JAMES M. CHASE and ALBA E. CHASE, husband and wife, as joints tenants, hereby GRANT to JAMES M. CHASE and ALBA E. CHASE, as community property, the following described real property situated in the City and County of San Francisco, State of California:

PORTION of Block 135, according to "Map of Sunnyside Addition No. 1", filed March 11, 1892 in Book "E" and "F" of Maps, page 165, in the office of the Recorder of the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point of the northerly line of Stillings Avenue, distant thereon 182.094 feet easterly from the easterly extremity of that certain course south 89 degrees 28'48"west 314,670 feet, which

forms the southerly boundary line of Block 3029-C, according to "Map of Miraloma Park Showing Opening of Streets and Alleys", filed May 14, 1931, in Book "M" of Maps at pages 43 to 46 inclusive in the office of said Recorder; running thence easterly along said line of Stillings Avenue as shown upon said map of Sunnyside Addition No. 1, above referred to, a distance of 25 feet, more or less, to the easterly line of said Block 135; thence at a right angle northerly 100 feet; thence at a right angle westerly 25 feet, more or less, to a line drawn northerly at right angles to said northerly line of Stillings Avenue from the point of beginning; thence at a right angle southerly 100 feet to the point of beginning.

Subject to: covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record.

This is an interspousal conveyance, husband and wife converting title from joint tenancy to community property, does not constitute a change of ownership and is not subject to reassessment pursuant to Revenue and Taxation Code section 63.

Dated: March 30, 2012

James M. Chase
JAMES M. CHASE
Alba E. Chase
ALBA E. CHASE

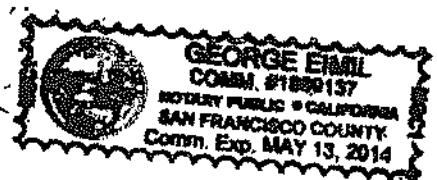
State of California)
County of San Francisco)

On March 30, 2012, before me, George Eimil, a notary public, personally appeared JAMES E. CHASE and ALBA E. CHASE, 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 capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under the 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 George Eimil (Seal)



Recording requested by:
James and Alba Chase
118 Stillings Avenue
San Francisco, CA 94131

and when recorded mail to:
James and Alba Chase
118 Stillings Avenue
San Francisco, CA 94131

Mail Tax Statement To:
same as above



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2012-J383177-00
Check Number 5888
Thursday, MAR 29, 2012 10:48:38
Ttl Pd \$23.00 Rcpt # 0004371913
REEL K614 IMAGE 0310
oda/DM/1-3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORRECTION DEED

The Block Number listed on Document 2011- J323036-00 recorded on December 22, 2011, on Reel K548 Image 0328 is incorrect and is hereby corrected as follows:

GRANT DEED

The undersigned grantors declare:
Documentary transfer tax is NONE. Conveyance transferring grantors' interests to their revocable living trust and not pursuant to sale.

APN: Block 3033 Lot 021
Property address: 118 Stillings Avenue, San Francisco, California

For no consideration, JAMES M. CHASE and ALBA E. CHASE, husband and wife, as community property, hereby GRANT to JAMES M. CHASE and ALBA E. CHASE, as Trustees for the JAMES and ALBA CHASE TRUST, created by a Declaration of Trust dated December 12, 2011, the following described real property situated in the City and County of San Francisco, State of California:

PORTION of Block 135, according to "Map of Sunnyside Addition No. 1", filed March 11, 1892 in Book "E" and "F" of Maps, page 165, in the office of the Recorder of the City and County of San Francisco, State of California, described as follows:


BEGINNING at a point of the northerly line of Stillings Avenue, distant thereon 182.094 feet easterly from the easterly extremity of

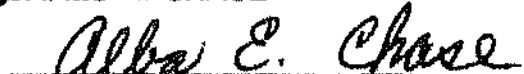
that certain course south 89 degrees 28'48"west 314,670 feet, which forms the southerly boundary line of Block 3029-C, according to "Map of Miraloma Park Showing Opening of Streets and Alleys", filed May 14, 1931, in Book "M" of Maps at pages 43 to 46 inclusive in the office of said Recorder; running thence easterly along said line of Stillings Avenue as shown upon said map of Sunnyside Addition No. 1, above referred to, a distance of 25 feet, more or less, to the easterly line of said Block 135; thence at a right angle northerly 100 feet; thence at a right angle westerly 25 feet, more or less, to a line drawn northerly at right angles to said northerly line of Stillings Avenue from the point of beginning; thence at a right angle southerly 100 feet to the point of beginning.

Subject to: covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record.

This conveyance is to a revocable trust created by the grantors and does not constitute a change of ownership and is not subject to reassessment pursuant to Revenue and Taxation Code section 62.

Date: March 30, 2012



JAMES M. CHASE


ALBA E. CHASE

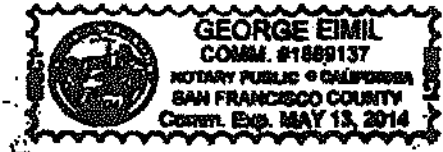
State of California)
County of San Francisco)

On March 30, 2012, before me, George Eimil, a notary public, personally appeared JAMES E. CHASE and ALBA E. CHASE, 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 capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under the 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 George Emil (Seal)



we would recommend for this

property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map

Historic Sanborn Map

Parcel 3060001D
Historic Sanborn Map 2

Address 119 STILLINGS AV

Assessed Values

Land	\$546,774.00
Structure	\$238,330.00
Fixtures	© 2020 San Francisco Planning
Personal Property	-
Last Sale	7/1/2014
Last Sale Price	\$725,000.00
Year Built	1942
Building Area	834 sq ft
Parcel Area	2,121 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	4
Rooms	2
Bathrooms	1
Basement	-
Parcel Shape	-
Parcel Depth	-

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

Close

EXHIBIT 16
119 Stillings Ave.
Block - 3060
Lot - 1D
Parcel Square Footage - 2121

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Parcel 3033020
Address 122 STILLINGS AV

Assessed Values

Land \$492,705.00
© 2020 San Francisco Planning
Structure \$328,469.00
Fixtures -
Personal Property -
Last Sale 1/5/2011
Last Sale Price \$715,000.00
Year Built 1951
Building Area 1,000 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 2
Bathrooms 1
Basement -
Parcel Shape Rectangular
Parcel Depth -

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

Close

EXHIBIT 17
122 Stillings Ave.
Block - 3033
Lot - 20
Parcel Square Footage - 2500

27

RECORDING REQUESTED BY:

Chicago Title Company
Escrow No.: 10-35413385-LR
Locate No.: CACTI7738-7738-2354-0035413385
Title No.: 10-35413385-RM

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

SAYED MUSTAFA HABIB
888 FOSTER CITY BLVD, #C1
FOSTER CITY, CA 94404



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC-2011-J112088-00

Acct 1-CHICAGO Title Company
Wednesday, JAN 05, 2011 08:00:00
Ttl Pd \$14.00 Rcpt # 0084065521
REEL K305 IMAGE 0096
ats/JL/1-2

APN: Lot 20, Block 3033

SPACE ABOVE THIS LINE FOR RECORDER'S USE

122 Stillings Ave.

QUITCLAIM DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ _____ City 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 establishes sole and separate property of a spouse, R & T 11911."

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Nilofer Farani, Spouse of herein Grantor**

hereby remises, releases and quitclaims to **Sayed Mustafa Habib**, a married man as his 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 MADE A PART HEREOF

DATED: December 28, 2010

State of California }
County of SAN MATEO }

Nilofer Farani

On 12/30/10 before me,
DAVID LAU, Notary Public
(here insert name and title of the officer), personally appeared
NILOFER FARANI

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) 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.: 10-35413385-LR
Locats No.: CACTI7738-7738-2354-0035413385
Title No.: 10-35413385-RM

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:

Portion of Block 135, according to "Map of Sunnyside Addition No. 1", filed March 11, 1892 in Book "E" and "F" of Maps, page 165, 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 Stillings Avenue, distant thereon 157.094 feet easterly from the easterly extremity of that certain course South 89° 28' 48" West 314.670 feet which forms the southerly boundary line of Block 3029-C, according to "Map of part of Miraloma Park showing opening of streets and alleys", filed May 14, 1931, in Book "M" of Maps at pages 43 to 46 inclusive, in the Office of said Recorder, running thence easterly along said line of Stillings Avenue, as shown upon said Map of Sunnyside Addition No. 1, above referred to, a distance of 25 feet; thence at a right angle northerly 100 feet; thence at right angle westerly 25 feet; thence at a right angle southerly 100 feet to the point of beginning.

APN: Lot 20, Block 3033

7

RECORDING REQUESTED BY
Financial Title Company
AND WHEN RECORDED MAIL TO

Name Mustafa S. Habib
Street Address 122 Stillings Avenue
San Francisco, CA 94131
City, State
Zip
Order No. 43108415-510-CG1

San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2005-1094151-00

Post 5-Financial Title
Tuesday, DEC 20, 2005 08:00:00
TL1 Pd \$5,708.40 Nbr-4002912742
REEL J040 IMAGE 0201
081/00/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

122 Stillings Avenue

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
City of San Francisco or Unincorporated Area
City Conveyance Tax is \$ -0-
Parcel No. Lot 020 Block 3033

Documentary Transfer Tax is \$5,698.40
 computed on full value of interest or property conveyed, or
 full value less value of liens or encumbrances remaining at
the time of sale

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

Tahl Milburn, a single man

hereby GRANT(s) to

~~Mustafa~~ Mustafa ~~////// Habib~~ Sayed Mustafa Habib, an unmarried man

the following real property:

See Exhibit A attached hereto and made a part hereof.

Dated: December 6, 2005

STATE OF CALIFORNIA
COUNTY OF San Francisco) s.s.

On December 6, 2005 before me,

Celeste Welton

a Notary Public in and for said County and State, personally appeared

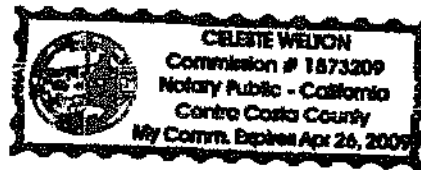
Tahl Milburn

Tahl Milburn
Tahl Milburn

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 Celeste Welton



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Exhibit A

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



Portion of Block 135, according to "MAP OF SUNNYSIDE ADDITION NO. 1," filed March 11, 1892, in Book "E" and "F" of Maps, Page 165, 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 Stillings Avenue, distant thereon 157.094 feet easterly from the easterly extremity of that certain course South 89° 28' 48" West 314.670 feet which forms the southerly boundary line of Block 3029-C, according to "Map of part of Miraloma Park showing opening of streets and alleys," filed May 14, 1931, in Book "M" of Maps at Pages 43 to 46 inclusive, in the office of said Recorder; running thence easterly along said line of Stillings Avenue, as shown upon said Map of Sunnyside Addition No. 1, above referred to, a distance of 25 feet; thence at a right angle northerly 100 feet; thence at a right angle westerly 25 feet; thence at a right angle southerly 100 feet to the point of beginning.

that we would recommend for
this property at SF Plant Finder


Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6762039
Historic Sanborn Map 

Address 33 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$912,478.00	Use Type	Dwelling
Structure	\$391,060.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	3
Personal Property	-	Rooms	8
Last Sale	11/24/2010	Rooms	3
Last Sale Price	\$1,135,000.00	Bathrooms	3
Year Built	1994	Basement	-
Building Area	1,878 sq ft		
Parcel Area	1,900 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 18
33 Martha Ave.
Block - 6762
Lot - 39
Parcel Square Footage - 1900



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC-2010-J086789-00

Check Number 7808
Wednesday, NOV 24, 2010 11:06:08
Ttl Pd \$8,536.50 Rcpt # 0004037261
REEL K277 IMAGE 0381
ofa/FT/1-3

RECORDING REQUESTED BY
Cornerstone Title Company

AND WHEN RECORDED MAIL DOCUMENT
TO:

Andrew Bowles and Steffanie M Bowles
33 Martha Avenue
San Francisco, CA 94131

33 MARtha AVENUE

Space Above This Line for Recorder's Use Only

M

A.P.N.: 6762-039

File No.: SF-0501 (MWD)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$.00; CITY TRANSFER TAX \$8,512.50; SURVEY MONUMENT FEE \$10.00

- 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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Andrew C. Beers, Trustee of The Andrew C. Beers Living Trust dated Jan. 31, 2008 and any amendments thereto

hereby GRANTS to Andrew Bowles and Steffanie M Bowles, husband and wife as community property

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

See Exhibit "A" attached hereto and made part hereof for complete legal description

Exhibit A

Real property in the City of SAN FRANCISCO, County of San Francisco, State of CA, described as follows:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF MARTHA AVENUE, DISTANT THEREON 33.07 FEET NORTHWESTERLY FROM THE WESTERLY LINE OF BADEN STREET; RUNNING THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF MARTHA AVENUE 27.56 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF BADEN STREET 81.79 FEET; THENCE AT A RIGHT ANGLE EASTERLY 25.00 FEET; THENCE AT RIGHT ANGLE NORTHERLY 70.20 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF ASSESSOR'S BLOCK NUMBER 6762.

APN:6762-039

Date: November 16, 2010

A.P.N.: 6752-039

File No.: SF-0501 (MWD)

Dated: November 16, 2010

The Andrew C. Beers Living Trust dated Jan. 31, 2008 and any amendments thereto

Andrew C. Beers TRUSTEE
By: Andrew C. Beers, Trustee

STATE OF Washington)
COUNTY OF King)

On 11/17/2010 before me, Diana L. Bendickson, Notary Public, personally appeared Andrew C. Beers

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

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ ^{Washington} that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Diana L. Bendickson

My Commission Expires July 28, 2014

Notary Public
State of Washington
DIANA L. BENDICKSON
MY COMMISSION EXPIRES
July 28, 2014

This area for official notarial seal



Notary Name: Diana L. Bendickson
Notary Registration Number: _____

Notary Phone: 206-604-5794
County of Principal Place of Business: King

that we would recommend for
this property at SF Plant Finder


Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6762038
Historic Sanborn Map 

Address 37 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$33,742.00	Use Type	Dwelling
Structure	\$145,557.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	2
Personal Property	-	Rooms	7
Last Sale	-	Rooms	1
Last Sale Price	-	Bathrooms	3
Year Built	1912	Basement	-
Building Area	1,787 sq ft		
Parcel Area	2,663 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 19
37 Martha Ave
Block - 6762
Lot - 38
Parcel Square Footage - 2663


that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6762035
 Historic Sanborn Map 
Address 41 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$1,711,458.00	Use Type	Dwelling
Structure	\$733,482.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	3
Personal Property	-	Rooms	8
Last Sale	6/30/2017	Rooms	3
Last Sale Price	\$2,350,000.00	Bathrooms	3
Year Built	1998	Basement	-
Building Area	2,814 sq ft		
Parcel Area	2,535 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

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

Close

EXHIBIT 20
41 Martha Ave
Block - 6762
Lot - 35
Parcel Square Footage -2535

20179K47196400002

San Francisco Assessor-Recorder

Carmen Chu, Assessor-Recorder

DOC 2017-K471964-00

Acct 6002-First American Title Co.- Redwood City
Friday, JUN 30, 2017 13:22:36

Ttl Pd\$17,653.00 Nbr-0005629515

ofa/RE/1-2

RECORDING REQUESTED BY:

First American Title Company

MAIL TAX STATEMENT

AND WHEN RECORDED MAIL DOCUMENT TO:

The Irene J Moore Revocable Trust

41 Martha Avenue

San Francisco, CA 94131

Space Above This Line for Recorder's Use Only

A.P.N.: 40-6762-035-01

File No.: 3807-5397123 (MA)

Situs Address: 41 Martha Avenue, San Francisco, CA 94131

Property Address: **41 Martha Avenue, San Francisco, CA 94131**

Lot Number: **35**

Block Number: **6762**

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$17,625.00; CITY TRANSFER TAX \$0;
SURVEY MONUMENT FEE \$10

- [] 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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **William Craig Noblett, a single person**

hereby GRANTS to **Irene J Moore, Trustee of The Irene J Moore Revocable Trust Dated March 27, 2006**

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

ALL OF LOT NO. 4 IN BLOCK "L", AS PER MAP ENTITLED, "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", FILED MARCH 25, 1910, 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.

Mail Tax Statements To: **SAME AS ABOVE**

Date: 06/26/2017

A.P.N.: 40-6762-035-01

File No.: 3807-5397123 (MA)

Dated: June 26, 2017

William Craig Noblett
William Craig Noblett

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

STATE OF CALIFORNIA)SS

COUNTY OF FRESNO)

On JUNE 28, 2017 before me, CATHY A. LANDRE, Notary Public, personally appeared

WILLIAM CRAIG NOBLETT
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.

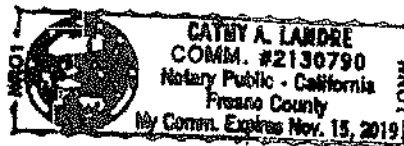
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Cathy A Landre

This area for official notarial seal.



RECORDING REQUESTED BY:

Fidelity National Title Company
Escrow No.: 12-950298-PS
Locate No.: CAFNT0938-0938-0006-0000950298
Title No.: 12-950298-KD

**When Recorded Mail Document
and Tax Statement To:**
William Craig Noblett
41 Martha Avenue

San Francisco CA 94131



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC-2012-J346887-00

Acct 11-FIDELITY NATIONAL Title Company
Tuesday, JAN 31, 2012 08:08:08

Ttl Pd \$20.00 Rept # 0004330956
REEL K573 IMAGE 0119
og1/GG/1-2

APN: Lot 035, Block 6762

SPACE ABOVE THIS LINE FOR RECORDER'S USE

41 Martha Ave.

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 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, William Craig Noblett, an unmarried man

hereby **GRANT(S)** to William Craig Noblett, a single person

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: January 23, 2012

State of California }
County of San Francisco }

William Craig Noblett
William Craig Noblett

On 1-23-2012 before me,
Raul Paredes-Sermeno, Notary Public
(here insert name and title of the officer), personally appeared
William Craig Noblett,

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 Raul Paredes-Sermeno (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow No.: 12-950298-PS
Locate No.: CAFNT0938-0938-0006-0000950298
Title No.: 12-950298-KD

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:



ALL OF LOT NO. 4, IN BLOCK "L", AS PER MAP ENTITLED, "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", FILED MARCH 24, 1910, IN LIBER "G" OF MAPS, AT PAGES 60 TO 63, INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCA STATE OF CALIFORNIA.

APN: Lot 035, Block 6762

that we would recommend for
this property at SF Plant Finder


Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6762034
Historic Sanborn Map 

Address 45 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$228,387.00	Use Type	Dwelling
Structure	\$49,076.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	2
Personal Property	-	Rooms	7
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	2
Year Built	1913	Basement	-
Building Area	1,014 sq ft		
Parcel Area	3,449 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 21
45 Martha Ave
Block - 6762
Lot - 34
Parcel Square Footage -3449

Order No.
Escrow No.
Recording Requested By:

LAW OFFICES OF MICHAEL E. GRAHAM

When Recorded Mail To:

Howard J. and June D. Trost
Post Office Box 785
Homewood, California 96141

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

DOC - 94-F625548-00
Check Number 1199
Thursday, JUN 16, 1994 13:36:39
REC \$6.00/PAG \$2.00/NIC \$1.00
STP \$1.00
Total- \$10.00 Nbr-0000185899
REEL 6154 IMAGE 0480 ota

MAIL TAX STATEMENTS TO:

Howard J. and June D. Trost
Post Office Box 785
Homewood, California 96141

THE UNDERSIGNED GRANTOR HEREBY DECLARES
THAT THE DOCUMENTARY TRANSFER TAX IS \$ 0.00

- ___ 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.
- ___ Is exempt from imposition of the Documentary Transfer Tax pursuant to Revenue and Taxation Code §11927(e), an 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.
- XXX Is exempt since no change in ownership.

Howard J. Trost
Howard J. Trost

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JUNE D. TROST and HOWARD J. TROST, wife and husband as Community Property,

hereby GRANT(S) to

HOWARD J. TROST and JUNE D. TROST, TRUSTEES of the TROST FAMILY TRUST OF 1994,
U.D.T. dated April 6, 1994,

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

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION

Dated 4-6-94

State of California)
County of Nevada)

June D. Trost
JUNE D. TROST

Howard J. Trost
HOWARD J. TROST

On 4-5-94, before me, Kelly L. Stringfield, personally appeared June D. Trost and Howard J. Trost, personally known to me (or provided 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 capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.
Kelly L. Stringfield



(This area for official notarial seal)

F625548

LEGAL DESCRIPTION

All of Lots 4 and 5 and the westerly 25 feet of Lot 6 in Block "L" as per map entitled, "Additions to Castro Street Addition and Glen Park Terrace," filed March 25, 1910 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.



Commonly known as: 45 Martha Avenue and 38 Martha Avenue
San Francisco, California 94131

APN: 6762-034 and 6762-035


that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6762033
 Historic Sanborn Map 
Address 49 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$450,392.00	Use Type	Dwelling
Structure	\$292,753.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	4
Last Sale	6/22/2012	Rooms	1
Last Sale Price	\$660,000.00	Bathrooms	1
Year Built	1914	Basement	-
Building Area	814 sq ft		
Parcel Area	2,487 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 22
49 Martha Ave
Block - 6762
Lot - 33
Parcel Square Footage -2487

Vacant: No

that we would recommend for this property at SF Plant Finder

Assessor's Report [↗](#)

Official Maps

Assessor's Block Map [↗](#)
Parcel 6735014
Historic Sanborn Map [↗](#)

Address 50V MARTHA AV

Assessed Values

Land -

Structure -

Fixtures © 2020 San Francisco Planning

Personal Property -

Last Sale -

Last Sale Price -

Year Built -

Building Area -

Parcel Area 2,522 sq ft

Parcel Frontage -

Construction Type -

Use Type Vacant Lot Residential

Units -

Stories -

Rooms -

Rooms -

Bathrooms -

Basement -

Parcel Shape -

Parcel Depth -

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



Close

EXHIBIT 23
50 Martha Ave
Block - 6735
Lot - 14
Parcel Square Footage -0

that we would recommend for
this property at SF Plant Finder


Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6762030A
Historic Sanborn Map 

Address 51 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$37,254.00	Use Type	Dwelling
Structure	\$62,112.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	4
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	1
Year Built	1908	Basement	-
Building Area	647 sq ft		
Parcel Area	1,812 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 24
51 Martha Ave
Block - 6762
Lot - 30A
Parcel Square Footage -1812

20179K40669000003
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2017-K406690-00
Acct 5013-TSI Title Company of California
Thursday, FEB 09, 2017 11:35:17
Ttl Pd \$24.00 Nbr-0005550615
oar/RE/1-3

Recording Requested By:
Frank Chieng-Chun Young
51 Martha Avenue
San Francisco, CA 94131
After Recording Mail To:
Frank Chieng-Chun Young, et al
51 Martha Avenue
San Francisco, CA 94131

★ APN: 6762-030A

QUITCLAIM DEED

TITLE OF DOCUMENT

62781854-3906212

①

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0.00 EXEMPT (S): This conveyance transfers an interest into or out of a Living Trust, R & T 11930.

- () Computed on full value of property conveyed, or
- () Computed on full value less liens and encumbrances remaining thereon at time of sale.
- () Unincorporated area (X) City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Frank Chieng-Chun Young and Barbara Le Beau Young, Trustees of The 2005 Young Family Trust dated October 18, 2005**, GRANTOR, hereby remises, releases and forever quitclaims to **Frank Chieng-Chun Young and Barbara Le Beau Young, husband and wife, as joint tenants with right of survivorship**, GRANTEE, that certain real property situated in the County of **San Francisco**, State of **California**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

slvs MORE commonly known as: **51 Martha Avenue**
San Francisco, California 94131

Prior Recorded Doc. Ref.: **Deed: Recorded: June 05, 2012; Doc. No. 2012-J425919-00**

SUBJECT TO: Any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record.

MAIL TAX STATEMENTS

✓ **Frank Chieng-Chun Young, et al, 51 Martha Avenue, San Francisco, CA 94131**

(Attached to and becoming a part of Quitclaim Deed dated FEBRUARY 1, 2017, between Frank Chieng-Chun Young and Barbara Le Beau Young, Trustees of The 2005 Young Family Trust dated October 18, 2005, as Seller(s) and Frank Chieng-Chun Young and Barbara Le Beau Young, husband and wife, as joint tenants with right of survivorship, as Purchaser(s).)

WITNESS my/our hand(s), this 1st day of January, 2017

Frank Chieng-Chun Young, Trustee
Frank Chieng-Chun Young, Trustee

Barbara Le Beau Young, Trustee
Barbara Le Beau Young, 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

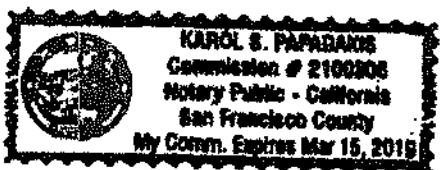
88

On FEBRUARY 1, 2017, before me, KAROL S. PAPADAKIS, NOTARY PUBLIC,
(Insert Name of Notary Public and Title)
personally appeared Frank Chieng-Chun Young and Barbara Le Beau Young, 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.

NOTARY STAMP/SEAL

WITNESS my hand and official seal.
KAROL S. PAPADAKIS
Notary Public
Printed Name of Notary Public
My Commission Expires: MARCH 15, 2019



ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.
THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.
Title of Document Type: _____
Number of Pages: _____ Date of Document: _____
Signer(s) Other Than Named Above: _____

EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF SAN FRANCISCO IN THE COUNTY OF SAN FRANCISCO IN THE STATE OF CA

BEGINNING AT THE POINT FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY LINE OF MARTHA AVENUE AND THE EASTERLY LINE OF LOT NO. 30, BLOCK "L", ADDITION TO GLEN PARK TERRACE, AS SHOWN UPON THE MAP HEREINAFTER REFERRED TO;

RUNNING THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT NO. 30 AND LOT NO. 29 OF SAID SUBDIVISION 38 FEET TO THE SOUTHERLY LINE OF SAID LOT NO. 29;

THENCE AT A RIGHT ANGLE WESTERLY THIRTY AND ELEVEN HUNDREDTHS FEET (30.11);

THENCE AT A RIGHT ANGLE NORTHERLY 30 FEET;

THENCE AT A RIGHT ANGLE WESTERLY 17 FEET,

THENCE AT RIGHT ANGLE NORTHERLY 30 FEET, MORE OR LESS, TO SAID SOUTHWESTERLY LINE OF MARTHA AVENUE, AND;

THENCE SOUTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF MARTHA AVENUE 52 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT NUMBERS 29 AND 30, BLOCK "L", ADDITION TO GLEN PARK TERRACE AS PER MAP ENTITLED, "ADDITION TO CASTRO ST. ADDITION TO GLEN PARK TERRACE". FILED MARCH 25, 1910 IN MAP BOOK "G", AT PAGES 60, 61 AND 62 IN TH 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 6735015
Historic Sanborn Map [↗](#)

Address 52 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$78,045.00	Use Type	Dwelling
Structure	\$258,713.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	2
Personal Property	-	Rooms	6
Last Sale	-	Rooms	4
Last Sale Price	-	Bathrooms	2
Year Built	1908	Basement	-
Building Area	1,738 sq ft		
Parcel Area	2,504 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 25
52 Martha Ave
Block - 6735
Lot - 15
Parcel Square Footage -2504

HOGE, FENTON, JONES & APPEL, INC.
Janice W. Fox, Esq.
60 South Market St., Suite 1400
San Jose, CA 95113

WHEN RECORDED MAIL TO:
SAME AS ABOVE

MAIL TAX STATEMENTS TO:

Charles Getz and Leslie Lopato, TTE
52 Martha Avenue
San Francisco, CA 94131


San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2007-1316022-00
Check Number 1147724
Tuesday, JAN 09, 2007 12:38:52
Ttl Pd \$18.00 Nbr-0003150997
REEL J303 IMAGE 0441
ofa/FT/1-3

GRANT DEED

The undersigned grantor declares:

Documentary transfer tax is \$0 (no consideration, transfer to revocable trust) R&T 11911

- 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 San Francisco, and


Janice W. Fox, Attorney

FOR NO CONSIDERATION,

CHARLES GETZ and LESLIE LOPATO, husband and wife, as Community Property

hereby GRANTS to


CHARLES GETZ and LESLIE MERNA LOPATO, or their successors, TRUSTEES of
THE GETZ/LOPATO REVOCABLE TRUST dated September 29, 2006.

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

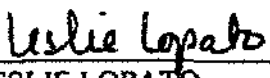
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREO

APN: Block 6735 Lot 15 Commonly known as 52 Martha Avenue, San Francisco, CA 94131

Dated: September 29, 2006


CHARLES GETZ

Dated: September 29, 2006


LESLIE LOPATO

MAIL TAX STATEMENTS AS DIRECTED ABOVE

3
EL

ALL-PURPOSE ACKNOWLEDGMENT

State of California)
)ss.
County of Santa Clara)

On September 29, 2006, before me, Janice Fox, a Notary Public,
personally appeared CHARLES GETZ and LESLIE LOPATO

personally known to me

or

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 capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

Witness my hand and official seal.



NOTARY PUBLIC

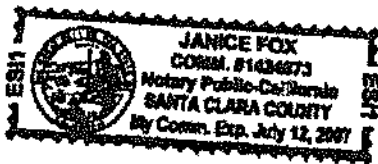




EXHIBIT "A"

Lot 40, in Block "J", as said Lot and block are laid down and delineated 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 at pages 60 to 63, inclusive, 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 6762032
Historic Sanborn Map 

Address 53 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$846,165.00	Use Type	Dwelling
Structure	\$362,641.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	6
Last Sale	4/15/2014	Rooms	3
Last Sale Price	\$1,100,000.00	Bathrooms	1
Year Built	1963	Basement	-
Building Area	1,325 sq ft		
Parcel Area	2,157 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 26
53 Martha Ave
Block - 6762
Lot - 32
Parcel Square Footage -2157

Recording Requested by:
PATRICIA DE FONTE, ESQ.
4104 24th Street, Suite 212
San Francisco, CA 94114

When Recorded Mail to:

De Fonte Law
4104 24th Street, Suite 212
San Francisco, CA 94114



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2018-K625824-00

Check Number 1035

Wednesday, JUN 13, 2018 12:36:12

Ttl Pd \$23.00 Rpt # 0005819054

0J1/JL/1-4

Assessor Parcel Number (APN): Block 6762 Lot 032

Street Address: 53 Martha Avenue, S.F., CA 94131

TRUST TRANSFER DEED

(Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- Document is a transfer of real property subject to the imposition of transfer tax
- Document is a transfer of real property that is a residential dwelling to an owner-occupier
- Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:
Recording date _____ Document Number _____
- The \$225 per transaction cap is reached
- Document is not related to real property

This page added to provide adequate space for recording information
(additional recording fee applies)

RECORDING REQUESTED BY
Patricia De Fonte

AND WHEN RECORDED MAIL TO
Patricia De Fonte
De Fonte Law PC
4104 24th Street, Suite 212
San Francisco, California 94114

Space above line for Recorder's Use

APN: Block 6762 Lot 032
53 Martha Avenue
San Francisco, California 94131

NO TAX DUE

TRUST TRANSFER DEED

The undersigned Grantors declare under the penalty of perjury that the following is true and correct:

Documentary transfer tax is NONE. Not pursuant to a sale. No consideration. A transfer into a revocable trust. Rev. & Tax Code Section 11930.

 Unincorporated area X City of San Francisco

This is a transfer into a revocable trust excludable from reassessment under Rev. & Tax Code Section 62(d).

FOR NO CONSIDERATION, GRANTORS Robert Batista and Heather Hough, husband and wife, as community property with right of survivorship, hereby GRANT TO Heather Joan Hough and Robert James Batista, Trustees of the 2018 Houghtista Revocable Trust, that real property in the City of San Francisco, County of San Francisco, State of California, described in Exhibit "A" attached hereto and incorporated herein.

Dated: May 31, 2018


Heather Hough


Robert Batista

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.

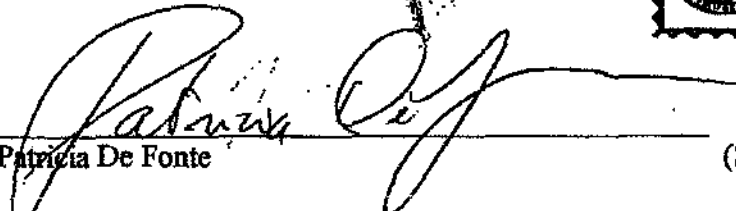
State of California)
)
County of San Francisco)

On May 31, 2018, before me, Patricia De Fonte, notary public, personally appeared Heather ~~Joan~~ Hough and Robert ~~James~~ Batista, 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 capacities, and that by their signatures on the instrument the persons, or the entity 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.





Patricia De Fonte (Seal)
My commission expires on: February 21, 2020

Mail tax statements to: Heather Joan Hough and Robert James Batista, 53 Martha Avenue, San Francisco, California 94131

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 25, 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.

Assessor's Lot 32; Block 6762.

20149J86398600002
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2014-J863986-00
Acct 5002-Old Republic Title Company
Tuesday, APR 15, 2014 10:14:24
Ttl Pd \$21.00 Nbr-0004919283
ear/RE/1-2

RECORDING REQUESTED BY:

Old Republic Title Company

Order #: 0219016151-MP
APN #: Blcok 6762 -Lot 032

WHEN RECORDED MAIL TO

George H. Main
c/o Edward Doyon Main
2031 Branard St.
Houston, TX 77098

55 Martha Avenue

SPACE ABOVE THIS LINE FOR RECORDERS USE

Quitclaim Deed

Monument Preservation Fee is \$0.00

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00

- () 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 \$0.00
- () Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Phuc Thi Main, wife of grantee herein

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to
George H. Main, a married man as his sole and separate property

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.

This Deed is given to establish of record that the undersigned Grantor, spouse of the Grantee herein, acquired no interest to said property by reason of the Deed to said Grantee recording concurrently herewith and the interest acquired by said Grantee is his/her sole and separate property.

Mail Tax Statements to Grantee at address above

Date March 11, 2014

State of California

County of San Francisco

On March 13, 2014 before me,
Leonidas Paiz

a Notary Public,
personally appeared Phuc Thi Main, 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: Leonidas Paiz

(Seal) (typed or printed)

[Signature]
Phuc Thi Main



MAIL TAX STATEMENTS AS DIRECTED ABOVE

ORDER NO. : 0219016151-MP

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 25, 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.

Assessor's Lot 32; Block 6762

20149J86398700002

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2014-J863987-00
Acct 5002-Old Republic Title Company
Tuesday, APR 15, 2014 10:14:24
Ttl Pd \$8,278.00 Nbr-0004919284
oar/RE/1-2

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0219016151-MP

APN: Block 6762 -Lot 032

When Recorded Mail Document and Tax Statements to:

Robert Batista & Heather Hough
53 Martha Ave.
San Francisco, CA 94131

2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$8,250.00

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

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

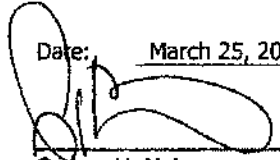
() Unincorporated area: (X) City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
George H. Main, a married man, as his sole and separate property

hereby GRANT(S) to

Robert Batista and Heather Hough, 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.

Date: March 25, 2014

George H. Main

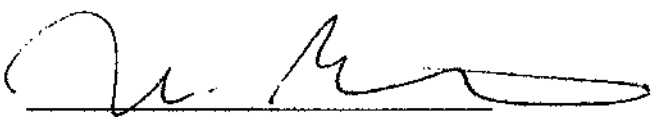
State of California

County of San Francisco

On March 26, 2014 before me, Michelle Patterson, a
Notary Public, personally appeared George H. Main, 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 _____
(typed or printed)



(Area reserved for official notarial seal)

ORDER NO. : 0219016151-MP

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 25, 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.

Assessor's Lot 32; Block 6762

that we would recommend for
this property at SF Plant Finder


Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735016
Historic Sanborn Map 

Address 54 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$69,652.00	Use Type	Dwelling
Structure	\$189,100.00	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	1,155 sq ft		
Parcel Area	2,487 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

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

Close

EXHIBIT 27
54 Martha Ave
Block - 6735
Lot - 16
Parcel Square Footage -2487

RECORDING REQUESTED BY
Old Republic Title Company
ORDER # 0221002664-SP
APN Lot 016; Block 6735

WHEN RECORDED MAIL TO

M
Name Mary K. Cabot
Street Address 54 Martha Avenue
City State San Francisco, CA 94131
Zip



San Francisco Assessor-Recorder
Mabel S. Teng, Assessor-Recorder
DOC- 2005-H970550-00
Acct 4-OLD REPUBLIC Title Company
Tuesday, JUN 14, 2005 08:00:00
Ttl Pd \$12.00 Mbr-8002761999
REEL I910 IMAGE 0170
okc/KC/1-2

Grant Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00

- () computed on full value of property conveyed, or
- () computed on full value less of liens and encumbrances remaining at time of sale.
- () Unincorporated area: (X) City of San Francisco
- (X) Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Mary K. Cabot, an unmarried woman

hereby GRANT(S) to
Mary K. Cabot, Trustee of The Mary K. Cabot 2002 Revocable Living Trust

that property in Unincorporated area of San Francisco County, State of California, described as follows:
See "Exhibit A" attached hereto and made a part hereof.

54 Martha Ave

Mail Tax Statements to Grantee at address above

Date 5/31/05

Mary K. Cabot

STATE OF CALIFORNIA

COUNTY OF San Francisco

On May 31 2005 before me, the undersigned, a Notary Public in and for said State, personally appeared

Mary K. Cabot

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
Name Ray Messer
(typed or printed)




ORDER NO. : 0221002664-SP

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 41, in 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.

(Being APN: Lot 016; Block 6735)

RECORDING REQUESTED BY		 San Francisco Assessor-Recorder Habel Teng, Assessor-Recorder DOC- 2003-H334303-00 Check Number 5720 Monday, JAN 13, 2003 10:41:33 T&I Pd \$12.00 Nbr-0002846000 REEL I302 IMAGE 0299 car/AB/1-2	
JAMES R. BENOTT Attorney at Law 3554 Round Barn Boulevard, Suite 106 Santa Rosa, CA 95403			
AND WHEN RECORDED MAIL TO			
Name	Mary K. Cabot		
Street	54 Martha Avenue		
Address			
City	San Francisco		
State	CA		
Zip	94131		

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Quitclaim Deed

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.
- () Unincorporated area: () City of _____, and

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

MARY K. CABOT, AN UNMARRIED WOMAN

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

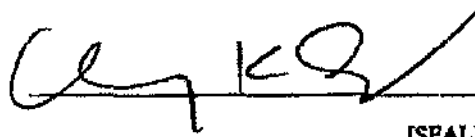
MARY K. CABOT, TRUSTEE OF THE MARY K. CABOT 2002 REVOCABLE LIVING TRUST

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

SEE ATTACHED EXHIBIT 'A'

ASSESSOR'S PARCEL NO.: 6735-016

Dated: 12/19/2002

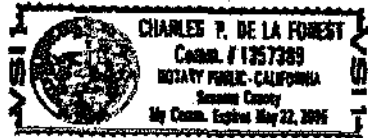


 [SEAL]

Dated _____

State of California
 County of SONOMA
 On DECEMBER 19, 2002
 before me, CHARLES P. DE LA FOREST
 personally appeared; MARY K. CABOT

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: Charles P. de la Forest

Mary K. Cabot, 54 Martha Avenue, San Francisco, CA 94131

MAIL TAX STATEMENTS TO: _____
 NAME ADDRESS CITY STATE ZIP

M334303

EXHIBIT 'A'

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

Lot 41, in Block "J" Addition to Castro Street Addition and Glen Park Terrace, as per map filed March 25, 1910 in Book "G" of Maps, Pages 80 to 93, in the office of the Recorder of the City and County of San Francisco, State of California.

EXHIBIT 'A'

10

RECORDING REQUESTED BY:
Fidelity National Title Company
Escrow No. 82431-JB
Title Order No. 428524

When Recorded Mail Document
and Tax Statement To:
Mary K. Cabot
54 Marthe Avenue
San Francisco, Ca. 94131

San Francisco Co Assessor-Recorder
Doris M. Ward, Assessor-Recorder

DOC - 99-G510915-00
Acct 11-FIDELITY NATIONAL Title Company
Tuesday, FEB 09, 1999 08:00:00
REC \$5.00|PAG \$1.00|MIC \$1.00
STP \$0.00|ARF \$2.00|
Ttl Pd \$9.00 Nbr-0001102086
REEL H318 IMAGE 0010 ogi/GG/1-1

APN: Lot 15, Block 6735

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Mary K. Cabot, a single woman, who acquired title as Mary K. Cabot, an unmarried woman

hereby GRANT(S) to Mary K. Cabot, a single woman

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

Lot 41, in 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.

DATED: February 8, 1999

STATE OF CALIFORNIA
COUNTY OF San Francisco

ON February 8, 1999 before me,
D. Chernykh personally appeared

MARY K. CABOT

proved to me on the basis of satisfactory evidence 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.



Mary K. Cabot



Witness my hand and official seal

Signature 

REAL TAX STATEMENTS AS DIRECTED ABOVE