

RECORDING REQUESTED BY:  
**City of Manteca**

WHEN RECORDED MAIL TO:  
**City of Manteca**  
**Attn: City Clerk**  
**1001 W. Center Street**  
**Manteca, CA 95337**

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

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

**QUITCLAIM DEED**

APN: 226-410-73, 226-410-74 & Al Fonseca Lane Right-of-Way (no APN)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Jack Lewis II (also known as Joaquin Lewis II), a married man as his sole and separate property; Jennifer Lynn Nunes, a married woman as her sole and separate property; and James Francis Lewis, a married man as his sole and separate property,**

hereby releases and quitclaims to

**City of Manteca, a Municipal Corporation**

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

**SEE EXHIBIT "A", "B" & "C" ATTACHED HERETO AND MADE A PART HEREOF.**

By   
Jack Lewis II

By   
Jennifer Lynn Nunes

By   
James Francis Lewis

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 August 28, 2024 before me, GAVINA FRANKLIN, Notary Public,

personally appeared Jack Lewis II (~~also known as Joaquin Lewis II~~), 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/~~their~~/her authorized capacity(ies), and that by his/~~her~~/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

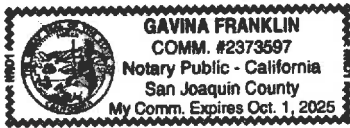
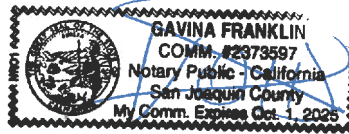
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal this 28 day of August, 2024.

[Signature]  
Notary Public Signature

*This area for official notary seal*

My Commission Expires: 10/01/2025



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.

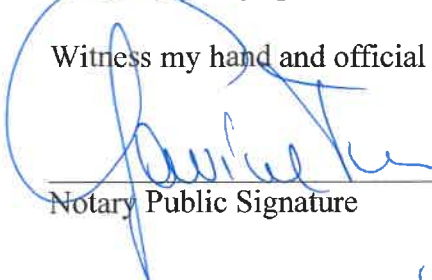
STATE OF CALIFORNIA            }  
  }SS  
COUNTY OF SAN JOAQUIN    }

On August 28, 2024 before me, GAVINA FRANKLIN, Notary Public,

personally appeared Jennifer Lynn Nunes, 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 signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

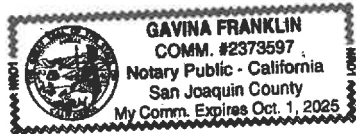
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal this 28 day of August, 2024.

  
\_\_\_\_\_  
Notary Public Signature

*This area for official notary seal*

My Commission Expires: 10/01/2025



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.

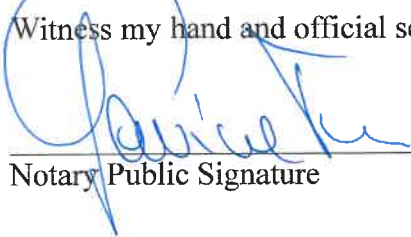
STATE OF CALIFORNIA            }  
  }SS  
COUNTY OF SAN JOAQUIN        }

On AUGUST 28, 2024 before me, GAVINA FRANKLIN, Notary Public,

personally appeared James Francis Lewis, 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/their/her authorized capacity(ies), and that by his/het/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

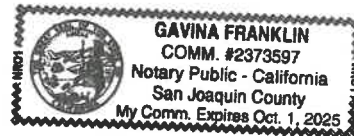
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal this 28 day of August, 2024.

  
\_\_\_\_\_  
Notary Public Signature

*This area for official notary seal*

My Commission Expires: 10/01/2025



**EXHIBIT "A"**

**DRAINAGE DITCH EASEMENT QUITCLAIM**

**TO CITY OF MANTECA**

**LEGAL DESCRIPTION**

ALL that certain real property, being an easement over a strip of land described in the Grant Deed between Joaquin & Jane Lewis and the Camara Family Living Trust & the 1996 Lewis Family Trust, filed for record on December 22, 2003 as Document # 2003-290795, San Joaquin County Records, and situate in the Southeast Quarter of Section 7, Township 2 South, Range 7 East, Mount Diablo Base and Meridian, City of Manteca, County of San Joaquin, State of California, being more particularly described as follows:

The southerly 20.00 feet of Lot A as shown on that certain map entitled "Woodward Estates" recorded in Book 42 of Maps and Plats at Page 69, San Joaquin County Records.

**EXHIBIT "B"**

**DRAINAGE DITCH EASEMENT QUITCLAIM**

**TO CITY OF MANTECA**

**LEGAL DESCRIPTION**

ALL that certain real property, being an easement over a strip of land described in the Grant Deed between Joaquin and Jane Lewis, and the Camara Family Living Trust and the 1996 Lewis Family Trust, filed for record on December 22, 2003 as Document # 2003-290795, San Joaquin County Records, and situate in the Southeast Quarter of Section 7, Township 2 South, Range 7 East, Mount Diablo Base and Meridian, City of Manteca, County of San Joaquin, State of California, being more particularly described as follows:

The southerly 20.00 feet of Lot B as shown on that certain map entitled "Woodward Estates" recorded in Book 42 of Maps and Plats at Page 69, San Joaquin County Records.

**EXHIBIT "C"**

**DRAINAGE DITCH EASEMENT QUITCLAIM**

**TO CITY OF MANTECA**

**LEGAL DESCRIPTION**

ALL that certain real property, being an easement over a strip of land described in the Grant Deed between Joaquin and Jane Lewis, and the Camara Family Living Trust and the 1996 Lewis Family Trust, filed for record on December 22, 2003 as Document # 2003-290795, San Joaquin County Records, and situate in the Southeast Quarter of Section 7, Township 2 South, Range 7 East, Mount Diablo Base and Meridian, City of Manteca, County of San Joaquin, State of California, being more particularly described as follows:

The 20' Wide Drainage Ditch Easement that traverses Al Fonseca Lane as shown on that certain map entitled "Woodward Estates" recorded in Book 42 of Maps and Plats at Page 69, San Joaquin County Records.