



that we would recommend for
this property at SF Plant Finder


Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6734018
Historic Sanborn Map 

Address 624 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$1,131,259.00	Use Type	Dwelling
Structure	\$484,824.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	6
Last Sale	5/22/2019	Rooms	-
Last Sale Price	\$1,860,000.00	Bathrooms	1
Year Built	1937	Basement	-
Building Area	1,521 sq ft		
Parcel Area	3,400 sq ft	Parcel Shape	Rectangular
Parcel Frontage	-	Parcel Depth	-

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

Close

RECORDING REQUESTED BY:

First American Title Company

WHEN RECORDED MAIL DOCUMENT TO:

Chang Liu and Wenwei Zhao
624 Congo Street
San Francisco, CA 94131

20199K76996800003

San Francisco Assessor-Recorder

Carmen Chu, Assessor-Recorder

DOC 2019-K769968-00

Acct 6002-First American Title Co.- Redwood City

Wednesday, MAY 22, 2019 11:28:33

Ttl Pd\$13,980.00

Nbr-0006001510

OYY/RE/1-3

Space Above This Line for Recorder's Use Only

Assessor Parcel Number (APN): LOT: 018, BLOCK: 6734 Lot: 018 Block: 6734
Street Address: 624 Congo Street, San Francisco, CA 94131

File No.: 2103-5917468

Transfer Tax: \$13,950.00

GRANT 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)**

This document is a transfer that is subject to the imposition of documentary transfer tax.

RECORDING REQUESTED BY:
First American Title Company

**MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:**
Chang Liu and Wenwei Zhao
624 Congo Street
San Francisco, CA 94131

Space Above This Line for Recorder's Use Only

A.P.N.: LOT: 018, BLOCK: 6734

File No.: 2103-5917468 (KC)

Situs Address: 624 Congo Street, San Francisco, CA 94131

Property Address: **624 Congo Street, San Francisco, CA 94131**

Lot Number: **018**

Block Number: **6734**

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$13,950.00; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$

[] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[] unincorporated area; [] City of **San Francisco**, and

EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Taylor Moffett Small and Carolyn Pearce Small, Trustees, Small Family Trust dated August 3, 2017**

hereby GRANTS to **Chang Liu and Wenwei Zhao, husband and wife as joint tenants with right of survivorship**

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

BEGINNING AT A POINT ON THE EASTERLY LINE OF CONGO STREET, DISTANT THEREON 100 FEET NORTHERLY FROM THE NORTHERLY LINE OF STILLINGS AVENUE, RUNNING THENCE NORTHERLY ALONG SAID LINE OF CONGO STREET 34 FEET THENCE AT A RIGHT ANGLE EASTERLY 100 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 34 FEET; THENCE AT A RIGHT ANGLE WESTERLY 100 FEET TO THE POINT OF BEGINNING.

BEING ALL OF LOT 18 AND A PORTION OF LOT 19, BLOCK LETTERED "N" ACCORDING TO MAP ENTITLED "ADDITIONS TO CASTRO STREET ADDITIONS AND GLEN PARK TERRACE", FILED MARCH 25, 1910 AND RECORDED IN BOOK "G" OF MAPS, PAGE 60, ET SEQ., IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

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

Date: 05/16/2019

A.P.N.: LOT: 018, BLOCK: 6734

File No.: 2103-5917468 (KC)

Dated: May 16, 2019

Taylor Moffett Small and Carolyn Pearce Small,
Trustees, Small Family Trust dated August 3,
2017

✓ Taylor Moffett Small
Taylor Moffett Small, Trustee

✓ Carolyn Pearce Small
Carolyn Pearce Small, 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 NC)SS

COUNTY OF BUNCOMBE)

On 5/17/19 before me, MICHAEL A. GELMAN, Notary Public, personally appeared TAYLOR MOFFETT SMALL, CAROLYN PEARCE SMALL

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.

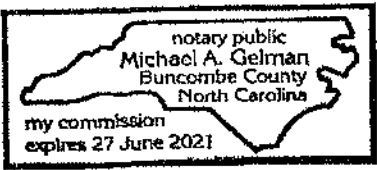
I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ ^{NC} that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

^{MAC}
NC

This area for official notarial seal.

Michael A. Gelman
Notary Signature



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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 3059007

Address 627 CONGO ST

Assessed Values

Land \$316,873.00
Structure © 2020 San Francisco Planning \$283,524.00
Fixtures -
Personal Property -
Last Sale 3/1/1994
Last Sale Price -
Year Built 1941
Building Area 1,050 sq ft
Parcel Area 2,308 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 70
627 Congo St.
Block - 3059
Lot - 7
Parcel Square Footage -2308

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0219013072-TP

APN: Block 3059: Lot 007

When Recorded Mail Document and Tax Statements to:

Kathryn Podgornoff
1230 Vermont Street
San Francisco, CA 94110

San Francisco Assessor-Recorder
 Phil Ting, Assessor-Recorder
DOC-2012-J457905-00
 Acct 4-OLD REPUBLIC Title Company
 Tuesday, JUL 31, 2012 08:08:00
 Ttl Pd \$20.00 Rcpt # 0004457641
REEL K700 IMAGE 0308
 ogi/AB/1-2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

627 Congo St.

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$0.00 transferring into trust for the benefit of the current owner

(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,
Kathryn Podgornoff, a single woman

hereby GRANT(S) to
Kathryn Podgornoff, Trustee of Jean Michele Schaal and Kathryn Podgornoff 2008 Revocable Inter-Vivos Trust

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: July 12, 2012


Kathryn Podgornoff

State of CALIFORNIA

County of SAN FRANCISCO

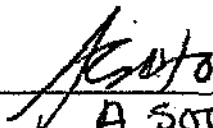
On July 14, 2012 before me, A. SOTO, a

Notary Public, personally appeared Kathryn Podgornoff

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 A SOTO
(typed or printed)



(Area reserved for official notarial seal)

ORDER NO. : 0219013072-TP

EXHIBIT A

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

Lot 27, in Block Lettered "O", as said lot and block are delineated and so designated upon that certain map entitled, "Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and recorded in Book "G" of Maps, at Pages 60, et seq., in the office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Lot 007; Block 3059

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0219013072-TP
APN: Block 3059: Lot 007

When Recorded Mail Document and Tax Statements to:

Kathryn Podgornoff
1230 Vermont Street
San Francisco, CA 94110

San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2012-J455546-00
Acct 4-OLD REPUBLIC Title Company
Thursday, JUL 26, 2012 08:00:00
Ttl Pd \$20.00 Rcpt # 0004454884
REEL K697 IMAGE 0177
cg1/DH/1-2

Grant Deed

627 Congo St

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$0.00 Vesting out of trust for financing purposes

(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,
Kathryn Podgornoff, Trustee of Jean Michele Schaal and Kathryn Podgornoff 2008 Revocable Inter-Vivos Trust

hereby GRANT(S) to
Kathryn Podgornoff, a single woman

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: July 12, 2012

Jean Michele Schaal and Kathryn Podgornoff 2008 Revocable
Inter-Vivos Trust

By: 
Kathryn Podgornoff, Trustee

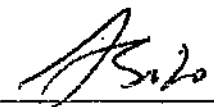
State of CALIFORNIA
County of SAN FRANCISCO

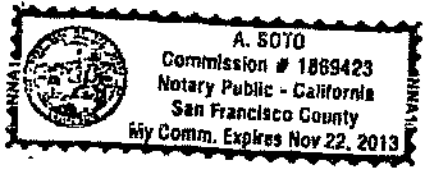
On July 14, 2012 before me, A. SOTO, a
Notary Public, personally appeared Kathryn Podgornoff

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 A. SOTO
(typed or printed)



(Area reserved for official notarial seal)

ORDER NO. : 0219013072-TP

EXHIBIT A

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

Lot 27, in Block Lettered "O", as said lot and block are delineated and so designated upon that certain map entitled, "Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and recorded in Book "G" of Maps, at Pages 60, et seq., in the office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Lot 007; Block 3059

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0224021741-JP

APN: Lot 7; Block 3059

627 Cong St

When Recorded Mail Document and Tax Statements to:

Kathryn Podgornoff
1230 Vermont St
San Francisco, CA 94110



San Francisco Assessor-Recorder

Phil Ting, Assessor-Recorder

DOC- 2011-J185183-00

Acct 4-OLD REPUBLIC Title Company

Friday, MAY 20, 2011 08:00:00

T&I Pd \$14.00

Receipt # 0004149421

REEL K400 IMAGE 0174

0J1/JL/1-2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$0.00 transfer to trust

(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,
Kathryn Podgornoff

hereby GRANT(S) to

Kathryn Podgornoff, Trustee of The Jean Michele Schaal and Kathryn Podgornoff 2008 Revocable Inter-Vivos Trust

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: May 13, 2011


Kathryn Podgornoff

State of CA

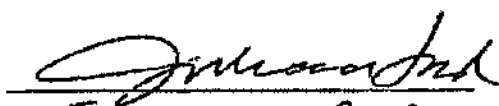
County of San Francisco

On May 16, 2011 before me, JULIANA SIDO, a Notary Public, personally appeared Kathryn Podgornoff, 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/(s) 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.

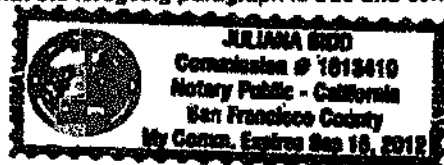
WITNESS my hand and official seal.

Signature



Name

JULIANA SIDO
(typed or printed)



(Area reserved for official notarial seal)

ORDER NO. : 0224021741-JP

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 27, in Block Lettered "O", as said lot and block are delineated and so designated upon that certain map entitled, "Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and recorded in Book "G" of Maps, at Pages 60, et seq., in the office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Lot 007; Block 3059

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6734028

Address 628 CONGO ST

Assessed Values

Land	\$18,615.00
Structure	\$76,552.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1958
Building Area	1,170 sq ft
Parcel Area	2,482 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type	Dwelling
Units	1
Stories	2
Rooms	5
Rooms	3
Bathrooms	1
Basement	220 sq ft
Parcel Shape	-
Parcel Depth	-

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

Close

EXHIBIT 71
628 Congo St.
Block - 6734
Lot - 28
Parcel Square Footage - 2482

Mail tax statements to:

No change. Same as before.

Recording requested by:

When recorded mail to:

Peter J. Tamases, Attorney at Law
26 O'Farrell Street, Suite 1005
San Francisco, CA 94108

San Francisco Co Recorder's Office
Gregory Joseph Diaz, County Recorder
DOC - 96-6024401-00
Check Number 2779
RECD BY
Tuesday, AUG 27, 1996 15:41:32
REC \$6.00;PAG \$2.00;MIC \$1.00
STP \$1.00
Ttl Pd \$10.00 Nbr-0000612188
REEL 6705 IMAGE 0607 ofa/AB/2

2 AB

Trust Transfer Deed

Block 6734 Lot 2 Y

The undersigned Grantor declares under penalty of perjury that the following is true and correct:
Documentary transfer tax is \$ 0, based on the fact that the realty was not sold, and the consideration is less than \$100.00.

FOR valuable consideration, receipt of which is hereby acknowledged, Barbara Kockerols hereby releases, remises and quitclaims to

Barbara E. Kockerols or the Successor in Trust, Trustee of a Revocable Trust of May 9, 1996,
all her interest in the following described real property in the City and County of San Francisco, State of California:

See Exhibit "A", attached and incorporated herein

Dated: May 9, 1996

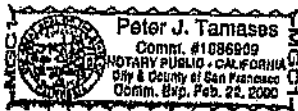
Barbara Kockerols
Barbara Kockerols

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

On May 9, 1996, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Barbara Kockerols, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within Trust Transfer Deed, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument she, or the entity upon behalf of which she acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.

Peter J. Tamases
Notary Public



Mail Tax Statements: As before; no change

G024401

EXHIBIT "A"

The northerly 16 feet of Lot 19 and the southerly 9 feet of Lot 20, measured on the easterly line of Congo Street, in Block lettered N, as said lots and block are laid down and delineated upon that certain map entitled "Additions of Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and recorded in Liber G of Maps, at page 60, et seq., 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 3059006

Address 631 CONGO ST

Assessed Values

Land \$1,185,560.00
Structure © 2020 San Francisco Planning \$598,095.00
Fixtures -
Personal Property -
Last Sale 10/16/2014
Last Sale Price \$1,572,000.00
Year Built 1937
Building Area 1,210 sq ft
Parcel Area 2,313 sq ft
Parcel Frontage -

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

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

Close

EXHIBIT 72
631 Congo St.
Block - 3059
Lot - 6
Parcel Square Footage -2313

20149J9621470003
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2014-J962147-00
Acct 2001-Chicago Title Company Concord
Thursday, OCT 16, 2014 11:38:44
Ttl Pd\$11,821.00 Nbr-0005032391
ofa/RE/1-3

RECORDING REQUESTED BY:
Chicago Title Company
Order No.: FWPN-3651401475

When Recorded Mail Document To:
Justin Williams and Meija Jacobs
631 Congo Street
San Francisco, CA 94131

APN/Parcel ID(s): Lot 6, Block 3059
631 Congo Street, SF

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 The documentary transfer tax is \$11,790.00 and is computed on:
 the full value of the interest or property conveyed.
 the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in the City of San Francisco.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Matthew S. Krumholz and Yoko Hata, Trustees of the Krumholz-Hata Family Trust dated November 20, 2007

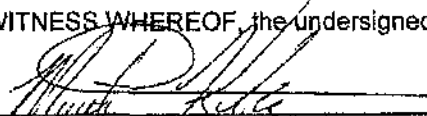
hereby GRANT(S) to Justin Williams and Meija Jacobs, husband and wife as community property with right of survivorship


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

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

Dated: October 14, 2014

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


Matthew S. Krumholz, Trustee of the Krumholz-Hata Family Trust dated November 20, 2007


Yoko Hata, Trustee of the Krumholz-Hata Family Trust dated November 20, 2007

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): Lot 6, Block 3059

State of CALIFORNIA

County of SAN FRANCISCO

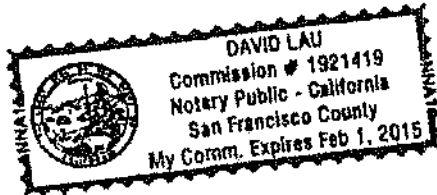
On 10/17/14 before me, DAVID LAU, Notary Public, personally

appeared MATTHEW S KENNEDY AND YOUNG HARRIS
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 CA that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature



(Seal)

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): Lot 6, Block 3059

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

Lot 26, In Block Lettered "O" as said Lot and Block are delineated and so designated upon that certain Map entitled "Additions to Castro Street Addition and Glen Park Terrace", in the City of San Francisco, County of San Francisco, State of California, as shown on Map filed March 25, 1910 in Book "G", Page 60, et seq. of Maps, in the Office of the County Recorder of said County.

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 3059005

Address 639 CONGO ST

Assessed Values

Land	\$18,200.00
Structure	\$54,182.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1964
Building Area	1,591 sq ft
Parcel Area	2,317 sq ft
Parcel Frontage	-

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

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

Close

EXHIBIT 76
639 Congo St.
Block - 3059
Lot - 5
Parcel Square Footage - 2317

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 3059004

Address 645 CONGO ST

Assessed Values

Land \$1,885,430.00
Structure ~~\$1,885,430.00~~ © 2020 San Francisco Planning
Fixtures -
Personal Property -
Last Sale 7/25/2014
Last Sale Price \$2,500,000.00
Year Built 1917
Building Area 2,208 sq ft
Parcel Area 3,542 sq ft
Parcel Frontage -

Construction Type Wood or steel frame
Use Type Dwelling
Units 1
Stories 1
Rooms 8
Rooms 3
Bathrooms 2
Basement 273 sq ft
Parcel Shape Rectangular
Parcel Depth -

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

Close

EXHIBIT 77
645 Congo St.
Block - 3059
Lot - 4
Parcel Square Footage - 3542

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6734029

Address 652 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$58,283.00	Use Type	Dwelling
Structure	\$68,605.00	Units	1
Fixtures	-	Stories	1
Personal Property	-	Rooms	5
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	1
Year Built	1927	Basement	-
Building Area	1,100 sq ft		
Parcel Area	3,240 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 78
652 Congo St.
Block - 6734
Lot - 29
Parcel Square Footage -3240

RECORDING REQUESTED BY
Judith P. Hehir, Esq.

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

Name: Judith P. Hehir
Address: 1255 Post St. Ste. 815
City & State: San Francisco CA
Zip: 94109
Title Order No. Escrow No.



San Francisco Assessor-Recorder
Habel S. Teng, Assessor-Recorder
DOC- 2003-H536015-00

Check Number 1868
Monday, SEP 15, 2003 13:08:06
Ttl Pd \$12.00 Nbr-0002269334
REEL I472 IMAGE 0300
ced/TD/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

652 Congo St.

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX IS \$ no consideration
 unincorporated area City of San Francisco
Parcel No. Lot 22 Block N
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
RONALD M. GALLEGOS

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to
RONALD M. GALLEGOS, GEOFFREY B. GALLEGOS AND JASON A. GALLEGOS,
TRUSTEES OF THE RONALD M. GALLEGOS LIVING TRUST, DATED MARCH 13,
2003 all his interest in
the following described real property in the
county of SAN FRANCISCO, state of California:

SEE ATTACHMENT A FOR PROPERTY DESCRIPTION

Dated March 13, 2003

Ronald M. Gallegos

STATE OF CALIFORNIA
COUNTY OF San Francisco) ss.
On March 13, 2003 before me,
Artrena L. Owens
a Notary Public in and for said County and State, personally appeared
Ronald M. Gallegos

Artrena Louise Owens

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.

Artrena Louise Owens
SIGNATURE



(THIS AREA FOR OFFICIAL NOTARIAL SEAL)

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

Ronald M. Gallegos Trustee 652 Congo Avenue San Francisco CA 94131
NAME STREET ADDRESS CITY & STATE

ATTACHMENT A TO QUITCLAIM DEED OF
RONALD M. GALLEGOS


COMMENCING at the point of intersection of the southerly line of lot 22 in block "N" as said lot and block are shown on map hereinafter referred to and the easterly line of Congo Street, thence running South 89 degrees 45' 56" East along said lot line 73.56 feet to the westerly line of Lot 2 in Block "N" of said hereinafter referred to map; thence north 40 degrees 41' 04" east along said westerly lot line 37.53 feet to the southeasterly corner of lot 1 in said Block; thence north 49 degrees 18' 56" west along the southwesterly line of lot 1 8.42 feet; thence 79 degrees 00' 46" west 42.76 feet thence south 0 degrees 14' 04" west 4 feet; thence north 89 degrees 45' 56" west 49.50 feet to the easterly line of Congo Street; thence southerly along said line of Congo Street 36 feet to the point of commencement.


BEING part of lot 22 in Block "N" according to the map entitled "Map of Additions to Castro St. Addition and Glen Park Terrace", filed in the office of the Recorder of the City and County of San Francisco, State of California, March 25, 1910 and recorded in Map Book "G" at pages 60 to 63 inclusive.

this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 

Historic Sanborn Map 

Parcel 3059003

Address 655 CONGO ST

Assessed Values

Land	\$782,901.00
Structure	\$415,089.00
Fixtures	-
Personal Property	-
Last Sale	10/27/2016
Last Sale Price	\$1,075,000.00
Year Built	1949
Building Area	1,658 sq ft
Parcel Area	3,484 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 2

Rooms 8


Rooms 4

Bathrooms 2

Basement 639 sq ft

Parcel Shape -

Parcel Depth -

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

Close

EXHIBIT 79
655 Congo St.
Block - 3059
Lot - 3
Parcel Square Footage - 3484

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 3059002

Address 663 CONGO ST

Assessed Values

Land \$462,857.00
Structure © 2020 San Jose Planning \$289,527.00
Fixtures -
Personal Property -
Last Sale 2/19/2010
Last Sale Price \$607,000.00
Year Built 1949
Building Area 1,019 sq ft
Parcel Area 2,327.5 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 93.1 ft

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

Close

EXHIBIT 80
663 Congo St.
Block - 3059
Lot - 2
Parcel Square Footage -2328



San Francisco Assessor-Recorder
 Carmen Chu, Assessor-Recorder
DOC-2017-K410494-00

Recording requested by
 Sarah Summerall
 Summerall Law, PC

When Recorded, Mail To
 Tara Pouchard and Christophe Pouchard
 663 Congo Street, San Francisco, California

Check Number 462
 Tuesday, FEB 21, 2017 08:08:31
 Ttl Pd \$21.00 Rpt # 000555243
 okc/KC/1-2

Mail Tax Documents
 Tara Pouchard and Christophe Pouchard
 663 Congo Street, San Francisco, California

APN: 3059-002

TRUST TRANSFER DEED

GRANT DEED (EXCLUDED FROM REAPPRAISAL UNDER PROPOSITION 13, I.E. CALIF. CONST. ART 13A §1 ET SEQ.)

The undersigned grantor(s) declare(s) under penalty of perjury that the following is true and correct:
 Documentary transfer tax is \$0. This is a no sale transfer. There is no transfer tax due under R & T Code § 11930.
 This is a trust Transfer under § 62 of the Revenue and Taxation Code and the Grantor(s) have checked the following applicable exclusion Transfer to a Revocable Trust

Grantor(s): **TARA POUCHARD and CHRISTOPHE POUCHARD**
 Hereby Grant(s) To: **TARA POUCHARD and CHRISTOPHE POUCHARD, Trustees of THE POUCHARD TRUST** dated 8/31/16.
 The real property in **SAN FRANCISCO COUNTY**, commonly known as: **663 Congo Street, San Francisco, California** and more particularly described as: See attached "Exhibit A"

8/31/16
 DATE

Tara Pouchard
 TARA POUCHARD

8/31/16
 DATE

CPouchard
 CHRISTOPHE POUCHARD

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 August 31, 2016, before me, Brett William McCarty,
 NOTARY-PUBLIC, personally appeared **TARA POUCHARD and CHRISTOPHE POUCHARD** 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.

Brett William McCarty
 Signature of Notary



9 ~


Exhibit A


Lot 21, in Block 'O' as per map entitled, "Additions to Castro Street Addition and Glen Park Terrace", in the City of San Francisco, County of San Francisco, State of California, recorded March 25, 1910 in Book 'G' of Maps, Pages 62 in the office of the Recorder of the City and County of San Francisco, State of California.

this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 

Historic Sanborn Map 


Parcel 3059001A

Address 669 CONGO ST

Assessed Values

Land	\$18,200.00
Structure	\$42,435.00 Planning
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1949
Building Area	1,019 sq ft
Parcel Area	2,332 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	93.28 ft

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

Close

EXHIBIT 81
669 Congo St.
Block - 3059
Lot - 1A
Parcel Square Footage - 2332

RECORDING REQUESTED BY:
Thomas M. Johnson, Esq.
AND WHEN RECORDED MAIL TO:
Thomas M. Johnson, Esq.
 2171 Junipero Serra Boulevard, Suite 530
 Daly City, Ca 94014


 San Francisco Assessor-Recorder
 Carmen Chu, Assessor-Recorder
DOC- 2015-K012920-00
 Check Number 4488
 Tuesday, JAN 27, 2015 13:18:45
 Ttl Pd \$18.00 Rept # 0005092639
 okc/KC/1-1

TRUST TRANSFER DEED **APN: 3059-005**

GRANT DEED (Excluded from Reappraisal under Proposition 13, i.e., Calif. Const. Art 13A Section 1 et seq.
 The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
THERE IS NO CONSIDERATION FOR THIS TRANSFER

- Documentary transfer tax is \$0. (Transfer for no consideration to a Revocable Trust)
- Computed on full value of property conveyed, or computed on full value less value of liens and encumbrances remaining at time of sale or transfer.
- There is no Documentary transfer tax due. (Transfer to Revocable Trust --R&T Section 11930)
- Unincorporated area: City of San Francisco, State of California.

This is a Trust Transfer under Section 62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

- Transfer to a Revocable Trust;
- Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;
- Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;
- Change of trustee holding title;
- Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged;
- Other:

Grantor: Frances L. Newburn, Surviving trustee of the Newburn Trust dated September 7, 2001, hereby grants to Frances L. Newburn, Trustee of the Newburn Trust Power of Appointment Trust, the following described real property in the City of San Francisco, County of San Francisco, State of California:

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

[Commonly known as 639 Congo Street, San Francisco, California]

Dated: December 5, 2014


 Frances L. Newburn

NOTARIAL ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss
 COUNTY OF SAN MATEO)

On December 5, 2014, before me, V. Wallace, a Notary Public, personally appeared Frances L. Newburn, who 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.

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



MAIL TAX STATEMENTS TO: Frances L. Newburn, 639 Congo Street, San Francisco, CA 94131

Assessor's Report

water? Check out the plants that we would recommend for this property at SF Plant Finder [↗](#)

Official Maps

- Parcel** 6734031 [Assessor's Block Map ↗](#)
- Address** 680 CONGO ST [Historic Sanborn Map ↗](#)

Assessed Values		Construction Type	Wood or steel frame
Land	\$1,055,841.00	Use Type	Dwelling
Structure	\$452,503.00	Units	1
Fixtures	-	Stories	1
Personal Property	© 2020 San Francisco Planning	Rooms	6
Last Sale	12/5/2014	Rooms	-
Last Sale Price	\$1,400,000.00	Bathrooms	2
Year Built	1964	Basement	-
Building Area	1,431 sq ft		
Parcel Area	2,509 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 82
680 Congo St.
Block - 6734
Lot - 31
Parcel Square Footage - 2509

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0222014755-HD
APN: Lot 31; Block 6734

When Recorded Mail Document and Tax Statements to:

Chance Elliott & Lisa McCahon
680 Congo Street
San Francisco, CA 94131-2808

20149J98377500002

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2014-J983775-00
Acct 5002-Old Republic Title Company
Friday, DEC 05, 2014 11:10:27
Ttl Pd\$10,528.00 Nbr-0005058596
ojl/RE/1-2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

680 Congo Street

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$10,500.00

(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,

Cy L. Furman, Trustee of the Cy L. Furman Irrevocable Trust dated November 29, 2011 and Cy L. Furman, Trustee of the Cy L. Furman Revocable Trust dated November 29, 2011

hereby GRANT(S) to

Chance Elliott and Lisa McCahon, 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: December 02, 2014

the Cy L. Furman Irrevocable Trust dated November 29, 2011

the Cy L. Furman Revocable Trust dated November 29, 2011

By: [Signature]
Cy L. Furman, Trustee

By: [Signature]
Cy L. Furman, Trustee

State of California

County of San Francisco

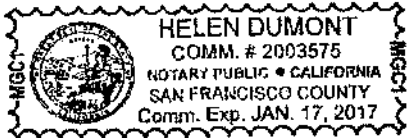
On December 3, 2014 before me, Helen Dumont, a Notary Public, personally appeared Cy L. Furman

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 Helen Dumont
(typed or printed)



COMM #
2003575
EPP
Jan. 17 2017

(Area reserved for official notarial seal)

EXHIBIT A

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

Commencing at a point on the Easterly line of Congo Street, distant thereon 34.40 feet Southerly from the Southerly line of Congo Street, running thence South 0° 14' 04" West along said Easterly line of Congo Street 38.25 feet; thence leaving last mentioned Street line and running South 89° 45' 56" East 49.50 feet, thence North 0° 14' 04" East 4 feet; thence South 79° 00' 56" East 17.30 feet; thence North 0° 14' 04" East 37.48 feet; thence North 89° 45' 56" West 66.501 feet to the Easterly line of Congo Street and the point of commencement.

Being a portion of Lots no. 1 and 22 in Block N according to Map entitled "Additions to Castro Street addition and Glen Park Terrace" filed in the Office of the Recorder of the City and County of San Francisco, State of California, and recorded in Map Book G at Pages 60 and 61.

Lot 031 Block 6734

that we would recommend for
this property at SF Plant Finder

Assessor's Report [↗](#)

Official Maps

Assessor's Block Map [↗](#)
Parcel 6734033
Historic Sanborn Map [↗](#)

Address 710 CONGO ST

Assessed Values

Land	\$695,905.00
Structure	\$463,935.00
Fixtures	© 2020 San Francisco Planning
Personal Property	-
Last Sale	3/18/2004
Last Sale Price	\$910,000.00
Year Built	1967
Building Area	1,783 sq ft
Parcel Area	2,439 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	2
Rooms	7
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	-
Parcel Depth	-

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

Close

EXHIBIT 83
710 Congo St.
Block - 6734
Lot - 33
Parcel Square Footage - 2439

WHEN RECORDED MAIL TO:

Allan B. Pleaner
Ruth E. Pleaner
710 Congo Street
San Francisco, CA 94131-2810



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2015-K048181-00

Check Number 1058
Friday, APR 17, 2015 09:14:29
Ttl Pd \$21.00 Rept # 0005134884
okc/KC/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

R&T Section 11930: Deed to Trust for Benefit of Grantors: Not Pursuant to Sale

MAIL TAX STATEMENTS TO:

DOCUMENTARY TRANSFER TAX \$.....None.....

....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

SAME AS ABOVE

As declared by the undersigned Grantor

Signature of Declarant or Agent determining tax -Firm Name

GRANT DEED

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

ALLAN B. PLEANER and RUTH E. PLEANER, husband and wife, as community property with right of survivorship,

hereby GRANT to ALLAN B. PLEANER and RUTH E. PLEANER, Trustees of the Allan B. Pleaner and Ruth E. Pleaner Revocable Living Trust dated 4-16-2015

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Block 6734 Lot 033

(Commonly known as 710 Congo Street, Sa Francisco, CA 94131-2810)

Dated: APRIL 16TH, 2015

ALLAN B. PLEANER

RUTH E. PLEANER

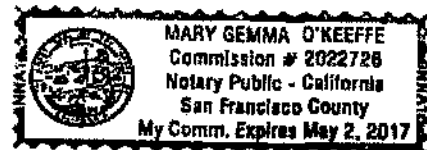
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of San Francisco }

On APRIL 16, 2015, before me, MARY GEMMA O'KEEFFE, a notary public, personally appeared ALLAN B. PLEANER and RUTH E. PLEANER, 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 entities upon behalf of which the persons acted, executed the instrument.

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

WITNESS my hand and official seal



Signature Mary Gemma O'Keeffe

**ATTACHMENT TO GRANT DEED
(THE ALLAN B. PLEANER AND RUTH E. PLEANER REVOCABLE LIVING TRUST)**


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

COMMENCING at the point of intersection of the southwesterly line of Congo Street and the southeasterly line of Lot 1, Block "N", as shown on Map hereinafter referred to; running thence southwesterly and along said southeasterly line of Lot 1, 35.38 feet to the southeasterly corner of said Lot 1; thence north 49° 8' 56" west along the southwesterly line of Lot 1 8.42 feet; thence north 79° 00' 16" west 25.46 feet; thence north 0° 14' 04" east 37.48 feet; thence north 89° 45' 56" west 10.10 feet; thence north 0° 14' 04" east 34.20 feet to the southwesterly line of Congo Street; thence south 49° 18' 56" east along last mentioned street line 84.72 feet to the point of commencement.

BEING a portion of Lots Nos. 1 and 22, in Block "N" according to Map entitled, "Additions to Castro Street and Glen Park Terrace", filed in the Office of the Recorder of the City and County of San Francisco, State of California and recorded in Map Book "G" at Pages 60 and 61.

Block 6734 Lot 033
(Commonly known as 710 Congo Street, Sa Francisco, CA 94131-2810)

Recording Requested by:
Mary Gemma O'Keefe, Esq.


San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC-- 2018-K626531-00
Check Number 2277
Friday, JUN 15, 2018 10:20:45
Ttl Pd \$23.00 Rcpt # 0005819985
par/AB/1-4

When Recorded Mail to:
Allan B. Pleaner
710 Congo Street
San Francisco, CA 94131-2810

Assessor Parcel Number (APN): Block 6734 Lot 033

Street Address: 710 Congo Street

Affidavit - Death of Co-Truster/Co-Trustee of Revocable Living Trust
(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)

When recorded return to:

Allan B. Pleaner
710 Congo Street
San Francisco, CA 94131-2810

AFFIDAVIT-DEATH OF CO-TRUSTOR/CO-TRUSTEE OF REVOCABLE LIVING TRUST

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)


I, ALLAN B. PLEANER, being first duly sworn, depose and say:

That RUTH ELLEN PLEANER, the decedent named in the attached certified copy of Certificate of Death, is the same person as RUTH E. PLEANER, named as one of the parties in that certain Grant Deed dated April 16, 2015, executed between ALLAN B. PLEANER and RUTH E. PLEANER, husband and wife, as community property with right of survivorship, as Grantors, and ALLAN B. PLEANER and RUTH E. PLEANER, Trustees of the Allan B. Pleaner and Ruth E. Pleaner Revocable Living Trust dated April 16, 2015, as Grantees, recorded on April 17, 2015, as Document 2015K048181 of the Official Records of the Recorder of the City and County of San Francisco, State of California, regarding the real property more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

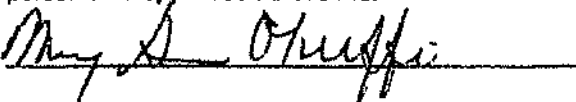
Block 6734 Lot 033
(Commonly known as 710 Congo Street, San Francisco, CA 94131-2810)

I am the surviving spouse of RUTH E. PLEANER, and the surviving Trustee of the Allan E. Pleaner and Ruth E. Pleaner Revocable Living Trust dated April 16, 2015.

Dated: JUNE 13 2018 
ALLAN B. PLEANER

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
Subscribed and sworn to before me on this
13th day of June
2018, by ALLAN B. PLEANER, proved to me on
the basis of satisfactory evidence to be the
person who appeared before me.





**ATTACHMENT TO AFFIDAVIT-DEATH OF CO-TRUSTOR/CO-TRUSTEE
THE ALLAN B. PLEANER AND RUTH E. PLEANER REVOCABLE LIVING TRUST
Legal Description**

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

COMMENCING at the point of intersection of the southwesterly line of Congo Street and the southeasterly line of Lot 1, Block "N", as shown on Map hereinafter referred to; running thence southwesterly and along said southeasterly line of Lot 1, 35.38 feet to the southeasterly corner of said Lot 1; thence north 49° 8' 56" west along the southwesterly line of Lot 1 8.42 feet; thence north 79° 00' 16" west 25, 46 feet; thence north 0° 14' 04" east 37.48 feet; thence north 89° 45' 56" west 10.10 feet; thence north 0° 14' 04" east 34.20 feet to the southwesterly line of Congo Street; thence south 49° 18' 56" east along last mentioned street line 84.72 feet to the point of commencement.

BEING a portion of Lots Nos. 1 and 22, in Block "N" according to Map entitled, "Additions to Castro Street and Glen Park Terrace", filed in the Office of the Recorder of the City and County of San Francisco, State of California and recorded in Map Book "G" at Pages 60 and 61.

Block 6734 Lot 033
(Commonly known as 710 Congo Street, Sa Francisco, CA 94131-2810)

STATE OF CALIFORNIA
CERTIFICATE OF A NATURAL DEATH

CITY AND COUNTY OF
SAN FRANCISCO

3052017163813 1 CERTIFICATE OF DEATH 301738004262

A. NAME OF DECEASED (FIRST, MIDDLE, LAST) RUTH ELLEN PLEANER		LOCAL REGISTRATION NUMBER	
B. SEX F	C. DATE OF BIRTH 12/10/1957	D. AGE AT DEATH 60	E. SOCIAL SECURITY NUMBER [REDACTED]
F. PLACE OF BIRTH OHIO		G. MARRIAGE STATUS <input checked="" type="checkbox"/> MARRIED	H. DATE OF MARRIAGE 08/10/2017
I. OCCUPATION TEXTILE ARTIST		J. RACE WHITE	K. YEARS IN OCCUPATION 51
L. ADDRESS AT TIME OF DEATH 710 CONGO STREET SAN FRANCISCO, CALIFORNIA 94133			
M. DECEASED'S MARITAL STATUS ALLAN BRANDON PLEANER SPOUSE		N. ADDRESS OF DECEASED'S MARITAL STATUS 710 CONGO STREET, SAN FRANCISCO, CA 94133	
O. NAME OF DECEASED'S SPOUSE ALLAN BRANDON PLEANER	P. NAME OF DECEASED'S SPOUSE GEROME SULLIVAN	Q. NAME OF DECEASED'S SPOUSE SUZANNE PLEANER	R. NAME OF DECEASED'S SPOUSE [REDACTED]
S. DATE OF BIRTH 08/14/2017	T. NAME OF DECEASED'S SPOUSE ETERNA DEAR BENEVOLENT	U. NAME OF DECEASED'S SPOUSE [REDACTED]	V. NAME OF DECEASED'S SPOUSE [REDACTED]
W. PLACE OF DEATH BLVD. [REDACTED]			
X. NAME OF DEATH CARE FACILITY SINAI MEMORIAL CHAPEL			
Y. RESIDENCE AT TIME OF DEATH RESIDENCE - NURSING CARE SAN FRANCISCO, CALIFORNIA 710 CONGO STREET, SAN FRANCISCO			
Z. CAUSE OF DEATH PANCREATIC CANCER			
AA. ICD-10 CODE NO			
AB. ICD-10 CODE IMAGE GUIDED BIOPSY OF LIVER MASS 01/11/2018			
AC. DATE OF DEATH 08/23/2017	AD. TIME OF DEATH 09:10:2017	AE. NAME AND TITLE OF PHYSICIAN JESSICA ANN KEANE M.D.	AF. LICENSE NUMBER A88323
AG. NAME AND TITLE OF PHYSICIAN ALAN H MARGOLIN M.D.	AH. LICENSE NUMBER	AI. DATE OF DEATH 09/12/2017	AJ. NAME AND TITLE OF PHYSICIAN [REDACTED]
AK. PLACE OF DEATH (Name, street, city, state, zip, and country)			
AL. AREA OF HIGH QUALITY CARE (Name, street, city, state, zip, and country)			
AM. LOCATION OF DEATH (Street and number, or station, and city and state)			
AN. ICD-10 CODE FOR UNDERLYING CAUSE OF DEATH			
AO. ICD-10 CODE FOR IMMEDIATE CAUSE OF DEATH			
AP. STATE	AQ. COUNTY	AR. CITY	AS. ZIP CODE

STATE OF CALIFORNIA, CITY AND COUNTY OF SAN FRANCISCO

This is to certify that the image reproduced hereupon is a true copy of the record on file in the San Francisco Department of Public Health as of the date issued.

DATE ISSUED: SEP 18 2017

003575812

Com's Oregon

THOMAS J. MARGOLIN, M.D.
COUNTY HEALTH OFFICER





This copy is not valid unless produced on an engraved border displaying the date, seal and signature of the City and County Health Officer.

that we would recommend for
this property at SF Plant Finder


Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6734002
Historic Sanborn Map 

Address 720 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$60,216.00	Use Type	Dwelling
Structure	\$72,506.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	7
Last Sale	5/1/1995	Rooms	3
Last Sale Price	\$351,200.00	Bathrooms	2
Year Built	1964	Basement	-
Building Area	1,540 sq ft		
Parcel Area	3,075 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 84
720 Congo St.
Block - 6734
Lot - 2
Parcel Square Footage - 3075

Recording Requested by:
The Law Offices of Andrea L. Pierotti
17 Keller Street, Petaluma, CA 94952

When Recorded Mail to:
LAW OFFICES OF ANDREA L. PIEROTTI
17 Keller Street
Petaluma, CA 94952



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2019-K829460-00

Check Number 1572
Tuesday, SEP 10, 2019 11:19:33
Ttl Pd \$17.00 Rcpt # 0006070615
okc/KC/1-2

Recorder's Use Only

GRANT DEED

Assessor's Parcel No.: Lot 6734 Block 002
Exempt from fee per GC sec 27388.1 (a) (2);
Document represents a transfer of real property
that is a residential dwelling to an owner-occupier

DOCUMENTARY TRANSFER TAX \$ 0
EXEMPTION (R&T CODE) §11930: Transfers without
consideration to a revocable trust

Jeffrey C. Laffranchini
Signature of Declarant or Agent determining tax

For a valuable consideration, receipt of which is hereby acknowledged,

GRANTOR(S)

JEFFREY C. LAFFRANCHINI

hereby grant(s) to GRANTEE(S)

JEFFREY C. LAFFRANCHINI, Trustee of the JEFFREY C. LAFFRANCHINI 2015 TRUST dated July 15, 2015

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

LOT NO. 2 IN BLOCK "N" ACCORDING TO MAP ENTITLED "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", FILED MARCH 25, 1910 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND RECORDED IN MAP BOOK "G" AT PAGES 60 AND 63, INCLUSIVE.

Property Address: 720 Congo Street, San Francisco, CA 94131

APN: Lot 6734 Block 002

Date: Aug 26, 2019

Jeffrey C. Laffranchini
JEFFREY C. LAFFRANCHINI

Mail Tax Statements to: Jeffrey C. Laffranchini, 720 Congo Street, San Francisco, CA 94131


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.

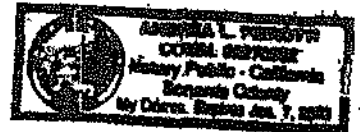
State of California)
)
County of San Francisco)

On 8/26, 2019, before me, Andrea L. Pierotti, notary public, personally appeared JEFFREY C. LAFFRANCHINI, who 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 he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.



Andrea L. Pierotti





San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2019-K814985-00

Check Number 1568
Tuesday, AUG 13, 2019 11:36:48
Ttl Pd \$37.00 Rcpt # 0006053719
ckc/KC/2-4

Recording Requested by,
Return to:
LAW OFFICES OF ANDREA L. PIEROTTI
17 Keller Street
Petaluma, California 94952

Exempt from fee per GC sec 27388.1 (a) (2);
Document represents a transfer of real property
that is a residential dwelling
to an owner-occupier

47 2 1

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)

AFFIDAVIT - DEATH OF TRUSTEE
AND TRUST CERTIFICATION

JEFFREY C. LAFFRANCHINI, of legal age, being first duly sworn, deposes and says:

1. ROBERT ERNEST KATES, the decedent mentioned in the attached certified copy of certificate of death, is the same person as ROBERT E. KATES, named as the trustee of that declaration of trust dated May 2, 1997, executed by ROBERT E. KATES as Settlor, and is also the same person named as the trustee in Trust Transfer Deed dated May 2, 1997, executed by ROBERT E. KATES, to ROBERT E. KATES, Trustee of a Revocable Trust of May 2, 1997, also known as the ROBERT E. KATES 1997 TRUST, recorded as Instrument No. 97-G162686-00 on May 21, 1997, Official Records of San Francisco County, California, for the real property located at 720 Congo Street, in the City and County of San Francisco, State of California, Assessor's Parcel Number Lot/Block 6734 -002, and more particularly described as:

LOT NO. 2 IN BLOCK "N" ACCORDING TO MAP ENTITLED "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", FILED MARCH 25, 1910 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN

Mail Tax Statements to: Jeffrey C. Laffranchini, 720 Congo Street, San Francisco, CA 94131

FRANCISCO, STATE OF CALIFORNIA AND RECORDED IN MAP BOOK "G" AT PAGES 60 AND 63, INCLUSIVE.

Property Address: 720 Congo Street, San Francisco, CA 94131

APN: Lot 6734 Block 002

2. The ROBERT E. KATES 1997 TRUST dated May 2, 1997, as amended, is in full force and effect and has not been revoked, modified, or amended in any manner which would cause the representations in this Certification to be incorrect.

3. The Settlor of the ROBERT E. KATES 1997 TRUST dated May 2, 1997, is ROBERT E. KATES.

4. The trustee named in the trust agreement is JEFFREY C. LAFFRANCHINI. JEFFREY C. LAFFRANCHINI is now acting as trustee under the trust agreement, and is the only trustee qualified to act.

5. The situs of the trust is the State of California.

6. Under the terms of the trust, the trustee's powers include the powers conferred on trustees in ARTICLE 2, commencing with Section 16220, of Chapter 2 of Part 4 of Division 9 of the California Probate Code, as amended from time to time.

Dated: 5/4/2019


JEFFREY C. LAFFRANCHINI, Trustee

JURAT

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)

Subscribed and sworn to (or affirmed) before me on this 24th day of June, 2019, by JEFFREY C. LAFFRANCHINI, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Signature *[Handwritten Signature]*



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 June 4, 2019, before me, Andrea L. Pierotti, notary public, personally appeared JEFFREY C. LAFFRANCHINI, who 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 he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

[Handwritten Signature]
Andrea L. Pierotti



STATE OF CALIFORNIA

CERTIFICATE OF DEATH

CITY AND COUNTY OF SAN FRANCISCO

3052019094771

CERTIFICATE OF DEATH

3201938002107

1. NAME OF DECEASED - FIRST, Middle, Last ROBERT		2. MIDDLE ERNEST		3. LAST NAME KATES	
4. SEX M		5. RACE CAUCASIAN		6. ETHNICITY 58	
7. DATE OF BIRTH 05/27/1925		8. AGE AT DEATH 94		9. HEIGHT 5'10"	
10. WEIGHT 170		11. HAIR GRAY		12. EYES BLUE	
13. BIRTH PLACE CALIFORNIA		14. BIRTH COUNTRY CALIFORNIA		15. BIRTH COUNTY SAN FRANCISCO	
16. BIRTH DATE 05/27/1925		17. BIRTH TIME 0510		18. BIRTH HOURS 0510	
19. MARRIAGE STATUS NEVER MARRIED		20. DATE OF MARRIAGE 03/06/2019		21. DATE OF DIVORCE 0510	
22. OCCUPATION REAL ESTATE INVESTOR		23. INDUSTRY REAL ESTATE		24. YEARS IN OCCUPATION 58	
25. ADDRESS 720 CONGO STREET		26. CITY SAN FRANCISCO		27. STATE CALIFORNIA	
28. ZIP CODE 94131		29. COUNTY SAN FRANCISCO		30. DISTRICT 58	
31. DECEASED'S MARITAL STATUS NEVER MARRIED		32. DATE OF DEATH 05/04/2019		33. PLACE OF DEATH 720 CONGO STREET, SAN FRANCISCO, CA 94131	
34. NAME OF SURVIVING SPOUSE JEFFREY LAFFRANCHINI, DPOA		35. ADDRESS 720 CONGO STREET, SAN FRANCISCO, CA 94131		36. CITY SAN FRANCISCO	
37. STATE CALIFORNIA		38. ZIP CODE 94131		39. COUNTY SAN FRANCISCO	
40. NAME OF DECEASED ERNEST		41. MIDDLE KATES		42. LAST NAME ENGLAND	
43. NAME OF DECEASED VERA		44. MIDDLE PRICE		45. LAST NAME MINNESOTA	
46. PLACE OF BIRTH 05/14/2019		47. PLACE OF BIRTH 720 CONGO STREET, SAN FRANCISCO, CA 94131		48. PLACE OF BIRTH 720 CONGO STREET, SAN FRANCISCO, CA 94131	
49. PLACE OF BIRTH CR/REG		50. PLACE OF BIRTH NOT EMPLOYED		51. PLACE OF BIRTH NOT EMPLOYED	
52. PLACE OF BIRTH CYPRESS LAWN FUNERAL HOME		53. PLACE OF BIRTH ED LITE - TOMAS AMON, MD, DR.P.		54. PLACE OF BIRTH 05/04/2019	
55. PLACE OF BIRTH RESIDENCE ADDRESS		56. PLACE OF BIRTH RESIDENCE ADDRESS		57. PLACE OF BIRTH RESIDENCE ADDRESS	
58. PLACE OF BIRTH SAN FRANCISCO		59. PLACE OF BIRTH 720 CONGO STREET		60. PLACE OF BIRTH SAN FRANCISCO	
61. PLACE OF BIRTH PROSTATE CANCER		62. PLACE OF BIRTH MONS		63. PLACE OF BIRTH MONS	
64. PLACE OF BIRTH NONE		65. PLACE OF BIRTH NONE		66. PLACE OF BIRTH NONE	
67. PLACE OF BIRTH NONE		68. PLACE OF BIRTH NONE		69. PLACE OF BIRTH NONE	
70. PLACE OF BIRTH 04/25/2019		71. PLACE OF BIRTH 05/04/2019		72. PLACE OF BIRTH 05/07/2019	
73. PLACE OF BIRTH 4131 GEARY BOULEVARD, SAN FRANCISCO, CA 94118		74. PLACE OF BIRTH 4131 GEARY BOULEVARD, SAN FRANCISCO, CA 94118		75. PLACE OF BIRTH 4131 GEARY BOULEVARD, SAN FRANCISCO, CA 94118	
76. PLACE OF BIRTH STATE HEALTH OFFICER		77. PLACE OF BIRTH STATE HEALTH OFFICER		78. PLACE OF BIRTH STATE HEALTH OFFICER	
79. PLACE OF BIRTH STATE HEALTH OFFICER		80. PLACE OF BIRTH STATE HEALTH OFFICER		81. PLACE OF BIRTH STATE HEALTH OFFICER	
82. PLACE OF BIRTH STATE HEALTH OFFICER		83. PLACE OF BIRTH STATE HEALTH OFFICER		84. PLACE OF BIRTH STATE HEALTH OFFICER	
85. PLACE OF BIRTH STATE HEALTH OFFICER		86. PLACE OF BIRTH STATE HEALTH OFFICER		87. PLACE OF BIRTH STATE HEALTH OFFICER	
88. PLACE OF BIRTH STATE HEALTH OFFICER		89. PLACE OF BIRTH STATE HEALTH OFFICER		90. PLACE OF BIRTH STATE HEALTH OFFICER	
89. PLACE OF BIRTH STATE HEALTH OFFICER		90. PLACE OF BIRTH STATE HEALTH OFFICER		91. PLACE OF BIRTH STATE HEALTH OFFICER	
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92. PLACE OF BIRTH STATE HEALTH OFFICER		93. PLACE OF BIRTH STATE HEALTH OFFICER		94. PLACE OF BIRTH STATE HEALTH OFFICER	
93. PLACE OF BIRTH STATE HEALTH OFFICER		94. PLACE OF BIRTH STATE HEALTH OFFICER		95. PLACE OF BIRTH STATE HEALTH OFFICER	
94. PLACE OF BIRTH STATE HEALTH OFFICER		95. PLACE OF BIRTH STATE HEALTH OFFICER		96. PLACE OF BIRTH STATE HEALTH OFFICER	
95. PLACE OF BIRTH STATE HEALTH OFFICER		96. PLACE OF BIRTH STATE HEALTH OFFICER		97. PLACE OF BIRTH STATE HEALTH OFFICER	
96. PLACE OF BIRTH STATE HEALTH OFFICER		97. PLACE OF BIRTH STATE HEALTH OFFICER		98. PLACE OF BIRTH STATE HEALTH OFFICER	
97. PLACE OF BIRTH STATE HEALTH OFFICER		98. PLACE OF BIRTH STATE HEALTH OFFICER		99. PLACE OF BIRTH STATE HEALTH OFFICER	
98. PLACE OF BIRTH STATE HEALTH OFFICER		99. PLACE OF BIRTH STATE HEALTH OFFICER		100. PLACE OF BIRTH STATE HEALTH OFFICER	

STATE OF CALIFORNIA, CITY AND COUNTY OF SAN FRANCISCO

This is to certify that the image reproduced hereupon is a true copy of the record on file in the San Francisco Department of Public Health as of the date issued.

DATE ISSUED: MAY 09 2019

This copy is not valid unless prepared on an approved form, bearing the seal and signature of the City and County Health Officer.



Signature: Dennis Aragon



Mail tax statements to:

No change. Same as before.

Recording requested by:

When recorded mail to:

Peter J. Tamases, Attorney at Law
26 O'Farrell Street, Suite 1005
San Francisco, CA 94108

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

DOC - 97-G162686-00

Check Number 3035

Wednesday, MAY 21, 1997 09:36:26

REC \$6.00 | PAG \$2.00 | MIC \$1.00

STP \$1.00 |

TTL Pd \$10.00

REEL G887 IMAGE 0175

Nbr-0000794191

ofa/FT/1-2

Trust Transfer Deed

Block 6134 Lot 2

The undersigned Grantor declares under penalty of perjury that the following is true and correct:
Documentary transfer tax is \$ 0, based on the fact that the realty was not sold, and the consideration is less than \$100.00.

FOR valuable consideration, receipt of which is hereby acknowledged, Robert E. Kates hereby releases, remises and quitclaims to

Robert E. Kates, Trustee of a Revocable Trust of May 2, 1997,

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

See Exhibit "A", attached and incorporated herein

Dated: May 2, 1997


Robert E. Kates

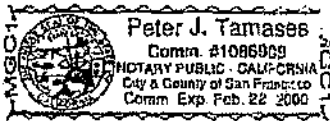
STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

}
} ss.
}

On May 2, 1997, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Robert E. Kates, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within Trust Transfer Deed, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument he, or the entity upon behalf of which he acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.




Notary Public

Mail Tax Statements: As before; no change

G162686

EXHIBIT "A"



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

LOT NO. 2 in Block "N" according to Map entitled "Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 in the office of the Recorder of the City and County of San Francisco, State of California and recorded in Map Book "G" at Pages 60 to 63, inclusive.

that we would recommend for
this property at SF Plant Finder


Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6734003
Historic Sanborn Map 

Address 730 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$18,615.00	Use Type	Dwelling
Structure	\$22,342.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	5
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	1
Year Built	1919	Basement	-
Building Area	830 sq ft		
Parcel Area	2,465 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 85
730 Congo St.
Block - 6734
Lot - 3
Parcel Square Footage - 2465

RECORDING REQUESTED BY
GINO P. GECCHI

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

NAME GINO P. GECCHI
STREET Attorney at Law
ADDRESS 2134 Van Ness Avenue
CITY, STATE & ZIP CODE San Francisco, CA 94109
TITLE PROGRAM _____ EXCISE NO. _____

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

DOC - 99-6530379-00
Check Number 532
Friday, MAR 12, 1999 08:38:27
REC \$5.00 | PAG \$1.00 | MIC \$1.00
STP \$0.00 | ARF \$2.00 |
Ttl Pd \$9.00 Nbr-0001123651
REEL H340 IMAGE 0382 oed/ER/1-1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PARCEL NO. : 40-6764-003

GRANT DEED

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

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), DIANA M. PICCININI,
an unmarried woman, (NAME OF GRANTOR(S))

grant to DIANA M. PICCININI, STEVEN EUGENE PICCININI and ALAIN WILLIAM PICCININI as JOINT TENANTS
all that real property situated in the City of San Francisco (or in an unincorporated area of)
San Francisco County, California described as follows (insert legal description):
(NAME OF COUNTY) (STATE)

LOT NO. 3, in Block "P", according to Map entitled, "Map of Additions to
Castro Street Addition and Glen Park Terrace", filed March 25, 1910,
in the 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.

Assessor's parcel No. 40-6764-003

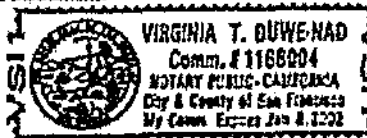
Executed on March 12, 1998 at San Francisco Calif.
Diana M. Piccinini (CITY AND STATE)

STATE OF California
COUNTY OF San Francisco

On Mar. 12, 1998 before me, VIRGINIA T. DUWE-NAD
personally appeared DIANA M. PICCININI personally known to me
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

Virginia T. Duwe-Nad
NOTARY PUBLIC (CALIF.)



RIGHT THUMBPRINT (Optional)

CAPACITY CLAIMED BY SIGNER(S)
(INDIVIDUAL(S))
(CORPORATE OFFICER(S))
(PARTNER(S)) (SOLE) OR (LIMITED) OR (GENERAL)
(ATTORNEY IN FACT)
(TRUSTEE(S))
(GUARDIAN/CONSERVATOR)
(OTHER)

SEARCH IS REPRESENTED
Name of Person(s) or Entity

MAIL TAX STATEMENTS TO 579 Geary Street, San Francisco, CA 94134

Before you can file for (or claim) a refund and make other tax elections are appropriate and necessary to your particular situation, you should consult with a tax professional with respect to the deductibility of interest on this loan for an intended use of funds.

WIRE TRANSFER TO (or BSB) (or Cash) (or)
CASH ON HAND (or) (or) (or)



Mail tax statements to:

No change. Same as before.

Recording requested by:
When recorded mail to:

Peter J. Tamases, Attorney at Law
26 O'Farrell Street, Suite 1005
San Francisco, CA 94108

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

DOC - 98-6481237-00

Check Number 3531

Monday, DEC 14, 1998 13:08:07

REC \$5.00|PAG \$1.00|MIC \$1.00

STP \$0.00|ARF \$2.00|

Ttl Pd \$9.00

Nbr-0001068422

REEL H280 IMAGE 0237

car/AB/1-1

Trust Transfer Deed

Block 6734 Lots 3 & 4

The undersigned Grantor declares under penalty of perjury that the following is true and correct: Documentary transfer tax is \$ 0, realty was not sold, inter vivos gift to trust, grantees are trustees of a revocable trust; CA Revenue and Taxation Code Section 11930 applies.

FOR valuable consideration, receipt of which is hereby acknowledged, Adrienne H. Lacau, hereby releases, remises and quitclaims to

Adrienne H. Lacau, Trustee of a Revocable Trust of December 4, 1998.

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

Lots 3 and 4, in Block "N", as per Map of Additions to Castro St. Addition and Glen Park Terrace", filed 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.

Dated: December 4, 1998


Adrienne H. Lacau

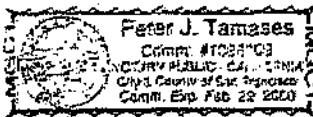
STATE OF CALIFORNIA

}
} ss.
}

COUNTY OF SAN FRANCISCO

On December 4, 1998, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Adrienne H. Lacau, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within Trust Transfer Deed, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument she, or the entity upon behalf of which she acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.






Notary Public

Mail Tax Statements: As before; no change

that we would recommend for
this property at SF Plant Finder


Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6734004
Historic Sanborn Map 

Address 736V CONGO ST

Assessed Values		Construction Type	-
Land	\$21,303.00	Use Type	Vacant Lot Residential
Structure	-	Units	-
Fixtures	© 2020 San Francisco Planning	Stories	-
Personal Property	-	Rooms	-
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	-
Year Built	-	Basement	-
Building Area	-		
Parcel Area	2,770 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 86
736 Congo St.
Block - 6734
Lot - 4
Parcel Square Footage - 2770

this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map

Historic Sanborn Map

Parcel 6706044

Historic Sanborn Map 2

Address 749 CONGO ST

Assessed Values

Land \$1,074,694.00

Structure \$460,580.00

Fixtures © 2020 San Francisco Planning

Personal Property -

Last Sale 6/24/2015

Last Sale Price \$1,425,000.00

Year Built 1925

Building Area 1,534 sq ft

Parcel Area 2,828.75 sq ft

Parcel Frontage -

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 2

Rooms 5

Rooms -

Bathrooms 2

Basement -

Parcel Shape -

Parcel Depth -

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

Close

EXHIBIT 87
749 Congo St.
Block - 6706
Lot - 44
Parcel Square Footage - 2829

Recording Requested By

North American Title Company, Inc.
File No. 56605-1344526-15

20159K08143300003
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2015-K081433-00
Acct 5001-North American Title Company
Wednesday, JUN 24, 2015 10:17:51
Ttl Pd\$10,718.50 Nbr-0005173700
ojl/RE/1-3

AND WHEN RECORDED MAIL TO:

Name: Mary Ellen Muckerman and Michael Youngblood
Street Address 749 Congo Street
City & State San Francisco, CA 94131

SPACE ABOVE THIS LINE FOR RECORDER'S USE

- ✓ Property Address: **749 Congo Street, San Francisco, CA 94131**
- ✓ Lot Number: **044** Block Number: **6706**

File No.: 56605-1344526-15

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$10,687.50; CITY TRANSFER TAX \$NONE;

- 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, **Daniel J. Kenney and Mark E. Murphy, Trustees of the Daniel J. Kenney and Mark E. Murphy Living Trust, established November 1, 2009**

hereby GRANTS to **Mary Ellen Muckerman and Michael Youngblood, wife and husband as community property with right of survivorship**

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

PARCEL I:

THAT PORTION OF LOTS NO. 3 AND 4, IN BLOCK "O", ACCORDING TO MAP ENTITLED, "ADDITION TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", FILED MARCH 25, 1910, IN LIBER "G" OF MAPS, AT PAGES 60, 61 AND 62, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

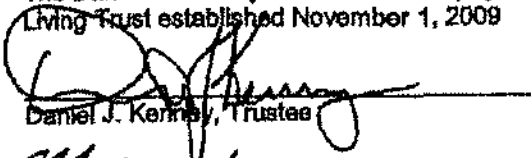
BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 4; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE THEREOF, 67.94 FEET TO A POINT IN SAID NORTHWESTERLY LINE, DISTANT SOUTHWESTERLY 50 FEET FROM THE NORTHERLY CORNER OF SAID LOT 4; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 50 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF LOT 3 AFORESAID; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE 45.21 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 3 AND 4, 54.92 FEET TO THE POINT OF BEGINNING.

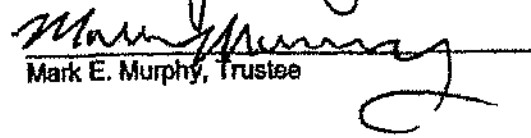
PARCEL II:

TOGETHER WITH AN EASEMENT FOR SEWER AND DRAINAGE PURPOSES (ALONG THE NORTHERLY LINE OF THE NORTHEASTERLY 50 FEET OF LOT 4), AS RESERVED IN DEED FROM FRED C. GRIMSTEAD AND MABEL GRIMSTEAD, HIS WIFE TO ARNOLD ERNEST AMES, DATED MAY 18, 1946 AND RECORDED MAY 21, 1946, IN BOOK 4420, OFFICIAL RECORDS, AT PAGE 275.

Dated: **06/19/2015**

The Daniel J. Kenney and Mark E. Murphy
Living Trust established November 1, 2009


Daniel J. Kenney, Trustee


Mark E. Murphy, 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.

SWISS CONFEDERATION
CANTON AND CITY OF ZÜRICH
CONSULAR AGENCY OF THE
UNITED STATES OF AMERICA } SS

Ellen A. Frick-Delman
Consular Agent of the
United States of America

STATE OF _____)SS
COUNTY OF 15. Juni 2015)

On _____, before me, _____, Notary
Public, personally appeared MARY EUGENE MURPHY AND DANIEL JAMES KENNEY

_____ 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

Ellen A. Frick-Delman
Consular Agent of the
United States of America

My commission does not expire



This area for official use only



that we would recommend for
this property at SF Plant Finder


Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6734005
Historic Sanborn Map 

Address 750 CONGO ST


Assessed Values		Construction Type	Wood or steel frame
Land	\$237,774.00	Use Type	Dwelling
Structure	\$546,901.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	2
Personal Property	-	Rooms	9
Last Sale	6/2/1992	Rooms	-
Last Sale Price	\$495,000.00	Bathrooms	3
Year Built	1971	Basement	-
Building Area	3,740 sq ft		
Parcel Area	2,809 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 88
750 Congo St.
Block - 6734
Lot - 5
Parcel Square Footage - 2809

RECORDING REQUESTED BY
Attorneys
APN: Block 6734, Lot 5
WHEN RECORDED MAIL TO
Hilary L. Lamar, Esq.
Tobin & Tobin
500 Sansome St., 8th Fl.
San Francisco, CA 94111-3214


San Francisco Assessor-Recorder
Mabel S. Teng, Assessor-Recorder
DOC- 2003-H397865-00
Check Number 1832
Tuesday, APR 01, 2003 11:12:46
Ttl Pd \$12.00 Nbr-000216034
REEL I356 IMAGE 0650
od/TD/1-2

Space above this line for F

Grant Deed

The undersigned grantor(s) declares(s):
Documentary transfer tax is \$ -0-
() computed on the full value of the property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: (XX) City of: San Francisco
(XX) Realty not sold.

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

STEVEN L. ELPRIN and CLAIRE J. BUNTON, husband and wife as joint tenants

HEREBY GRANT(S) TO

STEVEN L. ELPRIN and CLAIRE J. BUNTON, Husband and wife as Community Property with right of survivorship

All interest in that property in the City and County of San Francisco, State of California, described as:
See Exhibit A attached hereto and made a part hereof

Commonly known as 750 Congo Street, San Francisco, California

MAIL TAX STATEMENTS TO: MAKE NO CHANGE TO MAILING ADDRESS

Date 2/19/03

State of California)
County of San Francisco)

On February 19, 2003, before me, the undersigned, personally appeared STEVEN L. ELPRIN & CLAIRE J. BUNTON, ~~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.

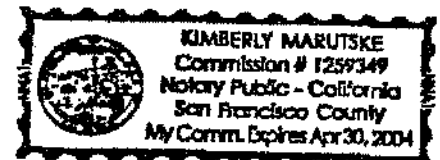

STEVEN L. ELPRIN


CLAIRE J. BUNTON

Bbb\huntoodced

Witness my hand and official seal


KIMBERLY MARUTSKE



H397865

EXHIBIT "A"

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

Lot 5 in Block Lettered "N" as said lot and block is delineated and so designated upon that certain Map entitled "Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and recorded in Liber "G" of Maps, pages 60 to 63, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

A.P.N.: Lot 5, Block 6734.

31

RECORDING REQUESTED BY FIDELITY NATIONAL TITLE MAIL TAX STATEMENT TO STEVEN L. ELPRIN CLAIRE J. BUNTON 750 Congo San Francisco, CA	SAN FRANCISCO, CA RECORDER'S OFFICE Bruce Jamison, Recorder DOC- F130356 FIDELITY NATIONAL TITLE Tuesday, June 02, 1992 08:00:00am Rec 4.00 -- Ps 2.00 Stp 1.00 -- Nic 1.00 Tax 2475.00 -- Amt 2483.00 TOTAL → \$2493.00 REEL F639 IMAGE 0350 <small>DO NOT WRITE THIS LINE FOR RECORDER'S USE</small>
ORDER NO. 1000133 ESCROW NO. 1000133-CG	GRANT DEED (INDIVIDUAL)

The undersigned grantor(s) declare(s):
 Documentary transfer tax is \$ San Francisco; \$2,475.00
 (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
 Tax Parcel No. LOT 5, BLK. 6734

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged
 LOWELL CLAYTON McADAM, SUCCESSOR TRUSTEE OF THE LON JAMES McADAM III, REVOCABLE
 LIVING TRUST UNDER AGREEMENT DATED MARCH 6, 1990.

heroby GRANT(S) to STEVEN L. ELPRIN AND CLAIRE J. BUNTON, HUSBAND AND WIFE
 as joint tenants

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

(AS PER LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF)

Dated May 19, 1992

STATE OF CALIFORNIA
 COUNTY OF SAN FRANCISCO

On MAY 28, 1992, before me,
 the undersigned, a Notary Public in and for the said State, residing therein,
 duly commissioned and sworn, personally appeared
LOWELL CLAYTON McADAM
SUCCESSOR TRUSTEE

Lowell Clayton McAdam
 LOWELL CLAYTON McADAM, Successor Trustee
 of The Lon James McAdam III, Revocable
 Living Trust Agreement dated
 March 6, 1990

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

- (X) INDIVIDUAL whose name is subscribed to this instrument, and
 acknowledged that he (she or they) executed it
- () CORPORATION who executed the within instrument as
 president and _____ secretary, on behalf of the
 corporation therein named and acknowledged to me
 that such corporation executed the within instrument
 pursuant to its articles and by-laws and a resolution of
 its Board of Directors
- () PARTNERSHIP that _____ executed the within
 instrument on behalf of the partnership, and
 acknowledged to me that the partnership executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
 official seal, in and for said County and State, the day and year first above
 written.

C. Madrid-Garbaldi
 Notary Public in and for said State
 My commission expires 8-19-94



(SEAL)

FILE NO. 1000133

F130356

EXHIBIT "A"

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

Lot 5 in Block Lettered "N" as said lot and block is delineated and so designated upon that certain Map entitled "Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and recorded in Liber "G" of Maps, pages 60 to 63, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

A.P.N.: Lot 5, Block 6734.

this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map

Historic Sanborn Map

Parcel 6706041

Historic Sanborn Map 2

Address 775 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$404,208.00	Use Type	Dwelling
Structure	\$323,362.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	3
Personal Property	-	Rooms	8
Last Sale	7/24/1990	Rooms	3
Last Sale Price	\$450,000.00	Bathrooms	3
Year Built	1987	Basement	-
Building Area	2,642 sq ft		
Parcel Area	2,866 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 89
775 Congo St.
Block - 6706
Lot - 41
Parcel Square Footage - 2866

RECORDING REQUESTED BY:

Daniel L. Sheehan, Esq.
3705 Haven Avenue, Suite 108
Menlo Park, CA 94025



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2020-K890658-00

Check Number 3068
Thursday, JAN 16, 2020 07:18:01
Ttl Pd \$17.00 Rcpt # 0006142703
oss/ES/1-2

AND WHEN RECORDED MAIL TO:

Barry C. Roth and Lois A. Valeskie
775 Congo Street
San Francisco, CA 94131

TRUST TRANSFER DEED

GRANT DEED (Excluded from Reappraisal Under Proposition 13 i.e., Calif. Const. Art 13 A§1 et Seq. and Calif. Revenue & Taxation Code Section 62)

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

There is no consideration for this transfer. Documentary transfer tax is \$0. This is a Trust Transfer under §11930 of the Revenue and Taxation Code, which qualifies for an exclusion because the transfer is to a revocable trust. *Not pursuant to a sale and for the benefit of the Grantor*

Govt. Code §27388.1(a)(2) Exemption: Residential dwelling is owner-occupied

GRANTOR(S): Barry C. Roth and Lois A. Valeskie, husband and wife, as joint tenants, hereby grant to Barry C. Roth and Lois A. Valeskie, Trustees of the Valeskie Roth Revocable Living Trust, dated January 10, 2020, and any amendments thereto, as to community property, the following described property in the City and County of San Francisco, State of California:

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

APN: Lot 041, Block 6706

Also commonly known as: 775 Congo Street, San Francisco

DATED: January 10, 2020

Barry C. Roth, Grantor

Lois A. Valeskie, Grantor

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

State of California)
County of San Mateo)

On January 10, 2020, before me, Carell A. Sheehan, a Notary Public, personally appeared Barry C. Roth and Lois A. Valeskie 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:



MAIL TAX STATEMENTS TO:

Barry C. Roth and Lois A. Valeskie
775 Congo Street
San Francisco, CA 94131

Exhibit "A"

Legal Description

APN: Lot 041, Block 6706
City and County of San Francisco

Beginning at a point on the Southwesterly line of Bosworth Street, distant thereon 67.66 Feet Northwesterly from the Northeasterly line of Congo Street; running thence Northwesterly and along said line of Bosworth Street 38 feet to the Northwesterly line of Lot 1, Block "C", according to Map hereinafter referred to; thence at a right angle southwesterly 83.804 feet to the Northeasterly line of Congo Street; thence deflecting $114^{\circ} 27'$ to the left and running Southwesterly along said Northeasterly line of Congo Street 41.743 feet; thence deflecting $65^{\circ} 33'$ to the left and running Northeasterly 66.528 feet to the point of beginning.

Being a portion of Lot 1 in Block No. "Q" 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 Page 60 to 63 inclusive in the Office of the Recorder of the City and County of San Francisco, State of California.

Order No.
Escrow No. W314193
Loan No.

WHEN RECORDED MAIL TO:

BARRY ROTH AND LOIS A. VALESKIE
775 Congo St.
San Francisco, CA 94131-2809



San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder
DOC- 2001-G955972-00

Post 3-FIRST AMERICAN Title Company
Thursday, MAY 31, 2001 06:00:00
Tx1 Pd \$12.00 Nbr-0001010700

REEL H899 IMAGE 0229
011/JL/1-2

2 49

DOCUMENTARY TRANSFER TAX \$12.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

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

LOT 41, BLOCK 8706

GRANT DEED

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

LOIS A. VALESKIE AND BARRY ROTH, WIFE AND HUSBAND

heraby GRANT(S) to

BARRY C. ROTH and LOIS A. VALESKIE, 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 May 22, 2001

STATE OF CALIFORNIA }
COUNTY OF SAN FRANCISCO }ss.

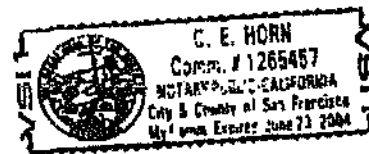
On MAY 22, 2001 before me,
C. E. HORN

personally appeared LOIS A. VALESKIE AND BARRY C. ROTH

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/herr/their authorized capacity(ies), and that by his/herr/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 [Handwritten Signature]

[Handwritten Signature]
[Handwritten Signature]



MAIL TAX STATEMENTS TO:

SAME AS ABOVE

(File area for official return mail)

FIRST AMERICAN

First American Title Insurance Company

G956972

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:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF BOSWORTH STREET, DISTANT THEREON 67.66 FEET NORTHWESTERLY FROM THE NORTHEASTERLY LINE OF CONGO STREET; RUNNING THENCE NORTHWESTERLY AND ALONG SAID LINE OF BOSWORTH STREET 38 FEET TO THE NORTHWESTERLY LINE OF LOT 1, BLOCK "C", ACCORDING TO MAP HEREINAFTER REFERRED TO; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 83.804 FEET TO THE NORTHEASTERLY LINE OF CONGO STREET; THENCE DEFLECTING 114° 27' TO THE LEFT AND RUNNING SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF CONGO STREET 41.743 FEET; THENCE DEFLECTING 65° 33' TO THE LEFT AND RUNNING NORTHEASTERLY 66.528 FEET TO THE POINT OF BEGINNING.


BEING A PORTION OF LOT 1, IN BLOCK NO. "Q" 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.


LOT 041 B1.K 6706


this property at SF Plant Finder

Assessor's Report

Official Maps


Assessor's Block Map 

Historic Sanborn Map 

Parcel 6706042
Historic Sanborn Map 2 

Address 801 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$1,019,592.00	Use Type	Dwelling
Structure	\$436,968.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	2
Personal Property	-	Rooms	6
Last Sale	7/8/2016	Rooms	2
Last Sale Price	\$1,400,000.00	Bathrooms	2
Year Built	1910	Basement	-
Building Area	1,250 sq ft		
Parcel Area	2,509 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 90
801 Congo St.
Block - 6706
Lot - 42
Parcel Square Footage - 2509

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 0224039817
APN: Lot 042; Block 6706 ✓
Situs: 801 Congo Street ✓

20169K28403900003
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2016-K284039-00
Acct 5002-Old Republic Title Company
Friday, JUL 08, 2016 09:08:31
Ttl Pd\$10,531.00 Nbr-0005407587
odm/RE/1-3

When Recorded Mail Document and Tax Statements to:

Kathleen M. Garvey & Christopher Garvey
801 Congo Street
San Francisco, CA 94131

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$10,500.00

(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,
Bruno Quercini and Merrilee A. Parsons, husband and wife as community property with right of survivorship

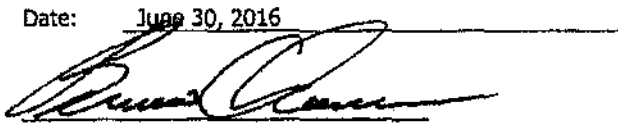
hereby GRANT(S) to

Kathleen M. Garvey and Christopher Garvey, wife and husband as community property

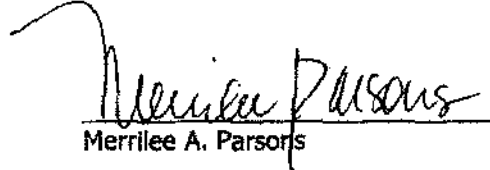
that property in City of San Francisco, San Francisco County, State of California, described as:

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

Date: June 30, 2016



Bruno Quercini



Merrilee A. Parsons

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 30th day of June, 2016 before me, Kristin Elizabeth Therre a Notary Public, personally appeared Bruno Quercini and Merrilee A. Parsons, 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: Kristin Elizabeth Therre
(Typed or Printed)

(Seal)



ORDER NO. : 0224039817-KT

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:

Beginning at the point of intersection of the Southwesterly line of Bosworth Street and the Northeasterly line of Congo Street, running thence Northwesterly along said line of Bosworth Street 67.66 feet to the point distant thereon 38 feet Southeasterly from the Northwesterly line of Lot 1, in Block No. "O", according to Map hereinafter referred to; thence at a right angle Southwesterly 66.528 feet to the Northeasterly line of Congo Street, running thence Southeasterly along said line of Congo Street 92.133 feet to the point of beginning.



Being a portion of Lot 1, in Block No. "O" 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.

Assessor's Lot 042; Block 6706

that we would recommend for
this property at SF Plant Finder


Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735027
Historic Sanborn Map 

Address 810 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$815,395.00	Use Type	Dwelling
Structure	\$349,453.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	5
Last Sale	10/24/2013	Rooms	-
Last Sale Price	\$1,060,000.00	Bathrooms	1
Year Built	1954	Basement	-
Building Area	1,386 sq ft		
Parcel Area	2,735 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

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

Close

EXHIBIT 91
810 Congo St.
Block - 6735
Lot - 27
Parcel Square Footage - 2735

RECORDING REQUESTED BY
JEWEL & STONEMAN LLP
220 Montgomery Street, Suite 678
San Francisco CA 94104

AND WHEN RECORDED MAIL TO
Eric M Kammerud & Margaret P Kammerud
810 Congo Street
San Francisco, CA 94131



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2015-K059557-00

Check Number 8127
Tuesday, MAY 12, 2015 11 32 13
Ttl Pd \$21.00 Rcpt # 0005148186
0J1/JL/1-2



TRUST TRANSFER DEED

GRANT DEED (Excluded from Reappraisal Under Proposition 13 i.c., Calif Const Art 13 A§1 et Seq and Calif Revenue & Taxation Code Section 11930-Grantee is a trust for the benefit of the Grantors) THIS CONVEYANCE TRANSFERS AN INTEREST INTO OR OUT OF A LIVING TRUST, R & T 11930)

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

There is no consideration for this transfer Documentary transfer tax is \$0 This is a Transfer under §62 of the Revenue and Taxation Code, which qualifies for an exclusion because the transfer is to a revocable trust *Not pursuant to a sale and for the benefit of the Grantor* THIS CONVEYANCE TRANSFERS AN INTEREST INTO OR OUT OF A LIVING TRUST, R & T 11930)

GRANTOR(S) MARGARET P KAMMERUD and ERIC M KAMMERUD, wife and husband as community property with right of survivorship, hereby grant(s) to ERIC M KAMMERUD and MARGARET P KAMMERUD, Trustees, or their successors in trust under the KAMMERUD FAMILY TRUST dated March 26, 2015, and any amendments thereto, as community property, the following described property in the City of San Francisco, County of San Francisco, State of California, described as follows

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

APN 6735-027

Commonly known as 810 Congo Street, San Francisco, CA 94131

DATED March 26, 2015

ERIC M KAMMERUD, GRANTOR

MARGARET P KAMMERUD, GRANTOR

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 March 26, 2015, before me, Susan K Jewel, a Notary Public, personally appeared ERIC M KAMMERUD and MARGARET P KAMMERUD, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(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 TO

Eric M Kammerud & Margaret P Kammerud
810 Congo Street
San Francisco CA 94131

Exhibit A

THOSE PORTIONS OF LOTS 1, 2 AND 3 IN BLOCK "J", AS SAID LOTS AND BLOCK ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED, "MAP OF ADDITION TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", FILED MARCH 25, 1910, AND RECORDED IN BOOK "G" OF MAPS, AT PAGES 60 TO 63 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS A WHOLE AS FOLLOWS



BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF CONGO STREET, DISTANT THEREON NORTH 73° 35' 56" WEST 56 195 FEET FROM THE EASTERLY LINE OF SAID LOT 3 ABOVE REFERRED TO, RUNNING THENCE SOUTH 73° 35' 56" EAST ALONG SAID LINE OF CONGO STREET 56 198 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 3 ABOVE REFERRED TO, THENCE SOUTH 23° 28' 04" WEST ALONG THE EASTERLY LINE OF SAID LOT 3, 50 383 FEET TO A POINT ON SAID LINE DISTANT NORTH 23° 28' 04" EAST 61 153 FEET FROM THE NORTHEASTERLY LINE OF MARTHA AVENUE THENCE NORTH 73° 35' 56" WEST 50 FEET TO A POINT DISTANT 28 857 FEET ON A LINE DRAWN SOUTH 89° 08' 06" EAST FROM THE NORTHEASTERLY LINE OF MARTHA AVENUE, AT A POINT THEREON DISTANT NORTH 36° 35' 56" WEST 88 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 3, THENCE NORTHEASTERLY FROM SAID POINT 50 FEET IN A DIRECT LINE TO THE POINT OF BEGINNING

APN 6735-027

that we would recommend for
this property at SF Plant Finder


Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735049
Historic Sanborn Map 

Address 818 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$72,468.00	Use Type	Dwelling
Structure	\$150,138.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	2
Personal Property	-	Rooms	8
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	3
Year Built	1977	Basement	-
Building Area	2,400 sq ft		
Parcel Area	3,371 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

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

Close

EXHIBIT 92
818 Congo St.
Block - 6735
Lot - 49
Parcel Square Footage - 3371

20199K82184100004
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2019-K821841-00.
Acct 2001-Chicago Title Company Concord
Friday, AUG 30, 2019 11:47:57
Ttl Pd\$14,890.50 Nbr-0006062249
par/RE/1-4

Recording Requested by:

CHICAGO TITLE COMPANY

Escrow #FWPN-3651900904-GB

When Recorded Mail to:

Max Louis Rettig
Morgan Arielle Galland Rettig
818 Congo Street
San Francisco, CA 94131

Assessor Parcel Number (APN): Block 6735 Lot 049

Street Address: 818 Congo Street
San Francisco, CA 94131

GRANT 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:
Chicago Title Company

**When Recorded Mail Document
and Tax Statement To:**
Max Louis Rettig and Morgan Arielle Galland
Rettig
818 Congo Street
San Francisco, CA 94131

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FWPN-3651900904

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer subject to the imposition of documentary transfer tax.

Property Address: 818 Congo Street,
San Francisco, CA 94131
APN/Parcel ID(s): Lot 049 Block 6735

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 - The documentary transfer tax is \$14,857.50 and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in the City of San Francisco.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Fannie Sullivan, Trustee of the Fannie Sullivan Living Trust UTD February 21, 1997 and any amendments thereto

hereby GRANT(S) to Max Louis Rettig and Morgan Arielle Galland Rettig, as Trustees of the Rettig Family Trust, dated April 24, 2019

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

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

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): Lot 049 Block 6735

Dated: August 21, 2019

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

Fannie Sullivan, Trustee of the Fannie Sullivan Living Trust UTD February 21, 1997 and any amendments thereto

BY: Fannie Sullivan
Fannie Sullivan
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 Sutro

On August 23, 2019 before me, Gerrie L. Brindley, Notary Public,
(here insert name and title of the officer)

personally appeared Fannie Sullivan
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

(Seal)

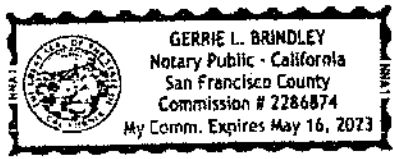


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): Lot 049 Block 6735 and



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

LOT 49, AS SHOWN ON SAP ENTITLED, "PARCEL MAP OF A PORTION OF ASSESSOR'S BLOCK NUMBER 6735, SAN FRANCISCO, CALIFORNIA, BEING ALSO A PORTION OF BLOCK "J" AS SO DESIGNATED UPON THAT CERTAIN SAP ENTITLED "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", FILED MARCH 25, 1910 AND RECORDED IN LIBER "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", RECORDED NOVEMBER 7, 1975 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA IN PARCEL MAP BOOK NO. 2 AT PAGES 25 AND 26.

that we would recommend for
this property at SF Plant Finder


Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735063
Historic Sanborn Map 

Address 822 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$157,505.00	Use Type	Dwelling
Structure	\$226,636.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	2
Personal Property	-	Rooms	5
Last Sale	-	Rooms	3
Last Sale Price	-	Bathrooms	3
Year Built	1986	Basement	-
Building Area	2,029 sq ft		
Parcel Area	1,810 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



San Francisco Assessor-Recorder
Carzen Chu, Assessor-Recorder
DOC- 2015-K042436-00

Check Number 4283
Monday, APR 06, 2015 10:23:19
Ttl Pd \$30.00 Rcpt # 0005128065
oJ1/FT/1-5

Recording Requested by:

BURKHARDT & LARSON

When Recorded Return to:

Tim Mar & Melissa J. Choy
822 Congo Street
San Francisco, CA 94131-2811



h

THIS SPACE FOR RECORDER'S USE ONLY



APN: 6735-063

h

QUITCLAIM DEED

This conveyance transfers the grantor's interest into his/her revocable living trust,
R & T 11930.

Mail Tax Statements To:

Tim Mar & Melissa J. Choy
822 Congo Street
San Francisco, CA 94131-2811

Recording Requested by:
BURKHARDT & LARSON

When Recorded Return to:
Tim Mar & Melissa J. Choy
822 Congo Street
San Francisco, CA 94131-2811

THIS SPACE FOR RECORDER'S USE ONLY

APN: 6735-063

The undersigned declares that the documentary transfer tax is \$0.00 and is () computed on the full value of the interest or property conveyed, or is () computed on the full value of liens or encumbrances remaining thereon at the time of sale.

Tim Mar
Signature of Declarant or Agent Determining Tax Firm Name

QUITCLAIM DEED

We, Tim Mar and Melissa J. Choy, husband and wife, as joint tenants quitclaim to Timmy Bo Mar and Melissa June Choy, trustees, Mar and Choy 2015 Family Trust dated March 2, 2015, for the benefit of Timmy Bo Mar and Melissa June Choy as their community property all our right, title, and interest in the real property situated in the City San Francisco, County of San Francisco, State of California, described as follows:

See exhibit "A" for legal description incorporated by reference herein.

Commonly known as: 822 Congo Street, San Francisco, CA

The above grantors are husband and wife, and it is their intention to sever their joint tenancy interest and convert the property into community property as the property is being transferred to the above referenced living trust. This deed is given to accomplish that intention and the mutual desire and agreement of the parties that the above property be vested in the husband and wife not only as trustees of their living trust but also as the community property of Timmy Bo Mar and Melissa June Choy. Furthermore, this deed is intended to change the characterization and ownership of the above property pursuant to the requirements for transmutation set forth in Family Code section 852(a).

DATED: Mar 2, 2015

Tim Mar
Tim Mar

DATED: March 12, 2015

Melissa J. Choy
Melissa J. Choy

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

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

COUNTY OF San Diego)

On 3/2, 2015 before me, S Trentacosta a
notary public, personally appeared TIM MAR

_____, 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 

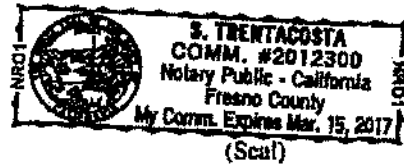


Exhibit "A"

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

COMMENCING at the point of the intersection of the Southwesterly line of Congo Street and the Northwesterly line of Lot 6, as shown on the Map hereinafter referred to; running thence Southwesterly along the Northwesterly line of said Lot 6, a distance of 71 feet to a point distant thereon 71.01 feet Northeasterly from the Northeasterly line of Martha Avenue; thence Southeasterly 25 feet, more or less, to a point on the Southeasterly line of said Lot 6, distant thereon 72 feet Northwesterly from the said Northeasterly line of Martha Avenue; thence Northwesterly along the Southeasterly line of said Lot 6, a distance of 73.83 feet to the said Southwesterly line of Congo Street, thence Northwesterly along last names line 25.19 feet to a point of commencement.



BEING a portion of Lot 6, Block "J", Additions to Castro Street Addition & Glen Park Terrace, as per map filed March 25, 1910, in Book "G" of Maps, Pages 60 to 63, inclusive, in the office of the City and County of San Francisco, State of California.

APN: 6735-063

that we would recommend for
this property at SF Plant Finder


Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735047
Historic Sanborn Map 

Address 826 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$16,748.00	Use Type	Dwelling
Structure	\$47,610.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	5
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	1
Year Built	1962	Basement	-
Building Area	936 sq ft		
Parcel Area	1,890 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

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

Close

EXHIBIT 94
826 Congo St.
Block - 6735
Lot - 47
Parcel Square Footage - 1890

2

RECORDING REQUESTED BY:
STEVAN J. HENRIQUELLE, ESQ.
AND WHEN RECORDED MAIL TO:
CESAR MORALES
ELBA MORALES
826 CONGO STREET
SAN FRANCISCO, CA. 94131

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

DOC - 99-6562906-00
Check Number 3724
Tuesday, APR 27, 1999 14:58:56
REC \$6.00;PAG \$2.00;MIC \$1.00
STP \$1.00;ARF \$2.00;
Ttl Pd \$12.00 Nbr-0001160959
REEL H372 IMAGE 1848 oed/JL/1-2

64 47 BK 6735

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 0.00. (Transfer for no consideration to community property between spouses.)

Computed on full value of property conveyed, or
 Computed on full value less value of liens and encumbrances remaining at time of sale or transfer,
 Unincorporated area of XX City of San Francisco, California.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CESAR MORALES and ELBA MORALES

hereby GRANT(S) their interest to **CESAR MORALES and ELBA MORALES Husband
and Wife as Community Property**

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Dated: 12/21/98

Cesar Morales
CESAR MORALES

Dated: 12/21/98

Elba Morales
ELBA MORALES

MAIL TAX STATEMENTS TO: CESAR MORALES, ELBA MORALES
826 CONGO ST., SAN FRANCISCO, CA. 94131

NOTARIAL ACKNOWLEDGMENT

G562906

STATE OF CALIFORNIA

COUNTY OF *San Francisco*

On 12/21/98, before me TERIZA ANICETE, a Notary Public in and for said State, personally appeared CESAR MORALES, ELISA MORALES (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 as 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 *TERIZA ANICETE*





COMMENCING at the point of intersection of the southwesterly line of Congo Street and the northwesterly line of Lot 7, as shown on the map hereinafter referred to; and running thence northwesterly along the northwesterly line of said Lot 7, a distance of 73.83 feet to a point distant thereon 72 feet northeasterly from the northwesterly line of Martha Avenue; thence southwesterly 25 feet, more or less, to a point on the northwesterly line of said Lot 7, distant thereon 72 feet northeasterly from the said northwesterly line of Martha Avenue; thence northeasterly along the southwesterly line of said Lot 7, a distance of 77.64 feet to the said southwesterly line of Congo Street; and thence northwesterly along last named line 25.19 feet to the point of commencement.

BEING a portion of Lot 7, Block "J" Addition to Castro Street Addition & Glen Park Terrace, as per map filed March 25, 1910 in Book "G" of maps pages 60 to 63, 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 6735048
Historic Sanborn Map 

Address 830 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$36,632.00	Use Type	Dwelling
Structure	\$48,436.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	5
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	1
Year Built	1962	Basement	-
Building Area	993 sq ft		
Parcel Area	2,151 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

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

Close

EXHIBIT 95
830 Congo St.
Block - 6735
Lot - 48
Parcel Square Footage - 2151

that we would recommend for
this property at SF Plant Finder

Assessor's Report [↗](#)

Official Maps

Assessor's Block Map [↗](#)
Parcel 6735028
Historic Sanborn Map [↗](#)

Address 834 CONGO ST

Assessed Values

Land	\$343,068.00
Structure	\$228,708.00
Fixtures	© 2020 San Francisco Planning
Personal Property	-
Last Sale	7/2/1999
Last Sale Price	\$415,000.00
Year Built	1962
Building Area	1,175 sq ft
Parcel Area	2,186 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	-
Parcel Depth	-

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

Close

EXHIBIT 96
834 Congo St.
Block - 6735
Lot - 28
Parcel Square Footage -2186

Order No.
Escrow No. N295560
Loan No.

WHEN RECORDED MAIL TO:

Lisa H. Kluber and Mark C. Davis
834 Congo Street
San Francisco, CA 94131

San Francisco Assessor-Recorder
Doris H. Ward, Assessor-Recorder
DOC- 99-6615744-00

Acct 3-FIRST AMERICAN Title Company
Friday, JUL 02, 1999 15:11:24
REC \$8.00 PAC \$2.00 NIC \$1.00
STP \$1.00 YK242,522.00
Tel Pd \$2,532.00 Nbr-6001220593
REEL M419 IMAGE 0754 ep1/00/1-2

DOCUMENTARY TRANSFER TAX ~~1282.05~~ 2822.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

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

Lot 28 Block 6735

GRANT DEED

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

Clifford T. Watts and Alice Louise Watts, husband and wife

heraby GRANT(S) to

Mark C. Davis and Lisa H. Kluber, husband and wife, as community property

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

Lot 8, Block J, Additions to Castro Street Addition & Glen Park Terraces, 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 June 29, 1999

STATE OF CALIFORNIA }
COUNTY OF SAN FRANCISCO } ss.

Clifford T. Watts
Clifford T. Watts
Alice Louise Watts
Alice Louise Watts

On JUNE 29, 1999 before me,
FRANK TORRES LOPEZ
personally appeared Clifford T. Watts and Alice Louise Watts

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 *[Signature]*



MAIL TAX STATEMENTS TO:

SAME AS ABOVE



(This area for official notarial seal)

107001100

Order No. N-295560-CB

615744

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

Lot 9, Block J, Additions to Castro Street Addition & Glen Park Terraces, 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.

EXHIBIT "A"