

RECORDING REQUESTED BY:

City of Manteca

MAIL TAX STATEMENT

AND WHEN RECORDED MAIL DOCUMENT TO:

City of Manteca
Attn: City Clerk
1001 W. Center Street
Manteca, Ca. 95337

Space Above This Line for Recorder's Use Only

A.P.N.: 224-021-16 and 224-021-17

The instrument is being recorded for the benefit of the City of Manteca and is exempt from Recording Fees, Filing Fees and Documentary Transfer Tax.

RIGHT OF WAY AND PUBLIC UTILITY EASEMENT DEDICATION

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

[] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[] unincorporated area; [xx] City of **Manteca**, and
[XXX] Exempt from transfer tax; Reason: **Exempt from documentary transfer tax pursuant to Revenue and Taxation Code Section 11922.**

Signature of Declarant

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

Galatia Aretakis, Executor of the Estate of John N. Aretakis, pursuant to Letters of Testamentary under Superior Court of California, San Joaquin County, Case Number STK-PR-EST-2025-445, a certified copy of which is recorded concurrently herewith; Galatia Aretakis, an unmarried woman; Galatia Aretakis, Trustee of The John N. Aretakis and Galatia Aretakis Trust dated December 03, 2020; Michael Aretakis, a single man; Nick J. Aretakis, a single man and David A. Kalunian, Trustee of the Alex J. Aretakis Irrevocable Trust dated December 28, 2012

hereby GRANT(s) and dedicate as a Right-of-Way to the **City of Manteca, a Municipal corporation** the following described property in the City of **Manteca**, County of **San Joaquin**, State of **California**:

The property described in attached Exhibit "A" Legal Description Parcel 1 and Exhibit "A" Legal Description Parcel 2 incorporated herein and attached herewith.

Mail Tax Statements To:
City of Manteca - Attn: City Clerk
1001 W. Center Street
Manteca, Ca. 95337

Right of Way and Public Utility
Easement Dedication continued

Date: **05/14/2025**

Estate of John N. Aretakis

Galatia Aretakis
Galatia Aretakis, Executor

Galatia Aretakis
Galatia Aretakis

The John N. Aretakis and Galatia Aretakis Trust dated
December 03, 2020

By: Galatia Aretakis
Name: Galatia Aretakis
Title: Trustee

Michael Aretakis
Michael Aretakis

Nick J. Aretakis
Nick J. Aretakis

The Alex J. Aretakis Irrevocable Trust dated December 28,
2012

By: David A. Kalunian
Name: David A. Kalunian
Title: Trustee

Right of Way and Public Utility
Easement Dedication continued

Date: **05/14/2025**

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 Joaquin)

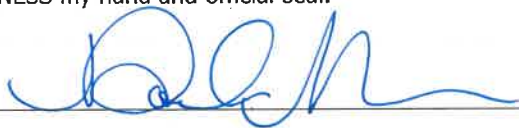
On June 10, 2025 before me, Darlene Nyswonger, Notary Public, personally appeared Galatia Aretakis

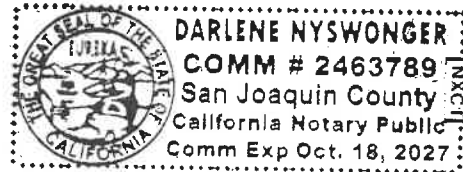
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

This area for official notarial seal.


Notary Signature



Right of Way and Public Utility
Easement Dedication continued

Date: **05/14/2025**

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 Stanislaus)

On June 3, 2025 before me, Shana Marie Darnell, Notary Public, personally appeared David A. Kalunian

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.

This area for official notarial seal.

Uce 6-308
[Signature]

Notary Signature



Right of Way and Public Utility
Easement Dedication continued

Date: **05/14/2025**

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 Connecticut) SS Guilford

COUNTY OF New Haven)

On June 5th, 2025 before me, Robert Mooney, Notary Public, personally appeared

Nicholas Arakelis
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.

This area for official notarial seal.



Notary Signature

ROBERT MOONEY
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 30, 2029

Right of Way and Public Utility
Easement Dedication continued

Date: **05/14/2025**

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 Contra Costa)

On 5/6/2025 before me, Karen McInnis, Notary Public, personally appeared Michael Arcelus

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.

This area for official notarial seal.

Karen McInnis

Notary Signature



EXHIBIT 'A'
LEGAL DESCRIPTION
PARCEL 1

All that certain real property, being a portion of Northeast quarter of the Northeast quarter of Section 8, Township 2 South, Range 7 East, Mount Diablo Meridian, City of Manteca, County of San Joaquin, State of California, more particularly described as follows:

COMMENCING at the Southeast corner of said Northeast quarter of the Northeast quarter of Section 8;

thence along the South line of said Northeast quarter of the Northeast quarter of Section 8, North 89°55'35" West 80.66 feet to the Southwest corner of the Atherton Drive Widening Fee Parcel as described in that certain Grant Deed recorded January 23, 2012 as Document No. 2012-007955, San Joaquin County Records, being the **TRUE POINT OF BEGINNING** of this description;

thence continuing along said South line, North 89°55'35" West 46.42 feet;

thence leaving said South line, at right angles, North 00°04'25" East 10.00 feet to the beginning of a non-tangent curve concave to the Northwest having a radius of 50.00 feet and to which beginning a radial line bears South 00°04'25" West;

thence Northerly 78.61 feet along the arc of said curve through a central angle of 90°04'46" to a point 77.00 feet distant at right angles West from the East line of said Section 8;

thence parallel with said East line of Section 8, North 00°00'21" West 238.89 feet;

thence North 01°54'12" East 49.10 feet to a point on the South right-of-way line of Quintal Road described as Parcel 10649 in that certain Final Order of Condemnation recorded April 9, 1976 in Book 4108 of Official Records, at Page 449, San Joaquin County Records;

thence along said Parcel 10649 the following three (3) courses:

- 1) South 53°23'22" East 23.03 feet;
- 2) South 00°52'37" East 120.76 feet;
- 3) North 89°59'39" East 25.05 feet to a point 30.00 feet distant at right angles West from said East line of Section 8;

thence parallel with said East line of Section 8, South 00°00'21" East 167.01 feet to the Northeast corner that certain parcel of land described in Grant Deed to City of Manteca recorded February 14, 2012 as Document No. 2012-018027, San Joaquin County Records;

thence along last said parcel of land the following two (2) courses:

- 1) North 82°45'09" West 7.00 feet to the beginning of a non-tangent curve concave to the Northwest having a radius of 44.00 feet and to which beginning a radial line bears South 82°44'10" East;
- 2) thence Westerly 63.59 feet along the arc of said curve through a central angle of 82°48'39";

thence South 00°04'29" West 8.99 feet along the West lines of last said parcel of land and said Atherton Drive Widening Fee Parcel to the **POINT OF BEGINNING**.

Containing 12,605 square feet, more or less.

TOGETHER WITH an easement for public utility purposes, being a strip of land 10.00 feet wide, more particularly described as follows:

COMMENCING at said Southeast corner of the Northeast quarter of the Northeast quarter of Section 8;

thence along said South line of the Northeast quarter of the Northeast quarter of Section 8, North 89°55'35" West 127.08 feet to a point on the West right-of-way line of Main Street as described in Parcel 1 above, being the **TRUE POINT OF BEGINNING** of this description;

thence along said West right-of-way line the following four (4) courses:

- 1) leaving said South line, at right angles, North 00°04'25" East 10.00 feet to the beginning of a non-tangent curve concave to the Northwest having a radius of 50.00 feet and to which beginning a radial line bears South 00°04'25" West;
- 2) Northerly 78.61 feet along the arc of said curve through a central angle of 90°04'46" to a point 77.00 feet distant at right angles West from the East line of said Section 8;
- 3) parallel with said East line of Section 8, North 00°00'21" West 238.89 feet;
- 4) North 01°54'12" East 49.10 feet to a point on said South right-of-way line of Parcel 10649;

thence leaving said West right-of way line, along said Parcel 10649, North 53°23'22" East 12.16 feet;

thence leaving said Parcel 10649, South 01°54'12" West 56.20 feet to a point 87.00 feet distant at right angles West from said East line of Section 8;

thence parallel with said East line of Section 8, South 00°00'21" East 239.06 feet to the beginning of a curve concave to the Northwest having a radius of 40.00 feet;

thence Westerly 62.89 feet along the arc of said curve through a central angle of 90°04'46" to a point 20.00 feet distant at right angles North from said South line of the Northeast quarter of the Northeast quarter of Section 8;

thence parallel with said South line, North 89°55'35" West 10.00 feet;

thence at right angles, South 00°04'25" West 10.00 feet to a point 10.00 feet distant at right angles North from said South line of the Northeast quarter of the Northeast quarter of Section 8;

thence parallel with said South line, North 89°55'35" West 1177.31 feet;

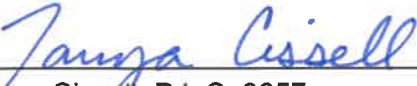
thence at right angles, South 00°04'25" West 10.00 feet to a point on said South line of the Northeast quarter of the Northeast quarter of Section 8;

thence along said South line, South 89°55'35" East 1187.31 feet to the **POINT OF BEGINNING**.

Containing 15,597 square feet, more or less.

SUBJECT TO all easements and/or rights-of-way of record.

This legal description as described is delineated on the accompanying "Plat to Accompany Legal Description" and made a part hereof for reference purposes.



Tanya Cissell, P.L.S. 9857



5-19-25

EXHIBIT 'A'
LEGAL DESCRIPTION
PARCEL 2

All that certain real property, being a portion of Northeast quarter of the Northeast quarter of Section 8, Township 2 South, Range 7 East, Mount Diablo Meridian, City of Manteca, County of San Joaquin, State of California, more particularly described as follows:

COMMENCING at the Southeast corner of said Northeast quarter of the Northeast quarter of Section 8;

thence along the South line of said Northeast quarter of the Northeast quarter of Section 8, North 89°55'35" West 127.08 feet;

thence leaving said South line, at right angles, North 00°04'25" East 10.00 feet to the beginning of a non-tangent curve concave to the Northwest having a radius of 50.00 feet and to which beginning a radial line bears South 00°04'46" West;

thence Northerly 78.61 feet along the arc of said curve through a central angle of 90°04'46" to a point 77.00 feet distant at right angles West from the East line of said Section 8;

thence parallel with said East line of Section 8, North 00°00'21" West 238.89 feet;

thence North 01°54'12" East 162.08 feet;

thence North 00°18'36" West 12.22 feet to a point on the North right-of-way line of Quintal Road described as Parcel 10649 in that certain Final Order of Condemnation recorded April 9, 1976 in Book 4108 of Official Records, at Page 449, San Joaquin County Records being the **TRUE POINT OF BEGINNING** of this description;

thence continuing North 00°18'36" West 82.02 feet;

thence at right angles, North 89°41'24" East 3.83 feet to a point on said Parcel 10649;

thence along said Parcel 10649 the following two (2) courses:

- 1) South 06°34'18" East 81.43 feet;
- 2) South 84°52'06" West 12.76 feet to the **POINT OF BEGINNING**.

Containing 677 square feet, more or less.

TOGETHER WITH an easement for public utility purposes, being a strip of land 10.00 feet wide, more particularly described as follows:

COMMENCING at said Southeast corner of the Northeast quarter of the Northeast quarter of Section 8;

thence along said South line of the Northeast quarter of the Northeast quarter of Section 8,

North 89°55'35" West 127.08 feet to a point on the West right-of-way line of Main Street as described in Parcels 1 and 2 above;

thence along said West right-of-way line the following five (5) courses:

- 1) leaving said South line, at right angles, North 00°04'25" East 10.00 feet to the beginning of a non-tangent curve concave to the Northwest having a radius of 50.00 feet and to which beginning a radial line bears South 00°04'25" West;
- 2) Northerly 78.61 feet along the arc of said curve through a central angle of 90°04'46" to a point 77.00 feet distant at right angles West from the East line of said Section 8;
- 3) parallel with said East line of Section 8, North 00°00'21" West 238.89 feet;
- 4) North 01°54'12" East 162.09 feet;
- 5) North 00°18'36" West 12.22 feet to a point on said North right-of-way line of Parcel 10649, being the **TRUE POINT OF BEGINNING** of this description;

thence continuing along said West right-of-way the following two (2) course:

- 1) North 00°18'36" West 82.02 feet;
- 2) at right angles, North 89°41'24" East 3.83 feet to a point on State of California Department of Transportation right-of-way as shown on that certain map filed for record in Book 28 of Surveys, at Page 129, San Joaquin County Records;

thence along said State of California Department of Transportation right-of-way, North 06°34'18" West 10.11 feet;

thence leaving said State of California Department of Transportation right-of-way, South 89°41'24" West 12.73 feet to a point 10.00 distant at right angles West from the Northerly extension of said West right-of-way line of Main Street;


thence parallel with said West right-of way line, South 00°18'36" East 92.91 feet to a point on said North right-of-way line of Parcel 10649;

thence along said Parcel 10649, North 84°52'06" East 10.04 feet to the **POINT OF BEGINNING**.

Containing 958 square feet, more or less.

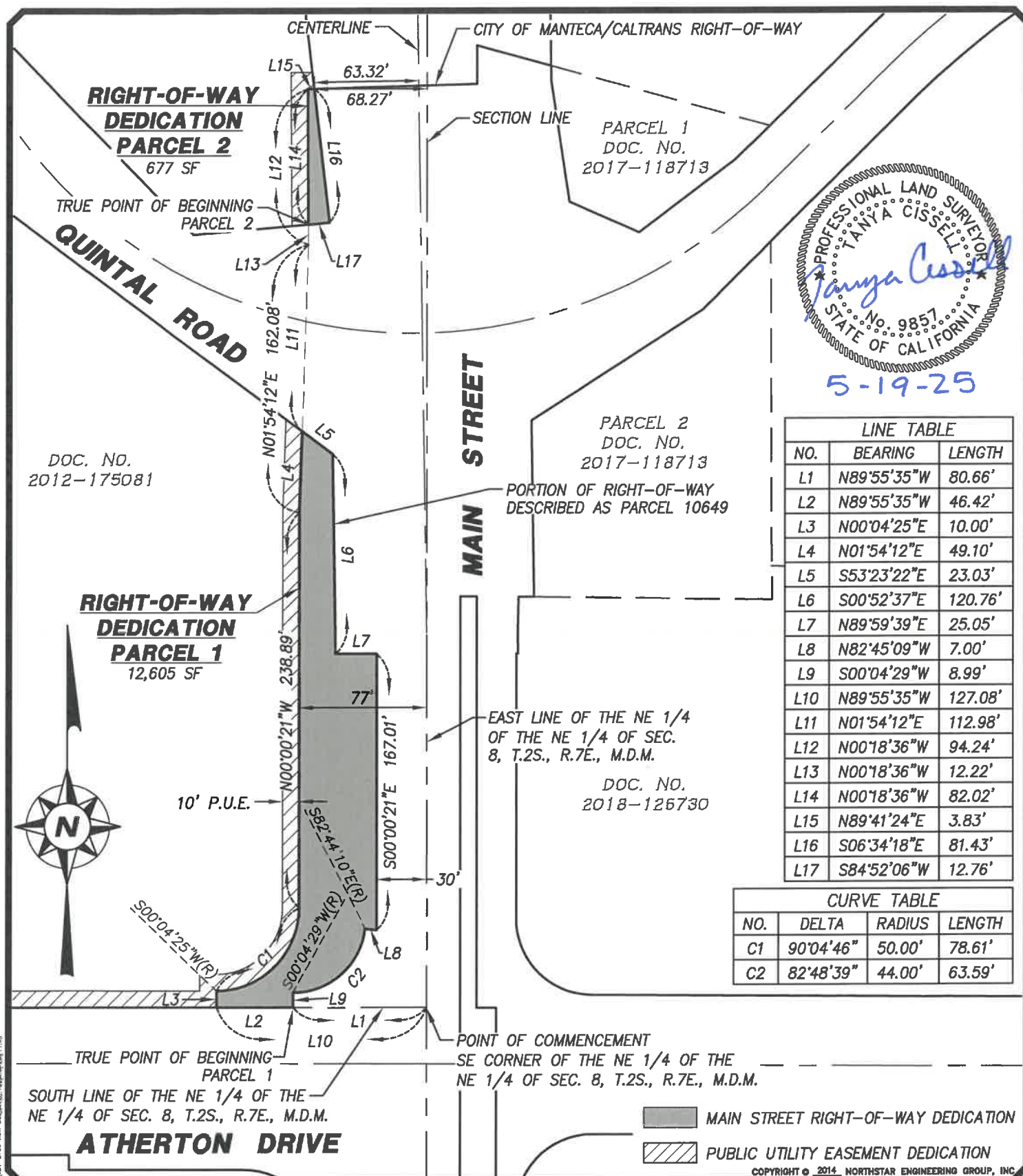
SUBJECT TO all easements and/or rights-of-way of record.

This legal description as described is delineated on the accompanying "Plat to Accompany Legal Description" and made a part hereof for reference purposes.


Tanya Cissell, P.L.S. 9857



5-19-25



North Star

Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

EXHIBIT 'B'
PLAT TO ACCOMPANY LEGAL DESCRIPTION

RIGHT-OF-WAY DEDICATION

BEING A PORTION OF THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SEC. 8, T. 2 S., R. 7 E., M.D.M.

CITY OF MANTECA

CALIFORNIA

JOB:	J21-2786
DATE:	5/19/2025
SCALE:	1"=80'
DRAWN:	TC
DESIGN:	TC
CHK'D:	TC

SHEET

01 OF 03

LINE TABLE		
NO.	BEARING	LENGTH
L18	N89°55'35"W	127.08'
L19	N00°04'25"E(R)	10.00'
L20	N01°54'12"E	49.10'
L21	N53°23'22"W	12.16'
L22	S01°54'12"W	56.20'
L23	N89°55'35"W	10.00'
L24	S00°04'25"W	10.00'
L25	S00°04'25"W	10.00'
L26	N01°54'12"E	162.09'
L27	N01°54'12"E	112.98'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C3	90°04'46"	50.00'	78.61'
C4	90°04'46"	40.00'	62.89'

MAIN STREET RIGHT-OF-WAY DEDICATION
PUBLIC UTILITY EASEMENT DEDICATION

DOC. NO.
2012-175081



ATHERTON DRIVE

**10' WIDE PUBLIC
UTILITY EASEMENT
PARCEL 1**
15,597 SF

N89°55'35"W 1177.31'
S89°55'35"E 1187.31'

SOUTH LINE OF THE NE 1/4 OF THE
NE 1/4 OF SEC. 8, T.2S., R.7E., M.D.M.

POINT OF COMMENCEMENT
SE CORNER OF THE NE 1/4 OF THE
NE 1/4 OF SEC. 8, T.2S., R.7E., M.D.M.

**10' WIDE PUBLIC
UTILITY EASEMENT
PARCEL 2**
958 SF

TRUE POINT OF BEGINNING
PARCEL 2

WEST LINE OF RIGHT-OF-WAY
DEDICATION PARCEL 1

SEE DETAIL 'A'
SHEET 3

SEE DETAIL 'B'
SHEET 3

239.06'
S00°00'21"E
N00°00'21"W
238.89'

MAIN STREET

EAST LINE OF THE NE 1/4
OF THE NE 1/4 OF SEC. 8,
T.2S., R.7E., M.D.M.

QUINTAL ROAD

CENTERLINE

CITY OF
MANTECA/CALTRANS
RIGHT-OF-WAY

SECTION
LINE

North Star
Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

EXHIBIT 'B'
PLAT TO ACCOMPANY LEGAL DESCRIPTION

EASEMENT DEDICATION

BEING A PORTION OF THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SEC. 8, T. 2 S., R. 7 E., M.D.M.

CITY OF MANTECA

CALIFORNIA

JOB:	J21-2786
DATE:	5/19/2025
SCALE:	1"=150'
DRAWN:	TC
DESIGN:	TC
CHECK:	TC
SHEET:	

02 OF 03



• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

EXHIBIT 'B'	PLAT TO ACCOMPANY LEGAL DESCRIPTION
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BEING A PORTION OF THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SEC. 8, T. 2 S., R. 7 E., M.D.M.

CALIFORNIA

03 of 03

JOB: 121-2786

DATE:	5/19/2025
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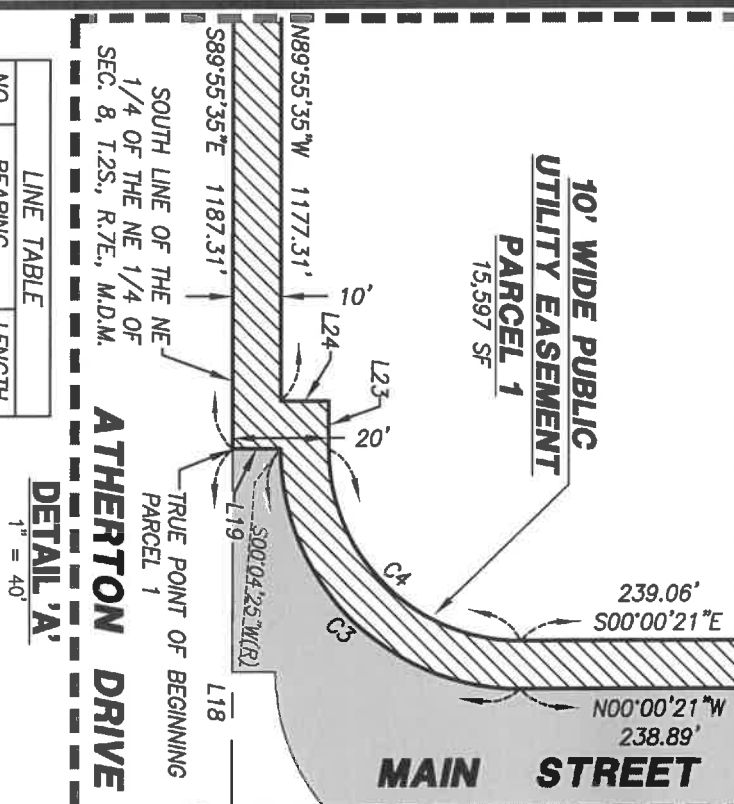
SCALE: 1"=40'

DRAWN: TC

DESIGN: TC

CHK'D: TC

SHEET

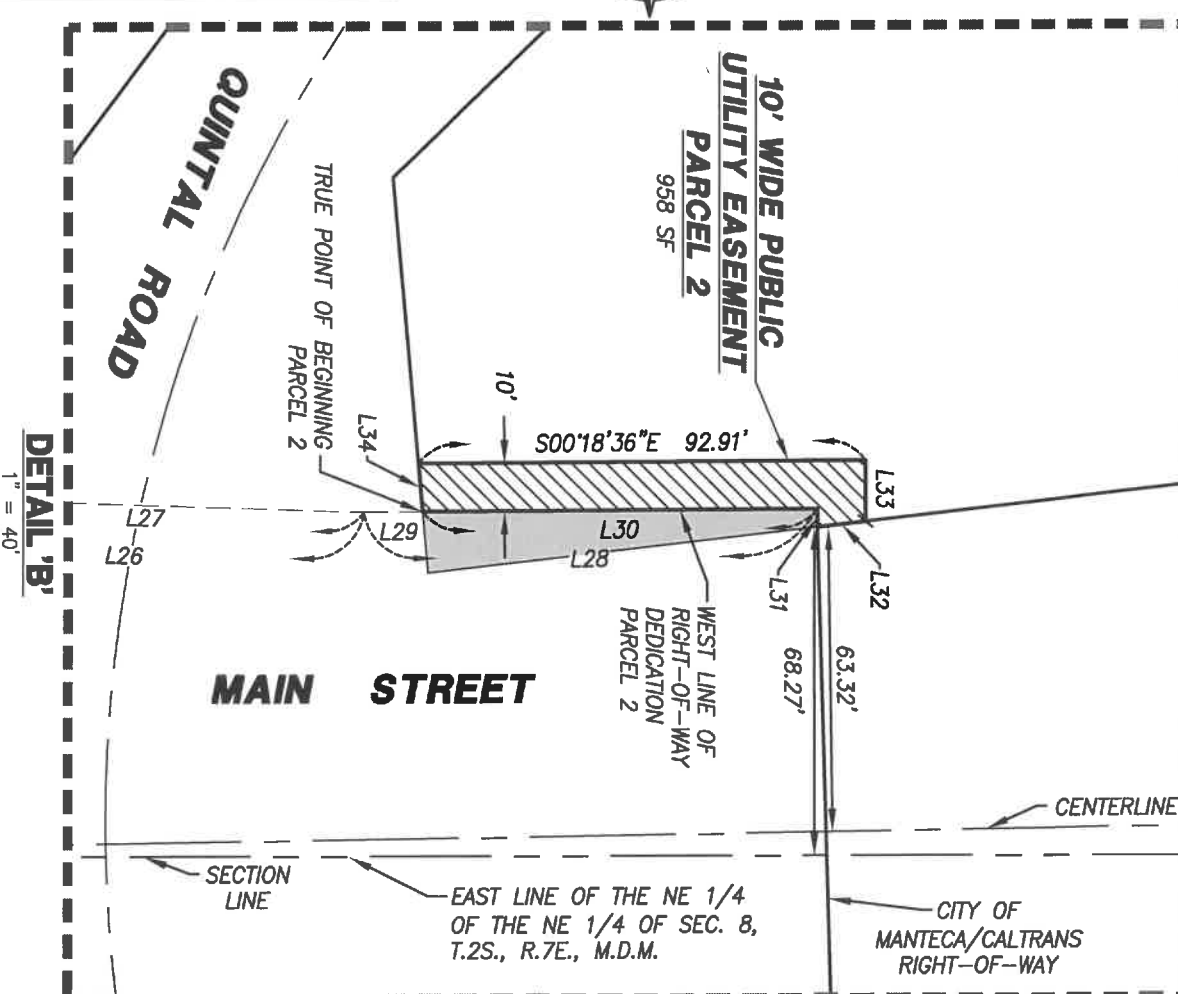


LINE TABLE		
NO.	BEARING	LENGTH
L18	N89°55'35"W	127.08'
L19	N00°04'25"E(R)	10.00'
L23	N89°55'35"W	10.00'
L24	S00°04'25"W	10.00'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C3	90°04'46"	50.00'	78.61'
C4	90°04'46"	40.00'	62.89'

 MAIN STREET RIGHT-OF-WAY DEDICATION

 PUBLIC UTILITY EASEMENT DEDICATION



LINE TABLE		
NO.	BEARING	LENGTH
L26	N01°54'12"E	162.09'
L27	N01°54'12"E	112.98'
L28	N00°18'36"W	94.24'
L29	N00°18'36"W	12.22'
L30	N00°18'36"W	82.02'
L31	N89°41'24"E	3.83'
L32	N06°34'18"W	10.11'
L33	S89°41'24"W	12.73'
L34	N84°52'06"E	10.04'

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address): Steven G. Pallios, 67064 Gianelli, Friedman & Jeffries, a Professional Law Corporation 1014 16th Street Modesto, CA 95354 TELEPHONE AND FAX NOS.: (209) 521-6260 (209) 521-5971 spallios@gianelli-law.com	FOR COURT USE ONLY Filed <u>MAY 01 2025</u> STEPHANIE BOHRETT, CLERK By <u>[Signature]</u> DEPUTY
ATTORNEY FOR (Name): Galatia Aretakis SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN JOAQUIN STREET ADDRESS: 315 W. Elm Street MAILING ADDRESS: 217 W. Elm Street CITY AND ZIP CODE: Lodi, CA 95240 BRANCH NAME: PROBATE	
ESTATE OF (Name): John Nick Aretakis aka JOHN N. ARETAKIS DECEDENT	
<div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> TESTAMENTARY <input type="checkbox"/> OF ADMINISTRATION WITH WILL ANNEXED </div> <div style="text-align: center;"> LETTERS </div> <div> <input type="checkbox"/> OF ADMINISTRATION <input type="checkbox"/> SPECIAL ADMINISTRATION </div> </div>	

STK-PR-EST-2025-

445

- LETTERS**
1. ☒ The last will of the decedent named above having been proved, the court appoints (name):
 Galatia Aretakis
 - a. ☒ executor.
 - b. ☐ administrator with will annexed.
 2. ☐ The court appoints (name):
 - a. ☐ administrator of the decedent's estate.
 - b. ☐ special administrator of decedent's estate
 - (1) ☐ with the special powers specified in the *Order for Probate*.
 - (2) ☐ with the powers of a general administrator.
 - (3) ☐ letters will expire on (date):
 3. ☒ The personal representative is authorized to administer the estate under the Independent Administration of Estates Act ☒ **with full authority**
☐ **with limited authority** (no authority, without court supervision, to (1) sell or exchange real property or (2) grant an option to purchase real property or (3) borrow money with the loan secured by an encumbrance upon real property).
 4. ☐ The personal representative is not authorized to take possession of money or any other property without a specific court order.

- AFFIRMATION**
1. ☐ PUBLIC ADMINISTRATOR: No affirmation required (Prob. Code, § 7621(c)).
 2. ☒ INDIVIDUAL: I **solemnly affirm** that I will perform the duties of personal representative according to law.
 3. ☐ INSTITUTIONAL FIDUCIARY (name):
 I **solemnly affirm** that the institution will perform the duties of personal representative according to law.
 I make this affirmation for myself as an individual and on behalf of the institution as an officer.
 (Name and title):

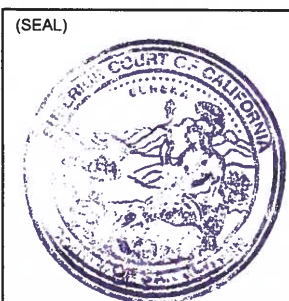
4. Executed on (date): 3/10/2025
 at (place): Manteca, California.

► Galatia Aretakis
 (SIGNATURE)

CERTIFICATION

I certify that this document is a correct copy of the original on file in my office and the letters issued the personal representative appointed above have not been revoked, annulled, or set aside, and are still in full force and effect.

WITNESS, clerk of the court, with seal of the court affixed.

Date: MAY 01 2025

Clerk, by

[Signature]
 (DEPUTY)

Date: MAY 01 2025

Clerk, by

Joseph D.
 (DEPUTY)