

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: 228-020-46

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,

P & P Investments Limited Liability Company, a California limited liability company

hereby GRANT(s) to

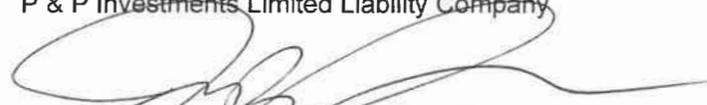
City of Manteca, a Municipal Corporation

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: 10/20/2025

P & P Investments Limited Liability Company



By: John A. Pinedo, Manager

ATTACHMENT 2

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 October 20, 2025

before me, Leslie Ramirez Notary Public,

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

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

WITNESS my hand and official seal.

Signature  (Seal)



**EXHIBIT 'A'
LEGAL DESCRIPTION**

All that certain real property, being a portion of the property described in Quitclaim Deed to P & P Investments Limited Liability Company, recorded September 21, 2021, as Document No. 2021-159118, 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 1.00 feet of said P & P Investments property.

Containing 157 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

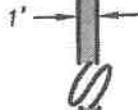
DOC. NO. 2024-023910



5-8-25

**RIGHT-OF-WAY
DEDICATION**
157 SF

DOC. NO. 2021-159118



40'

AUSTIN ROAD

41'

SECTION LINE/CENTERLINE



DOC. NO. 2019-112361

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DOC NAME: K:\20-2358 (Transmit) South (VIC) (Meadow) Exhibits (Open) ROW Dedication\2024\05\25\250825081001\250825081001.dwg Plot: 4-11-23-000-4.dwg

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: | 5/8/2025 |
| SCALE: | 1"=10' |
| DRAWN: | TC |
| DESIGN: | TC |
| CHK'D: | TC |

SHEET
1
OF
1