



RECORDING REQUESTED BY
Stewart Title Guaranty Company
AND WHEN RECORDED MAIL DOCUMENT TO:

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

Block 7098, Lot 012
5630-5638 Mission St., San Francisco, CA 94102

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

Doc #	2022049385	Fees	\$0.00
5/16/2022	9:48:53 AM	Taxes	\$0.00
GS	Electronic	Other	\$0.00
Pages	8	Title	001
Customer	9034	SB2 Fees	\$0.00
		Paid	\$0.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT DEED

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☐ Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax
- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); executed or recorded by the federal government in accordance with The Uniform Federal Lien Registration Act (Title 7(commencing with Section 2100) of Part 4 of the Code of Civil Procedure).
- ☒ Exempt from the fee per GC 27388.1 (a) (1); executed or recorded by the state or any county, municipality, or other political subdivision of the state.

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

GRANT DEED

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

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

5630-5638 Mission Street, San Francisco, CA 94112

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

GRANT DEED

(Assessor's Parcel No. Block 7098, Lot 012)

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

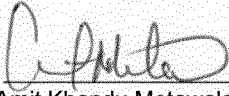
TOGETHER WITH any and all rights, privileges and easements incidental or appurtenant to the Property, including, without limitation, any and all minerals, oil, gas and other hydrocarbon substances on and under the Property, as well as any and all development rights, air rights, water, water rights, riparian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


[SIGNATURES ON FOLLOWING PAGES]

Executed as of MAY 16,, 2022.

JAMNA INVESTMENTS, LLC,
a California limited liability company

By:


Amit Khandu Motawala


Sunilbhai Khandubhai Patel

Its:

Manager

Manager

ACKNOWLEDGMENT

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

State of California
County of San Francisco)

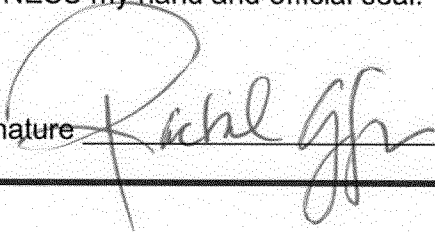
On May 10, 2022 before me, Rachel Gosiengfiao, Notary Public
(insert name and title of the officer)

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

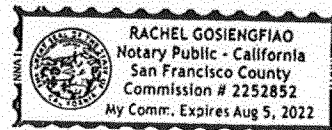
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



ACKNOWLEDGMENT

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

State of California
County of San Francisco)

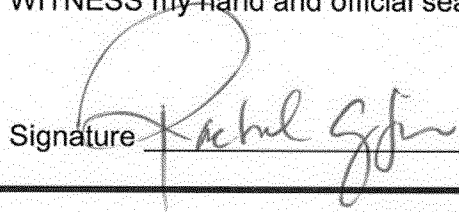
On May 10, 2022 before me, Rachel Gosiengfiao, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature



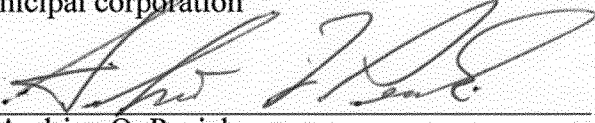
(Seal)



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the foregoing Grant Deed to the City and County of San Francisco, a municipal corporation ("Grantee"), is hereby accepted pursuant to Board of Supervisors' Resolution No. 18110 Series of 1939, approved August 7, 1957, and Board of Supervisors' Resolution No. 474-21, approved October 15, 2021, and Grantee consents to recordation thereof by its duly authorized officer.

Dated: May 10, 2022 CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: 
Andrico Q. Penick
Director of Property

ACKNOWLEDGMENT

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

State of California
County of San Francisco)

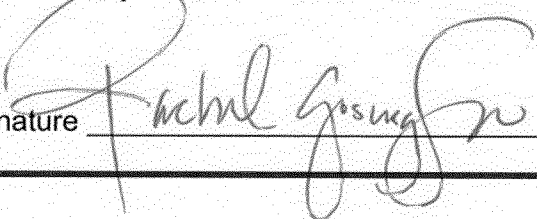
On May 10, 2022 before me, Rachel Gosiengfiao, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature



(Seal)

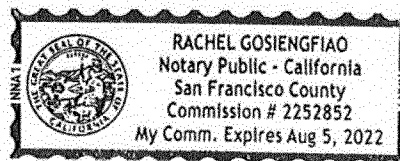


EXHIBIT A

REAL PROPERTY DESCRIPTION

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

PARCEL ONE:

Lot 4, in Block 23, as said lot and block are delineated upon that certain Map entitled 'West End Map No. 2', recorded May 01, 1863, in Map Book 2 "A" and "B" of Maps, at page 47 in the office of the Recorder of the City and County of San Francisco, State of California.

PARCEL TWO:

Lot 5, in Block 23, "West End Map No. 2", according to Map filed May 01, 1863 and recorded in Map Book 2 "A" and "B" of Maps, at page 47, in the office of the Recorder of the City and County of San Francisco, State of California.

PARCEL THREE:

Commencing at the point of intersection of the Northwestern line of Mission Street with the Northeasterly line of Lot 6, in Block 23, as said lot and block are shown on the map hereinafter referred to; running thence Northwesternly along said Northeasterly line of Lot 6, 96 feet and 8-3/4 inches to a point distant thereon 31 feet and 3-1/4 inches Southeasterly from the Southeasterly line of Ellington Avenue; thence at a right angle Southwesterly 25 feet and 11 inches, more or less, to the Northeasterly line of the land described in Deed of Trust executed by Edward D. Swift to George N. Mitchell, et al, recorded in Book 125 of Deeds, at page 26, in the office of the Recorder of the City and County of San Francisco, State of California, on December 02, 1907; thence at a right angle Southeasterly 96.00 feet, more or less, to the Northwesternly line of Mission Street; and thence Northeasterly along said line of Mission Street 26 feet and 6 inches, more or less, to the point of commencement.

Being a portion of Lot 6, in Block 23, as said lot and block are delineated and so designated upon that certain map entitled, 'West End Map No.2', recorded May 01, 1863, in Map Book 2 "A" and "B" of Maps, at page 47, in the office of the Recorder of the City and County of San Francisco, State of California.

APN: Block 7098 Lot 012