

we would recommend for this  
property at SF Plant Finder

## Assessor's Report

### Official Maps

Assessor's Block Map

Historic Sanborn Map

Parcel 6763042

Address 550 CONGO ST

### Assessed Values

Land \$383,780.00  
Structure © 2020 San Francisco Planning \$293,556.00  
Fixtures -  
Personal Property -  
Last Sale 11/27/2001  
Last Sale Price \$483,000.00  
Year Built 1923  
Building Area 1,010 sq ft  
Parcel Area 2,500 sq ft  
Parcel Frontage -

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 5

Rooms -

Bathrooms 1

Basement -

Parcel Shape Rectangular

Parcel Depth -

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

Close

EXHIBIT 54  
550 Congo St.  
Block - 6763  
Lot - 42  
Parcel Square Footage - 2500

14  
Recording Requested By:  
Jennifer M. Lucero  
550 Congo Street  
San Francisco, California 94131

After Recording Mail To:  
Jennifer M. Lucero  
550 Congo Street  
San Francisco, California 94131

APN: 6763 042



San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC- 2013-J698240-00

Check Number 8849  
Friday, JUN 28, 2013 12:06:33  
Ttl Pd \$24.00 Rcpt # 0004727388  
REEL K928 IMAGE 0769  
okc/KC/1-3

## QUITCLAIM DEED

TITLE OF DOCUMENT

57886725-2085597

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00 EXEMPT (6): This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R&T, 11911.

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Jennifer M. Lucero, a married woman, who acquired title without marital status**, GRANTOR, hereby remises, releases and forever quitclaims to **Jennifer M. Lucero, a married woman as her sole and separate property**, GRANTEE, that certain real property situated in the County of **San Francisco**, State of **California**, described as follows:

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

57886725  
MORE commonly known as: **550 Congo Street**  
**San Francisco, California 94131**

Prior Recorded Doc. Ref.: **Deed: Recorded: May 8, 2010; Doc. No. 2010-1963614-00**

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

### MAIL TAX STATEMENTS

**Jennifer M. Lucero, 550 Congo Street, San Francisco, California 94131,**

WITNESS my/our hand(s), this 18 day of June, 2013.

Jennifer M. Lucero

Jennifer M. Lucero

STATE OF CALIFORNIA )

COUNTY OF SAN FRANCISCO )

88

On June 18, 2013, before me, MARITA KUBERSKY, Notary Public,  
(Insert Name of Notary Public and Title)  
personally appeared Jennifer M. Lucero, who proved to me on the basis of satisfactory evidence to be the  
person~~s~~ whose name~~s~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that  
~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~ies~~, and that by ~~his~~/her/~~their~~  
signature~~s~~ on the instrument the person~~s~~, or the entity upon behalf of which the person~~s~~ acted,  
executed the instrument.

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

WITNESS my hand and official seal.

NOTARY STAMP/SEAL

Marita Kubersky  
Notary Public

MARITA KUBERSKY

Printed Name of Notary Public

My Commission Expires: 10/26/2014



ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent  
fraudulent attachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO  
THE DOCUMENT DESCRIBED AT RIGHT.  
Sign

Title of Document Type: Quit Claim Deed  
Number of Pages: 2 Date of Document: 6/18/2013  
er(s) Other Than Named Above: None

## EXHIBIT - Legal Description

Order Number: 57886725

Property Tax ID: 6763 042

Land in the city/township/village of San Francisco and the County of San Francisco, State of CA, more particularly described as:

LOT 042 BLOCK 6763

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF SAN FRANCISCO, SAN FRANCISCO COUNTY, STATE OF CALIFORNIA, BEING KNOWN AND DESIGNATED AS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF CONGO STREET DISTANT THEREON 185.77 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF STILLINGS STREET; RUNNING THENCE SOUTHERLY AND ALONG SAID LINE OF CONGO STREET 25 FEET; THENCE AT A RIGHT ANGLE EASTERLY 100 FEET, THENCE AT A RIGHT ANGLE NORTHERLY 25 FEET; THENCE AT A RIGHT ANGLE WESTERLY 100 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT NO 20 IN BLOCK "M" ACCORDING TO MAP ENTITLED "MAP OF ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE" FILED IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA MARCH 23, 1910 AND RECORDED IN MAP BOOK "G" AT PAGES 60 AND 63, INCLUSIVE.

Commonly described as: 350 Congo Street, San Francisco CA 94137

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

## Assessor's Report

### Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763039

Address 556 CONGO ST

### Assessed Values

Land	\$45,457.00
Structure	\$112,005.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1912
Building Area	1,425 sq ft
Parcel Area	2,578 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 55  
556 Congo St.  
Block - 6763  
Lot - 39  
Parcel Square Footage - 2578

RECORDING REQUESTED BY  
DELAGNES, LINDER & DUEY, LLP

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

Name MARIO N DAHDAH  
Street DELAGNES, LINDER & DUEY, LLP  
Address 300 MONTGOMERY STREET #1050  
City & State SAN FRANCISCO, CA 94104  
Zip

Title Order No \_\_\_\_\_ Escrow No \_\_\_\_\_

T 355 Legal (2-84)



San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
**DOC- 2016-K199894-00**

Check Number 1173

Wednesday, FEB 10, 2016 13:00:00

Ttl Pd \$27.00

Rcpt # 0005311088

dm2/DH/1-4

## Grant Deed

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE UNDERSIGNED GRANTOR(S) DECLARE(S) Transfer to Revocable Living Trust FBO Grantor - Not Pursuant to a Sale

DOCUMENTARY TRANSFER TAX IS \$ 0.00 R&T 11930

☐ unincorporated area ☒ City of San Francisco

Parcel No 6763-039

☐ computed on full value of interest or property conveyed, or

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JAMES VOGT, an unmarried man

hereby GRANT(S) to JAMES J. VOGT, Trustee of the JAMES J. VOGT LIVING TRUST DATED JANUARY 18, 2016

the following described real property in the city of San Francisco

county of San Francisco, state of California

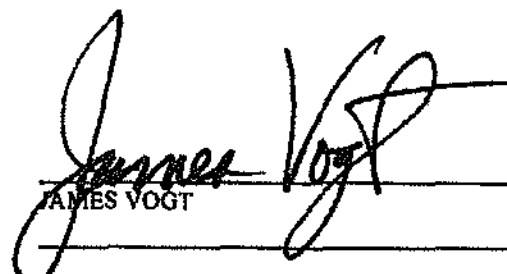
See EXHIBIT "A" attached hereto and incorporated herein by this reference

Site Address, 556 Congo Street, San Francisco, CA 94131-2806

APN: 6763-039

Dated January 18, 2016

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

  
JAMES VOGT

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_ } S.S.

On \_\_\_\_\_ before me,

personally appeared \_\_\_\_\_

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 \_\_\_\_\_

(The area for notarial seal)

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

JAMES J. VOGT

556 CONGO STREET

SAN FRANCISCO, CA 94131-2806

Name

Street Address

City & State

## CERTIFICATE OF 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.

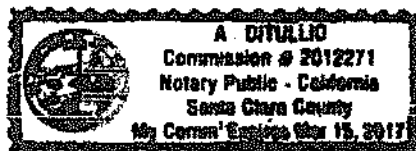
State of California )

County of San Francisco )

On January 18, 2016, before me, A. DiTullio, a Notary Public, personally appeared James Vogt, 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

A handwritten signature in dark ink, appearing to read "A. DiTullio", written over a horizontal line.

Notary Public

Seal



**EXHIBIT "A"**

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

**BEGINNING** at a point on the easterly line of Congo Street, distant thereon 155.77 feet southerly from the southerly line of Stillings Street; running thence southerly and along said line of Congo Street 30 feet; thence at a right angle easterly 86 feet; thence at a right angle northerly 30 feet; thence at a right angle westerly 86 feet to the point of beginning.

**BEING** portions of Lots 21 and 22 in Block "M" according to Map entitled, "Map of Additions to Castro Street Addition and Glen Park Terrace," filed in the office of the Recorder of the City and County of San Francisco, State of California, March 25, 1910 and recorded in Map Book "G" at Pages 60 to 63, inclusive.

Site Address: 556 Congo Street, San Francisco, CA 94131-2806  
APN: LOT 039, BLK 6763

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

## Assessor's Report

### Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6764007

Address 557 CONGO ST

### Assessed Values

Land	\$68,290.00
Structure	\$124,003.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1923
Building Area	822 sq ft
Parcel Area	2,278 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 4

Rooms -

Bathrooms 1

Basement -

Parcel Shape -

Parcel Depth -

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

Close

EXHIBIT 56  
557 Congo St.  
Block - 6764  
Lot - 7  
Parcel Square Footage - 2278

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

## Assessor's Report

### Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6764006

Address 561 CONGO ST

### Assessed Values

Land	\$76,455.00
Structure	\$162,832.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1990
Building Area	1,165 sq ft
Parcel Area	2,281.5 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 5

Rooms -

Bathrooms 2

Basement -

Parcel Shape Rectangular

Parcel Depth 91.26 ft

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

Close

EXHIBIT 57  
561 Congo St.  
Block - 6764  
Lot - 6  
Parcel Square Footage - 2282

**When Recorded Return To:**  
**Current Trustor:**  
**CHARLES D ARON**  
**581 CONGO ST**  
**SAN FRANCISCO, CA 94131-2846**

Check Number 0059/2770  
Tuesday, JUN 21, 2005 14:10:45  
Tel Pd \$19.00 Nbr-0002767872  
REEL I915 IMAGE 0578  
ata/TD/2-2

**C. JEFFERSON**, Assistant Vice-President

STATE OF Florida  
COUNTY OF Duval

On May 16th, 2005, before me, the undersigned, a Notary Public in and for Duval in the State of Florida, personally appeared C JEFFERSON, Assistant Vice-President, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal.

WITNESS my hand and official seal.

**Notary Expires:**



**Yolandra D. Johnson**  
Commission # DD401803  
Expires March 1, 2009

(This area for notarial seal)

Prepared By: Paula E. Harley, WASHINGTON MUTUAL BANK, PA, PO BOX 481778, JACKSONVILLE, FL 32232-8179  
1-888-622-8657

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

## Assessor's Report

### Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763043

Address 566 CONGO ST

### Assessed Values

Land \$682,211.00  
Structure \$517,230.00  
Fixtures -  
Personal Property -  
Last Sale 4/12/2013  
Last Sale Price \$1,030,000.00  
Year Built 1969  
Building Area 945 sq ft  
Parcel Area 7,023 sq ft  
Parcel Frontage -

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 5

Rooms 2

Bathrooms 2

Basement -

Parcel Shape -

Parcel Depth -

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

Close

EXHIBIT 58  
566 Congo St.  
Block - 6763  
Lot - 43  
Parcel Square Footage - 7023

RECORDING REQUESTED BY:

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

AND WHEN RECORDED MAIL TO:

Divya Chander  
1874 Church Street  
San Francisco, CA 94131

San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC- 2013-J800491-00  
Check Number 7107  
Wednesday, DEC 04, 2013 13:18:27  
Ttl Pd \$21.00 Rept # 0004845373  
REEL L036 IMAGE 0562  
of 1/FT/1-2

**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 11930-Grantee is a trust for the benefit of the Grantor.)

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.*

GRANTOR(S): DIVYA CHANDER, a single woman, hereby grant(s) to DIVYA CHANDER, Trustee or her successors in trust under THE BLUE PEARL TRUST dated October 9, 2013, and any amendments thereto, 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: 6763-043

Commonly known as: 566 Congo Street, San Francisco, CA 94131

DATED: October 9, 2013

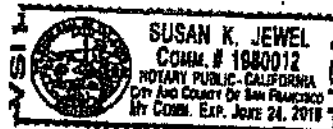
  
DIVYA CHANDER, GRANTOR

State of California )  
County of San Francisco )

On October 9, 2013, before me, Susan K. Jewel, a Notary Public, personally appeared DIVYA CHANDER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

Witness my hand and official seal.



  
NOTARY PUBLIC

MAIL TAX STATEMENTS TO:

Divya Chander  
1874 Church Street  
San Francisco, CA 94131

## **EXHIBIT A**

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

Commencing at a point of intersection of the Easterly line of Congo Street, with the Southerly line of Stillings Avenue; thence running Southerly along said Easterly line of Congo Street 130.77 feet; thence at a right angle Easterly 75.00 feet; thence at a right angle Northerly 20.00 feet; thence at a right angle Easterly 61.00 feet; thence at a right angle Southerly 100.00 feet; thence at a right angle Westerly 36.00 feet; thence at right angle Northerly 25.00 feet; thence at a right angle Westerly 14.00 feet; thence at a right angle Northerly 30.00 feet; thence at a right angle Westerly 86.00 feet to a point on the Easterly line of Congo Street; thence Northerly along the Easterly line of Congo Street 25.00 feet to the point of beginning.

Being a portion of Lots 20, 21, 22, and 23 in Block "M" according to Map entitled "Map of Additions to Castro Street Addition and Glen Park Terrace" filed in the Office of the Recorder of the City and County of San Francisco, State of California, March 25, 1910, and recorded in Map Book "G", at Pages 60 to 63 inclusive, pursuant to Certificate of Compliance recorded December 23, 1997, as Instrument No. 97-G276103.

APN: 6763-043

Commonly Known As: 566 Congo Street, San Francisco, CA 94131



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

## Assessor's Report

### Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6764005

Address 569 CONGO ST

### Assessed Values

Land \$671,880.00  
Structure ~~\$147,920.00~~  
Fixtures -  
Personal Property -  
Last Sale 10/19/2017  
Last Sale Price \$1,100,000.00  
Year Built 1924  
Building Area 810 sq ft  
Parcel Area 2,282.75 sq ft  
Parcel Frontage -

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 5

Rooms 2

Bathrooms 1

Basement -

Parcel Shape Rectangular

Parcel Depth 91.31 ft

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

Close

EXHIBIT 59  
569 Congo St.  
Block - 6764  
Lot - 5  
Parcel Square Footage - 2283

Recording Requested by:

GREGORY HUET  
569 CONGO STREET  
SAN FRANCISCO, CA 94131

When Recorded Mail to:

GREGORY HUET  
569 CONGO STREET  
SAN FRANCISCO, CA 94131



San Francisco Assessor-Recorder

Carmen Chu, Assessor-Recorder

DOC- 2018-K685230-00

Friday, OCT 19, 2018 10:08:33

Ttl Pd \$533.00

Rcpt # 0005896933

OYY/YY/1-4

Assessor Parcel Number (APN): Block 6764 Lot 005

Street Address: 569 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,  
AND WHEN RECORDED MAIL TO:

Name Gregory Huey  
Street 569 Congo Street  
Address San Francisco, CA 94131  
City &  
State

MAIL TAX STATEMENTS TO:

Name Gregory Huey  
Street 569 Congo Street  
Address San Francisco, CA 94131  
City &  
State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Grant Deed

Property Address: 569 Congo Street  
San Francisco, CA 94131

APN: LOT 005, BLOCK 6764

The undersigned Grantor declares:

Documentary transfer tax is \$ <sup>500.00</sup> ~~0.00~~ (Transfer to remove co-owner from title without any exchange of consideration.)

SEAN ROBERTSON, a single man,

hereby GRANTS to: MARYANN HUEY, a married woman, as her sole and separate property, as to an undivided one percent (1%) tenancy-in-common interest, and to GREGORY HUEY, a single man, as to an undivided nine percent (9%) tenancy-in-common interest [SO THAT THE RESULT OF THIS GRANT DEED SHALL BE THAT MARYANN HUEY SHALL OWN A 50% INTEREST AND GREGORY HUEY SHALL OWN A 50% INTEREST, AS TENANTS-IN-COMMON]

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

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

Dated: 10-16-18

  
SEAN ROBERTSON

NOTARIAL ACKNOWLEDGMENT TO FOLLOW

Mail Tax Statements to: SAME AS ABOVE

GRANT DEED

APN: LOT 005, BLOCK 6764

**EXHIBIT "A"**

For APN/Parcel ID(S): Lot 005, Block 6764

---

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

LOT NO. 5 IN BLOCK LETTERED "P" AS SAID LOT AND BLOCK ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED "ADDITION TO CASTRO ST. ADDITION AND GLEN PARK TERRACE" FILED MARCH 25, 1910 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.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

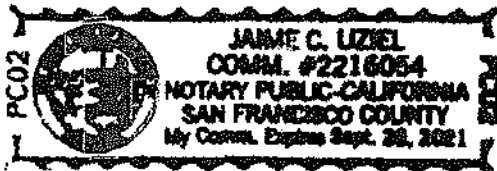
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 County of San Francisco )  
 On 10/16/2018 before me, Jaime C. Uziel, Notary Public  
 Date Here Insert Name and Title of the Officer  
 personally appeared Sean Robertson  
 Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Jaime C. Uziel  
 Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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

**Description of Attached Document**

Title or Type of Document: Grant Deed Document Date: 10-16-18  
 Number of Pages: 2 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_

RECORDING REQUESTED BY:  
Chicago Title Company

When Recorded Mail Document  
and Tax Statement To:  
Maryann Huey, Gregory Huey and Sean  
Robertson  
569 Congo Street  
San Francisco, CA 94131

20179K52763100003  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC 2017-K527631-00  
Acct 2001-Chicago Title Company Concord  
Thursday, OCT 19, 2017 12:24:44  
Ttl Pd \$8,281.00 Nbr-0005698976  
oes/RE/1-3

Escrow Order No.: FWPN-3541701137

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Address: 569 Congo Street,  
San Francisco, CA 94131  
APN/Parcel ID(s): Lot 005, Block 6764

### GRANT DEED

The undersigned grantor(s) declare(s)

- ☐ This transfer is exempt from the documentary transfer tax.  
☒ The documentary transfer tax is \$8,250.00 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, Andrew J. Weill, Successor Trustee of the Deborah A. Jacobs Revocable Trust

hereby GRANT(S) to Maryann Huey, a married woman as her sole and separate property, as to an undivided 49% interest and Gregory Huey, a single man, as to an undivided 41% interest and Sean Robertson, a single man, as to an undivided 10% interest, all as Tenants in Common

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 2, 2017

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

The Deborah A. Jacobs Revocable Trust

BY: 

Andrew J. Weill Successor Trustee

### MAIL TAX STATEMENTS AS DIRECTED ABOVE

**GRANT DEED**  
(continued)

APN/Parcel ID(s): Lot 005, Block 6764

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 CONTRA COSTA

On OCTOBER 16, 2017 before me, JAMES R. CENTOFANTI, Notary Public,  
(here insert name and title of the officer)

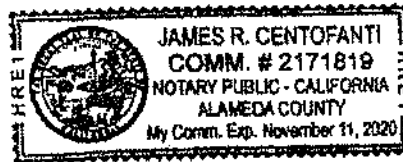
personally appeared ANDREW J. WEILL  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their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

James R. Centofanti  
Signature

(Seal)



## **EXHIBIT A**

**Order No.: FWPN-3541701137**

**For APN/Parcel ID(s): Lot 005, Block 6764**

---

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

LOT NO. 5 IN BLOCK LETTERED "P" AS SAID LOT AND BLOCK ARE DELINEATED AND SO  
DESIGNATED UPON THAT CERTAIN MAP ENTITLED "ADDITION TO CASTRO ST. ADDITION AND  
GLEN PARK TERRACE" FILED MARCH 25, 1910 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.



RECORDING REQUESTED BY:  
Chicago Title Company

When Recorded Mail Document  
and Tax Statement To:  
Maryann Huey  
1630 41st Avenue  
San Francisco, CA 94122

20179K52763200003  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC 2017-K527632-00  
Acct 2001-Chicago Title Company Concord  
Thursday, OCT 19, 2017 12:24:44  
Ttl Pd \$24.00 Nbr-0005698977  
oes/RE/1-3

Escrow Order No.: FWPN-3541701137

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Address: 569 Congo Street,  
San Francisco, CA 94131  
APN/Parcel ID(s): Lot 005, Block 6764

### INTERSPOUSAL TRANSFER DEED

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

The undersigned grantor(s) declare(s)

- ☒ This transfer is exempt from the documentary transfer tax.  
☒ The documentary transfer tax is \$0 and is computed on:  
☐ the full value of the interest or property conveyed.  
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in ☒ the City of San Francisco.

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

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

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Bing Huey, spouse of Grantee**

**hereby GRANT(S) to Maryann Huey, a married woman as her sole and separate property**

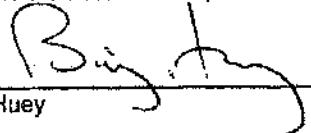
**the real property in the City of San Francisco, County of San Francisco, State of California:**

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

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

Dated: October 4, 2017

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

  
Bing Huey

### MAIL TAX STATEMENTS AS DIRECTED ABOVE

**INTERSPOUSAL TRANSFER DEED**

(continued)

APN/Parcel ID(s): Lot 005, Block 6764

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 10/5/2017 before me, Hong K. Diep, Notary Public,  
(here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature

(Seal)



**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

## **EXHIBIT A**

**Order No.:** FWPN-3541701137

**For APN/Parcel ID(s):** Lot 005, Block 6764

---

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

LOT NO. 5 IN BLOCK LETTERED "P" AS SAID LOT AND BLOCK ARE DELINEATED AND SO  
DESIGNATED UPON THAT CERTAIN MAP ENTITLED "ADDITION TO CASTRO ST. ADDITION AND  
GLEN PARK TERRACE" FILED MARCH 25, 1910 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.

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

## Assessor's Report

### Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763041

Address 574 CONGO ST

### Assessed Values

Land \$1,076,937.00  
Structure © 2020 San Francisco Planning \$461,542.00  
Fixtures -  
Personal Property -  
Last Sale 11/27/2013  
Last Sale Price \$1,400,000.00  
Year Built 1911  
Building Area 1,871 sq ft  
Parcel Area 3,524 sq ft  
Parcel Frontage -

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 2

Rooms 6

Rooms -

Bathrooms 2

Basement -

Parcel Shape -

Parcel Depth -

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

Close

EXHIBIT 60  
574 Congo St.  
Block - 6763  
Lot - 41  
Parcel Square Footage -3524

Recording Requested By

North American Title Company, Inc.  
File No. 55913-1352815-15

AND WHEN RECORDED MAIL TO:

Name: Theodore D. Harris and Faye L. Harris  
Street Address 574 Congo Street  
City & State San Francisco, CA 94131

20159K05674300002

San Francisco Assessor-Recorder

Carmen Chu, Assessor-Recorder

DOC 2015-K056743-00

Acct 5001-North American Title Company

Wednesday, MAY 06, 2015 08:47:25

Til Pd \$21.00 Nbr-0005144847

okc/RE/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Address: 574 Congo Street, San Francisco, CA 94131

Lot Number: 041 Block Number: 6763

## GRANT DEED

File No.: 55913-1352815-15

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$0 CITY TRANSFER TAX \$0.00

[ ] computed on the consideration or full value of property conveyed, OR

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

[ ] unincorporated area; [ X ] City of San Francisco, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Theodore D. Harris and Faye L. Harris, husband and wife as community property who acquired title as Theodore David Harris and Faye Li Harris, husband and wife as community property

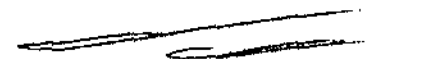
hereby GRANTS to Theodore D. Harris and Faye L. Harris, husband and wife as community property

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

COMMENCING AT A POINT OF INTERSECTION OF THE EASTERLY LINE OF CONGO STREET WITH THE SOUTHERLY LINE OF STILLINGS AVENUE; THENCE RUNNING SOUTHERLY ALONG SAID EASTERLY LINE OF CONGO STREET 83.77 FEET; THENCE AT A RIGHT ANGLE EASTERLY 75.00 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 47.00 FEET; THENCE AT A RIGHT ANGLE WESTERLY 75.00 FEET TO A POINT ON THE EASTERLY LINE OF CONGO STREET; THENCE AT A RIGHT ANGLE NORTHERLY ALONG SAID EASTERLY LINE OF CONGO STREET 47.00 FEET TO THE SAID POINT OF BEGINNING.

BEING PORTIONS OF LOTS 23, 24, 25, AND 26 IN BLOCK M, ACCORDING TO MAP ENTITLED, "MAP OF ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE," FILED IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, MARCH 25, 1910, AND RECORDED IN MAP BOOK G, AT PAGES 60 TO 63 INCLUSIVE, PURSUANT TO A CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 23, 1997, AS INSTRUMENT NO. 97-G276103.

Dated: 05/01/2015



Theodore D. Harris



Faye L. Harris

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

STATE OF California )SS

COUNTY OF San Francisco )

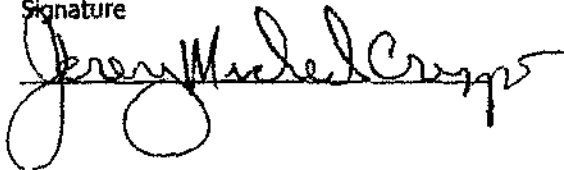
On 5/2/15, before me, Jeremy Micheal Crespo, Notary Public, personally appeared Theodore D. Harris and Faye L. Harris

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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



*This area for official notarial seal*

A.P.N.: 40-6763-041-01

File No.: 1005-1352815 (NAT)



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

## Assessor's Report

### Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6764004

Address 575 CONGO ST

### Assessed Values

Land	\$286,275.00
Structure	\$85,873.00
Fixtures	-
Personal Property	-
Last Sale	4/14/1992
Last Sale Price	\$245,000.00
Year Built	1924
Building Area	810 sq ft
Parcel Area	2,286 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 4

Rooms -

Bathrooms 1

Basement -

Parcel Shape -

Parcel Depth -

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

Close

EXHIBIT 61  
575 Congo St.  
Block - 6764  
Lot - 4  
Parcel Square Footage - 2286

RECORDING REQUESTED BY:  
Fidelity National Title Company  
Ref: 027834-AP  
Title Order No. 00027834

When Recorded Mail Document  
and Tax Statement To:  
Ms. Janet C. Mangini  
878 Congo Street  
San Francisco, CA 94131

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

DOC - 97-0193848-00  
Acct 11-FIDELITY NATIONAL Title Company  
Thursday, JUL 31, 1997 08:00:00  
REC \$6.00/PAG \$2.00/MIC \$1.00  
STP \$1.00/TX2 \$1,768.00  
Ttl Pd \$1,778.00 Nbr-0000834179  
REEL 9936 IMAGE 0295 ofa/FT/1-2

APN:

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)  
Documentary transfer tax is \$1,768.00

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Suzette A. Martinez, a married woman, who acquired title as an unmarried woman,

hereby GRANT(S) to Janet C. Mangini, An Unmarried Woman

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

DATED: July 22, 1997

JULY 24, 1997

STATE OF CALIFORNIA, COUNTY OF

CONTRACT NO. 123456789

ON JULY 24, 1997

SUZETTE A. MARTINEZ, personally appeared

*Suzette A. Martinez*  
Suzette A. Martinez

(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 *Suzanne T. Tarragon*  
Notary Public

My Commission expires 5/31/00

MAIL TAX STATEMENTS AS DIRECTED ABOVE



**G193848**

Order No. 827634

**EXHIBIT "ONE"**

Lot 4, in Block "P", according to the Map entitled, "Map of Addition to Castro Street Addition and Glen Park Terrace", filed March 28, 1910, in Book "G" of Maps, Pages 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Parcel No: Lot 4, Block 6764

RECORDING REQUESTED BY:  
Fidelity National Title Company  
Andrew No. 027034-AP  
Title Order No. 00027034

When Recorded Mail Document To:  
Suzette A. Martinez  
42 Burray Drive  
Cheshire, Connecticut 06410

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

DOC - 97-0193847-00  
Acct 11-FIDELITY NATIONAL Title Company  
Thursday, JUL 31, 1997 00:00:00  
REC \$6.00/PAG \$2.00/MIC \$1.00  
STP \$1.00  
TCL PD \$10.00 Nbr-0000834178  
RRL 0936 INAGN 0294 OFA/FT/1-2

APN: Lot 4 Block 0704

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### INTERSPOUSAL TRANSFER DEED

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

Documentary transfer tax is \$ 0.00 City Tax is \$

- Computed on the consideration or value of property conveyed
- A creation, transfer, or termination, solely between spouses, of any co-owner's interest.

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

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, David Standing, husband of grantee herein

hereby GRANT(S) to Suzette Martinez, who acquires title as an unmarried woman

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

DATED: July 22, 1997

STATE OF CALIFORNIA *Connecticut*  
COUNTY OF *NEW HAVEN*

ON 24th July 1997 before me,  
David Standing personally appeared

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 *Suzanne J. Drechsel*

*David Standing*  
David Standing  
  
  
  
SUZANNE J. DRECHSEL  
Notary Public, State of Connecticut  
License Number 84632  
My Commission Expires  
January 31, 1999

MAIL TAX STATEMENT AS DIRECTED ABOVE

UD-100 (Rev 12/90)

INTERSPOUSAL TRANSFER DEED

**G193847**

Order No. 627634

**EXHIBIT "ONE"**

Lot 4, in Block "P", according to the Map entitled, "Map of Addition to Castro Street Addition and Glen Park Terrace", filed March 28, 1910, in Book "G" of Maps, Pages 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Parcel No: Lot 4, Block 6764

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

## Assessor's Report

### Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6764003

Address 579 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$18,615.00	Use Type	Dwelling
Structure	\$66,041.00	Units	1
Fixtures	-	Stories	1
Personal Property	-	Rooms	8
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	3
Year Built	1964	Basement	-
Building Area	1,860 sq ft		
Parcel Area	2,286 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 62  
579 Congo St.  
Block - 6764  
Lot - 3  
Parcel Square Footage - 2286

Recording requested by (name)

Diana M Piccinini, Trustee

When recorded, mail to (name and address)

Diana M Piccinini, Trustee

579 Congo Street

San Francisco, California 94131



San Francisco Assessor-Recorder

Carmen Chu, Assessor-Recorder

**DOC- 2017-K496763-00**

Monday, AUG 21, 2017 13 52 48

Ttl Pd \$24.00

Rcpt # 0005553255

okc/KC/1-3

Recorder's Use Only

## GRANT DEED

Assessor's Parcel No 40-6764-003

579 Congo Street  
San Francisco, California 94131

nominal actual

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

GRANTOR(S) Diana M Piccinini, an unmarried woman, Steven Eugene Piccinini, an unmarried man, and  
(owners who are signing deed)

Alain William Piccinini, a married man dealing with his sole and separate property, all as Joint Tenants  
(current owner(s) form of title)

hereby grant(s) to GRANTEE(S) Diana M Piccinini, Trustee of the Diana M Piccinini Revocable Living  
(new owners, including current owners if staying on title)

as Trust Agreement dated November 2, 2016,  
(new owner(s) form of title)

the following real property in the City of San Francisco, County of  
San Francisco, California (insert legal description)

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 90 to 99 inclusive, in the office of the Recorder of the City and County of San Francisco, State of California

Date

1/31/17

(Signature of declarant)

(Print name)

Alain William Piccinini aka Alain William Piccinini

Date

2/15/17

(Signature of declarant)

(Print name)

DIANA M. PICCININI

Date

2/15/17

(Signature of declarant)

(Print name)

STEVEN EUGENE PICCININI

## 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~~ Arizona )  
County of Maricopa )

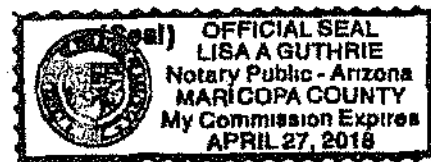
On January 31, 2017 before me, Lisa A Guthrie  
(insert name and title of the officer)

personally appeared Alain Piccinini aka Alain William Piccinini  
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 Lisa A. Guthrie



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

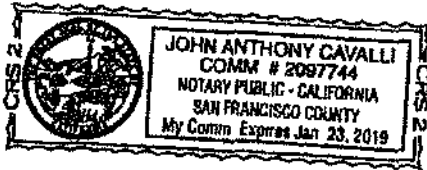
CIVIL CODE § 1189

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

State of California )

County of San Francisco )On Feb 15, 2017, before me, John Anthony Cavalli, Notary Public, personally appearedDiana M Piccinini and Steven Eugene Piccinini

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 entry 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 John**OPTIONAL**

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

**Description of Attached Document**Title or Type of Document GRANT Deed

Document Date \_\_\_\_\_ Number of Pages \_\_\_\_\_

Signer(s) Other Than Named Above \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name \_\_\_\_\_

☐ Corporate Officer -- Title(s) \_\_\_\_\_☐ Partner -- ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other \_\_\_\_\_

Signer Is Representing \_\_\_\_\_

Signer's Name \_\_\_\_\_

☐ Corporate Officer -- Title(s) \_\_\_\_\_☐ Partner -- ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other \_\_\_\_\_

Signer Is Representing \_\_\_\_\_

RECORDING REQUESTED BY

Cathy Piccinini  
5115 North Dysart Road, Suite 202  
Litchfield Park, Arizona 85340

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO

Diana M Piccinini, Trustee  
579 Congo Street  
San Francisco, California 94131



San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
**DOC- 2017-K496762-00**

Monday, AUG 21, 2017 13 48 13  
Ttl Pd \$18.00 Rcpt # 0005663265  
okc/KC/1-1

APN NO 40-6764-003

**INTERSPOUSAL TRANSFER GRANT DEED**

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

DOCUMENTARY TRANSFER TAX \$0.00 CITY \$0.00

☐ Computed on the consideration or value of property conveyed, OR ☐ Computed on the consideration or value less liens or encumbrances remaining at time of sale, OR ☒ this conveyance establishes full and separate property of a spouse

*Cathy Piccinini*

Signature of declaring grantor or grantee

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CATHY PICCININI, a married woman,

hereby GRANT(s) to her husband

ALAIN W PICCININI, a married man as his sole and separate property, a/k/a Alain William Piccinini

all of her rights, title, and interest, if any, in and to the real property in the City of San Francisco, County of San Francisco, State of California, described as follows

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

Dated January 31, 2017

CATHY PICCININI, A MARRIED WOMAN

*Cathy Piccinini*  
Cathy Piccinini

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 Arizona

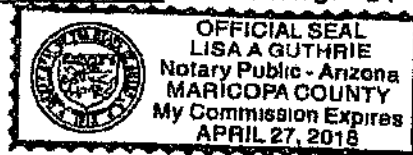
County of Maricopa

On January 31, 2017 before me, Lisa A Guthrie (here insert name and title of the officer), personally appeared Cathy Piccinini, 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 Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Lisa A Guthrie (Seal)





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

## Assessor's Report

### Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6764002

Address 583 CONGO ST

### Assessed Values

Land \$619,302.00  
Structure © 2020 San Francisco Planning \$485,436.00  
Fixtures -  
Personal Property -  
Last Sale 3/21/2003  
Last Sale Price \$795,000.00  
Year Built 1964  
Building Area 1,702 sq ft  
Parcel Area 2,293 sq ft  
Parcel Frontage -

Construction Type Wood or steel frame  
Use Type Dwelling  
Units 1  
Stories 1  
Rooms 7  
Rooms -  
Bathrooms 2  
Basement -  
Parcel Shape Other (not square or rectangular)  
Parcel Depth -

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

Close

EXHIBIT 63  
583 Congo St.  
Block - 6764  
Lot - 2  
Parcel Square Footage -2293

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

## Assessor's Report

### Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6764001

Address 589 CONGO ST

### Assessed Values

Land \$529,616.00  
Structure © 2020 San Francisco Planning \$787,202.00  
Fixtures -  
Personal Property -  
Last Sale 6/26/1998  
Last Sale Price \$532,000.00  
Year Built 1925  
Building Area 2,940 sq ft  
Parcel Area 2,754.6 sq ft  
Parcel Frontage -

### Construction Type

Use Type Wood or steel frame Dwelling  
Units 1  
Stories 2  
Rooms 7  
Rooms 3  
Bathrooms 2  
Basement 242 sq ft  
Parcel Shape Rectangular  
Parcel Depth 91.82 ft

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

Close

EXHIBIT 64  
589 Congo St.  
Block - 6764  
Lot - 1  
Parcel Square Footage - 2755

RECORDING REQUESTED BY:  
CARR, McCLELLAN, INGERSOLL,  
THOMPSON & HORN  
Professional Corporation

WHEN RECORDED MAIL TO:  
CARR, McCLELLAN  
Marion L. Brown, Esq.  
P.O. Box 513  
Burlingame, CA 94011-0513

San Francisco Assessor-Recorder  
Nabel S. Teng, Assessor-Recorder  
DOC- 2004-H643619-00  
Check Number 2718  
Thursday, JAN 22, 2004 09:12:11  
Ttl Pd \$9.00 Nbr-0002388593  
REEL I558 IMAGE 0210  
of a/FT/1-1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:  
Wayne R. Pryor and Laureen W. Pryor, Trustees  
589 Congo Street  
San Francisco, CA 94131

APN: Lot 1, Block 6764

The undersigned Grantors declare:

DOCUMENTARY TRANSFER TAX is \$-0-

This conveyance is to a revocable inter vivos trust for the benefit  
of the Grantors, is not pursuant to sale, and is exempt.

## GRANT DEED

GRANTORS: WAYNE R. PRYOR and LAUREEN W. PRYOR, husband and wife,

hereby GRANT to: WAYNE R. PRYOR and LAUREEN W. PRYOR, Trustees of the PRYOR FAMILY TRUST  
AGREEMENT dated December 3, 2003,

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

Lot No. 1, in Block "P" as same is designated and delineated on that certain Map entitled "Addition to Castro Street  
Addition and Glen Park Terrace", filed March 25, 1911, in the office of the Recorder of the City and County of San  
Francisco, State of California.

Commonly known as: 589 Congo Street, San Francisco, California

Dated: December 3, 2003

STATE OF CALIFORNIA |  
COUNTY OF SAN MATEO | ss.

*Wayne R. Pryor*  
WAYNE R. PRYOR

*Laureen W. Pryor*  
LAUREEN W. PRYOR

On December 3, 2003, before me, the undersigned, a notary public, personally  
appeared WAYNE R. PRYOR and LAUREEN W. PRYOR, proved to me on  
the basis of satisfactory evidence to be the persons whose name is subscribed  
to the within instrument and acknowledged to me that they executed the same  
in their authorized capacities, and that by their signatures on the instrument  
the persons, or the entity upon behalf of which the persons acted, executed the  
instrument.

WITNESS my hand and official seal.

Signature *Diane M. Bulnes*



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

24561.00099\BGLIB\1186867.1

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

## Assessor's Report

### Official Maps

Assessor's Block Map [📄](#)

Historic Sanborn Map [📄](#)

Parcel 3059009

Address 603V CONGO ST

### Assessed Values

Land \$20,475.00  
Structure © 2020 San Francisco Planning  
Fixtures -  
Personal Property -  
Last Sale -  
Last Sale Price -  
Year Built -  
Building Area -  
Parcel Area 2,304 sq ft  
Parcel Frontage -

### Construction Type -

Use Type Vacant Lot Residential  
Units -  
Stories -  
Rooms -  
Rooms -  
Bathrooms -  
Basement -  
Parcel Shape -  
Parcel Depth -

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

Close

EXHIBIT 65  
603 Congo St.  
Block - 3059  
Lot - 9  
Parcel Square Footage - 2304

Recording Requested by:  
KURT D. HUYSENTRUYT  
3650 LAWTON STREET  
SAN FRANCISCO, CA 94122



San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC- 2019-K861050-00

When Recorded Mail to:  
KURT D. HUYSENTRUYT  
3650 LAWTON STREET  
SAN FRANCISCO, CA 94122

Check Number 6244  
Friday, NOV 22, 2019 11:43:55  
Ttl Pd \$23.00 Rcpt # 0035108729  
000/ES/1-4

Assessor Parcel Number (APN): Block 3059 Lot 849

Street Address: 603 - 607 LONGO STREET

TRANSFERS 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)

INDIVIDUAL GRANT DEED

(Excluded from reappraisal under Proposition 13)

**TRUST TRANSFER**

Recording Requested by

When Recorded Mail To

KURT D. HUYSENTRUYT  
3650 Lawton Street  
San Francisco, CA 94122

Mail Tax Statements To:

RENEE T. YATES  
607 Congo Street  
San Francisco, CA 94131

This space for Recorder's use

The undersigned grantor(s) declare(s): Documentary transfer tax is \$0.00.

- ☐ computed on full value of property conveyed, or
- ☐ computed on full value less value of liens and encumbrances remaining at time of sale
- ☐ Unincorporated area: City of , and

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

- ☒ To a revocable trust;
- ☐ To a short-term trust not exceeding 12 years with trustor holding the reversion;
- ☐ Change of trustee holding title;
- ☐ 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,  
RENEE T. YATES, who took title as RENEE THERESA YATES,

hereby grant(s) to

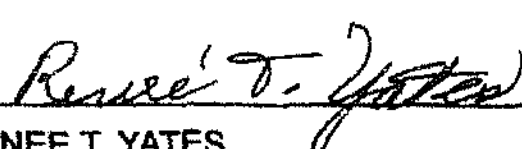
RENEE T. YATES, Trustee of the RENEE T. YATES 2009 TRUST dated October 27, 2009

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

PER EXHIBIT A ATTACHED

PROP ADD: 603-607 CONGO ST APN:3059/8 + 9

Dated: 10/14/09

  
RENEE T. YATES

## EXHIBIT A

LOTS Nos. 28 and 29, Block "0" as said Lots and Block are delineated and so designated upon that certain Map entitled, "Additions to Castro Street Addition and Glen Park Terrace", as per Map thereof filed March 25, 1910 and recorded in Book "G" of Maps at pages 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California.

APN: Block 3059 / Lot 008. + 9

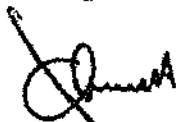
(A notary public or other office completing this certificate )  
(verifies only the identity of the individual who signed the )  
(document to which this certificate is attached, and not the )  
(truthfulness, accuracy or validity of that document. )  
( )

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO

On NOV 12 2019, 2019, before me, KURT D.  
HUYSENTRUYT, a notary public, personally appeared RENEE T. YATES,  
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 be 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.



KURT D. HUYSENTRUYT  
Notary Public for the  
State of California





Recording Requested by:  
Albert K. Martin, Esq.

When Recorded Mail to:  
P.O. Box 30  
San Mateo, CA 94401

San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
**DOC- 2019-K849437-00**  
Check Number 5888  
Tuesday, OCT 29, 2019 10:45:19  
Ttl Pd \$23.00 Rpt # 0006094964  
oar/AR/1-4

Assessor Parcel Number (APN): Block 3059 Lot 008 and 009

Street Address: 607 and 603 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  
And when recorded mail to:

ALBERT K. MARTIN, ESQ.  
P.O. Box 30  
San Mateo, CA 94401

Mail Tax Statements to:  
Renee Theresa Yates  
607 Congo Street  
San Francisco, CA 94131

APN: Block 3059 / Lot 008  
APN: Block 3059 / Lot 009

The undersigned Grantor declares:  
Documentary Transfer Tax is: - \$0 -  
Transfer is a Court Ordered Conveyance  
To Beneficiary (R&T§11911); not pursuant to a sale  
Documentary Tax is NONE-

### GRANT DEED

RENEE THERESA YATES, Executrix of the Estate of AUDREY YATES;

HEREBY GRANTS TO:

RENEE THERESA YATES, a unmarried woman, as her sole and separate property, an undivided ONE HUNDRED PERCENT (100%) interest;

in and to that certain real property situated in the City of San Francisco, County of San Francisco, State of California, and more particularly described as:

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

APN: Block 3059 / Lot 008 (\*OWNER OCCUPIED)  
Commonly known as: 607 Congo Street, San Francisco, CA 94131

And

APN: Block 3059 / Lot 009 (\*OWNER OCCUPIED)  
Commonly known as: 603 Congo Street, San Francisco, CA 94131

Dated: Sept 16, 2019

  
RENEE THERESA YATES, Executrix

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

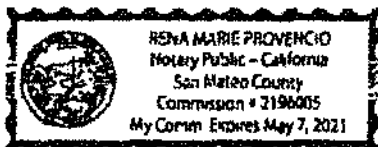
STATE OF CALIFORNIA )

COUNTY OF San Mateo )ss.

On this 16th day of September, 2019 before me,  
Rena Marie Provencio, Notary  
Public, personally appeared RENEE THERESA YATES, 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.



A handwritten signature in dark ink, appearing to read 'Rena Marie Provencio', written over a horizontal line.

Notary Public in and for  
said county and State.  
My com. exp.:   /  /

EXHIBIT "A"

LOTS Nos. 28 and 29, Block "0" as said Lots and Block are delineated and so designated upon that certain Map entitled, "Additions to Castro Street Addition and Glen Park Terrace", as per Map thereof filed March 25, 1910 and recorded in Book "G" of Maps at pages 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California.

APN: Block 3059 / Lot 008

Commonly known as: 607 Congo Street, San Francisco, CA  
94131

and

APN: Block 3059 / Lot 009

Commonly known as: 603 Congo Street, San Francisco, CA  
94131

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

## Assessor's Report

### Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 3059008

Address 607 CONGO ST

### Assessed Values

Land	\$18,200.00
Structure	\$22,754.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1917
Building Area	704 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 66  
607 Congo St.  
Block - 3059  
Lot - 8  
Parcel Square Footage -2308

Recording Requested by:

KURT D. HUYSENTRUYT  
3850 LAWTON STREET  
SAN FRANCISCO, CA 94122



San Francisco Assessor-Recorder

Carmen Chu, Assessor-Recorder

DOC- 2019-K861050-00

Check Number 6244

Friday, NOV 22, 2019 11:43:55

Tel Pd \$23.00

Rcpt # 0006108729

088/ES/1-4

When Recorded Mail to:

KURT D. HUYSENTRUYT  
3850 LAWTON STREET  
SAN FRANCISCO, CA 94122

Assessor Parcel Number (APN): Block 3039 Lot 849

Street Address: 603-607 LONGO STREET

TRUST TRANSFER DEED

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

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

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

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

INDIVIDUAL GRANT DEED

(Excluded from reappraisal under Proposition 13)

**TRUST TRANSFER**

Recording Requested by

When Recorded Mail To

KURT D. HUYSENTRUYT

3650 Lawton Street

San Francisco, CA 94122

Mail Tax Statements To:

RENEE T. YATES

607 Congo Street

San Francisco, CA 94131

This space for Recorder's use

The undersigned grantor(s) declare(s): Documentary transfer tax is \$0.00.

\_\_\_ computed on full value of property conveyed, or

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

\_\_\_ Unincorporated area: City of , and

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

☒ To a revocable trust;

\_\_\_ To a short-term trust not exceeding 12 years with trustor holding the reversion;

\_\_\_ Change of trustee holding title;

\_\_\_ 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,

RENEE T. YATES, who took title as RENEE THERESA YATES,

hereby grant(s) to

RENEE T. YATES, Trustee of the RENEE T. YATES 2009 TRUST dated October 27, 2009

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

PER EXHIBIT A ATTACHED

PROP ADD: 603-607 CONGO ST APN:3059/8 + 9

Dated: 10/22/09

  
RENEE T. YATES

## EXHIBIT A

LOTS Nos. 28 and 29, Block "0" as said Lots and Block are delineated and so designated upon that certain Map entitled, "Additions to Castro Street Addition and Glen Park Terrace", as per Map thereof filed March 25, 1910 and recorded in Book "G" of Maps at pages 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California.

APN: Block 3059 / Lot 008. + 9



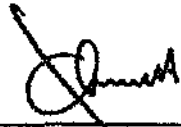
(A notary public or other office completing this certificate )  
(verifies only the identity of the individual who signed the )  
(document to which this certificate is attached, and not the )  
(truthfulness, accuracy or validity of that document. )  
( )

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO

On Nov 12, 2019, before me, KURT D. HUYSENTRUYT, a notary public, personally appeared RENEE T. YATES, 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 be 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.




KURT D. HUYSENTRUYT  
Notary Public for the  
State of California



Recording Requested by:  
Albert K. Martin, Esq.

When Recorded Mail to:  
P.O. Box 30  
San Mateo, CA 94401

  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
**DOC- 2019-K849437-00**  
Check Number 5888  
Tuesday, OCT 29, 2019 10:48:19  
Tel Pd \$23.00 Rpt # 0005094964  
car/AB/1-4

Assessor Parcel Number (APN): Block 3059 Lot 008 and 009  
Street Address: 607 and 603 Congo Street, San Francisco, CA 94131

**Grant Deed**

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

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- ☐ 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  
And when recorded mail to:

ALBERT K. MARTIN, ESQ.  
P.O. Box 30  
San Mateo, CA 94401

Mail Tax Statements to:  
Renee Theresa Yates  
607 Congo Street  
San Francisco, CA 94131

APN: Block 3059 / Lot 008  
APN: Block 3059 / Lot 009

The undersigned Grantor declares:  
Documentary Transfer Tax is: - \$0 -.  
Transfer is a Court Ordered Conveyance  
To Beneficiary (R&T§11911); not pursuant to a sale  
Documentary Tax is NONE-

### GRANT DEED

RENEE THERESA YATES, Executrix of the Estate of AUDREY YATES;

HEREBY GRANTS TO:

RENEE THERESA YATES, a unmarried woman, as her sole and separate property, an undivided ONE HUNDRED PERCENT (100%) interest;

in and to that certain real property situated in the City of San Francisco, County of San Francisco, State of California, and more particularly described as:

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

APN: Block 3059 / Lot 008 (\*OWNER OCCUPIED)  
Commonly known as: 607 Congo Street, San Francisco, CA 94131

And

APN: Block 3059 / Lot 009 (\*OWNER OCCUPIED)  
Commonly known as: 603 Congo Street, San Francisco, CA 94131

Dated: Sept. 16, 2019

  
RENEE THERESA YATES, Executrix

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

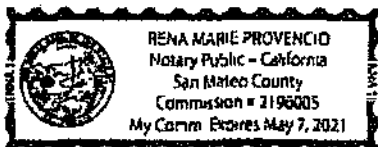
STATE OF CALIFORNIA )

COUNTY OF San Mateo )<sup>ss.</sup>

On this 16th day of September, 2019 before me,  
Rena Marie Provencio, Notary  
Public, personally appeared RENEE THERESA YATES, 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.



A handwritten signature in dark ink, appearing to read 'Rena Marie Provencio', written over a horizontal line.

Notary Public in and for  
said county and State.  
My com. exp.:   /  /

EXHIBIT "A"

LOTS Nos. 28 and 29, Block "0" as said Lots and Block are delineated and so designated upon that certain Map entitled, "Additions to Castro Street Addition and Glen Park Terrace", as per Map thereof filed March 25, 1910 and recorded in Book "G" of Maps at pages 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California.

APN: Block 3059 / Lot 008

Commonly known as: 607 Congo Street, San Francisco, CA  
94131

and

APN: Block 3059 / Lot 009

Commonly known as: 603 Congo Street, San Francisco, CA  
94131

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

## Assessor's Report

### Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6734016

Address 616 CONGO ST

### Assessed Values

Land \$205,892.00  
Structure © 2020 San Francisco Planning \$261,603.00  
Fixtures -  
Personal Property -  
Last Sale 10/9/1987  
Last Sale Price \$237,000.00  
Year Built 1953  
Building Area 925 sq ft  
Parcel Area 1,873 sq ft  
Parcel Frontage -

Construction Type Wood or steel frame  
Use Type Dwelling  
Units 1  
Stories 1  
Rooms 4  
Rooms -  
Bathrooms 1  
Basement -  
Parcel Shape Other (not square or rectangular)  
Parcel Depth -

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

Close

EXHIBIT 67  
616 Congo St.  
Block - 6734  
Lot - 16  
Parcel Square Footage - 1873

RECORDING REQUESTED BY:

PACIFIC COAST TITLE

WHEN RECORDED MAIL TO:

Thomas J. Poje  
616 Congo Street  
San Francisco, CA 94131

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

DOC - 94-F546843-00  
Acct 2-COMMONWEALTH Title Company  
Tuesday, FEB 15, 1994 13:27:05  
REC \$6.00/PAG \$2.00/MIC \$1.00  
STP \$1.00  
Total- \$10.00 Nbr-0000102622  
REEL 6069 IMAGE 1005 ofa

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:  
17693

SAME AS ABOVE

A.P.# Lot 16, Block 6734

DOCUMENTARY TRANSFER TAX \$ .00

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

*The undersigned grantor*  
Signature of Declarant or Agent Determining Tax - Firm Name

## GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Judith M. Sacks, an unmarried woman

hereby GRANT(S) to

Thomas J. Poje, an unmarried man

the following described real property in the

County of San Francisco, State of California:

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

This Deed is being recorded to eliminate any interest of the Grantor in and to  
the herein described property. Grantor acquired title for loan financing  
purposes only.

DATED February 15, 1994

*Judith M. Sacks*  
Judith M. Sacks

STATE OF CALIFORNIA

COUNTY OF San Francisco

On 2/15/94

before me, Angela A. Cathey

personally appeared

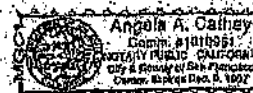
JUDITH M. SACKS

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

*Angela A. Cathey*



F546843

*Exhibit #11*

BEGINNING at a point on the Easterly line of Congo Street distant thereon 50' Northerly from the intersection of the Easterly line of Congo Street and the Northerly line of Stillings Avenue; running thence Northerly along the said line of Congo Street 25'; thence at a right angle Easterly 75'; thence at a right angle Southerly 25'; thence at a right angle Westerly 75' to the Easterly line of Congo Street and the point of beginning.

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

also the title and telephone number of a person who will answer any question I may have regarding the notice.

**B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER**  
Uniform Covenant 17 of the Security Instrument to be



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

## Assessor's Report

### Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6734017

Address 620 CONGO ST

### Assessed Values

Land \$329,825.00  
Structure © 2020 San Francisco Planning \$245,550.00  
Fixtures -  
Personal Property -  
Last Sale 6/22/1990  
Last Sale Price \$348,900.00  
Year Built 1953  
Building Area 950 sq ft  
Parcel Area 1,873 sq ft  
Parcel Frontage -

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 4

Rooms -

Bathrooms 1

Basement -

Parcel Shape -

Parcel Depth -

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

Close

EXHIBIT 68  
620 Congo St.  
Block - 6734  
Lot - 17  
Parcel Square Footage - 1873

RECORDING REQUESTED BY  
**CHICAGO TITLE COMPANY**

RECORDING REQUESTED BY:  
Chicago Title Company

When Recorded Mail Document  
and Tax Statement To:  
James E. Skeen, Jr. and Kenneth C. Avery  
620 Congo Street  
San Francisco, CA 94131

20169K35635500003  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC 2016-K356355-00  
Acct 2012-Fidelity National Title Company-Concord  
Thursday, NOV 10, 2016 08:57:41  
Ttl Pd \$24.00 Nbr-0005492096  
tn2/RE/1-3

Title No.: FSJP-3071600925

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FSJP-6061602086

Property Address: 620 Congo Street,  
San Francisco, CA 94131  
APN/Parcel ID(s): Block 6734 Lot 017

### GRANT DEED

The undersigned grantor(s) declare(s)

☒ This transfer is exempt from the documentary transfer tax.

"No levy shall be imposed pursuant to this part by reason of any transfer between an individual or individuals and a legal entity or between legal entities that results solely in a change in the method of holding title to the realty and in which proportional ownership interests in the realty, whether represented by stock, membership interest, partnership interest, cotenancy interest, or otherwise, directly or indirectly, remain the same immediately after the transfer, R & T 11925(d)."

- ☐ The documentary transfer tax is \$ 0 and is computed on:
- ☐ the full value of the interest or property conveyed.
  - ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in ☒ the City of San Francisco.

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, James E. Skeen, Jr. Trustee of The James E. Skeen, Jr. 1998 Revocable Trust, and Kenneth C. Avery, Trustee of The Kenneth C. Avery 1998 Revocable Trust, both Trusts Amended and Restated on even date herewith, as their Community Property

hereby **GRANT(S)** to James E. Skeen, Jr., as Trustee for the James E. Skeen, Jr. 1998 Revocable Trust dated February 28, 1998, restated 10/23/2014 as to an undivided 70% interest and Kenneth C. Avery, as Trustee of the Kenneth C. Avery 1998 Revocable Trust dated February 12, 1998, restated 10/23/2014 as to an undivided 30% interest as Tenants In Common as trustor(s)

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): Block 6734 Lot 017

Dated: October 27, 2016

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

James E. Skeen, Jr. Trustee  
James E. Skeen, Jr., Trustee

Kenneth C. Avery Trustee  
Kenneth C. Avery, Trustee

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

State of California

County of San Francisco

On 11/5/16 before me, Rawan Habash, Notary Public,  
(here insert name and title of the officer)

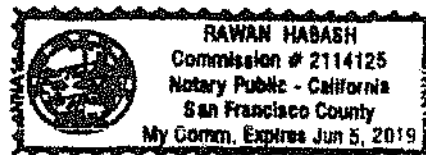
personally appeared James E. Skeen Jr and Kenneth C. Avery  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that 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.

Rawan Habash  
Signature

(Seal)



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): Block 6734 Lot 017

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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:

BEGINNING AT A POINT ON THE EASTERLY LINE OF CONGO STREET, DISTANT THEREON 75 FEET NORTHERLY FROM THE NORTHERLY LINE OF STILLINGS AVENUE; RUNNING THENCE NORTHERLY AND ALONG SAID LINE OF CONGO STREET 25 FEET; THENCE AT A RIGHT ANGLE EASTERLY 75 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 25 FEET; THENCE AT A RIGHT ANGLE WESTERLY 75 FEET TO THE POINT OF BEGINNING.

BEING A PART OF LOTS 15, 16 AND 17, IN BLOCK "N", ACCORDING TO MAP ENTITLED, "ADDITION TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", FILED IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, MARCH 25, 1910 AND RECORDED IN BOOK "G" OF MAPS AT PAGES 60 TO 62, INCLUSIVE.