

ATTACHMENT 2

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)

GRANT DEED

APN: 228-020-48

The undersigned grantor(s) declare(s):

City Transfer Tax is \$0.00 R&T 11922 – Governmental agency acquiring title

County 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: (**X**) City of Manteca, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Anil Manhas and Karamjit Kaur Sran, husband and wife as joint tenants

hereby GRANT(s) to

City of Manteca, a Municipal Corporation

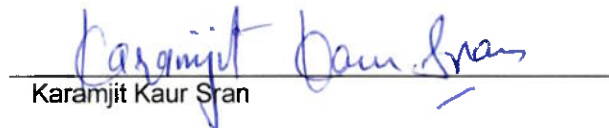
the following described real property in the City of Manteca, County of San Joaquin, State of California:

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

Dated: 8/19/2025



Anil Manhas



Karamjit Kaur Sran

CALIFORNIA 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.

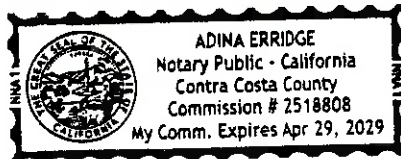
State of California

County of San Joaquin }

On Aug 19, 2025 before me, Adina Erridge, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Anil Manhas
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

Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: _____

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: _____

CALIFORNIA 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.

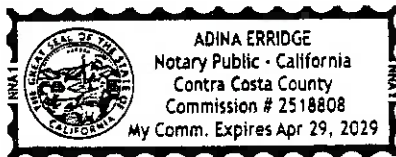
State of California

County of San Joaquin

On Aug 19 2025 before me, Adina Erridge Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Karanjit Kaur Sran
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.



Place Notary Seal and/or Stamp Above

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

WITNESS my hand and official seal.

Signature

Signature of Notary Public

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: _____

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: _____

EXHIBIT 'A'
LEGAL DESCRIPTION

All that certain real property, being a portion of the property described in Grant Deed to Anil Manhas and Karamjit Kaur Sran, recorded June 20, 2023, as Document No. 2023-048397, San Joaquin County Records, situate in the Northeast Quarter of the Northeast Quarter of Section 3, Township 2 South, Range 7 East, Mount Diablo Meridian, City of Manteca, County of San Joaquin, State of California, more particularly described as follows:

The East 11.00 feet of said Manhas property.

Containing 2,395 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



5-8-25

DOC. NO. 2019-112361



**RIGHT-OF-WAY
DEDICATION**
2,395 SF

30'

AUSTIN ROAD

11'

DOC. NO. 2023-048397

41'

DOC. NO. 2022-006551

SECTION LINE/CENTERLINE

COPYRIGHT © 2014, NORTHSTAR ENGINEERING GROUP, INC.



NorthStar
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

LYING IN A PORTION OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH,
RANGE 7 EAST, MOUNT DIABLO MERIDIAN

MANTECA

CALIFORNIA

JOB: J20-2756
DATE: 5/7/2025
SCALE: 1"=30'
DRAWN: TC
DESIGN: TC
CHK'D: TC

SHEET

1

OF

1