

## 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: 228-020-49

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,

**Sanjog Chanana and Deepali Chanana, 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: 11/21/2025.

  
\_\_\_\_\_  
Sanjog Chanana

  
\_\_\_\_\_  
Deepali Chanana

**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 Joaquin)

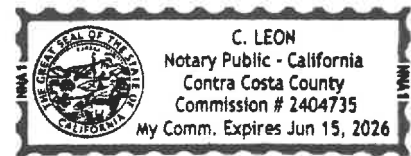
On November 21, 2025 before me, C. Leon, Notary Public  
(insert name and title of the officer)

personally appeared Sonjos Chanana and Deepali Chanana,  
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] (Seal)



**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**


All that certain real property, being a portion of the property described in Grant Deed to Sanjog Chanana and Deepali Chanana, recorded January 14, 2022, as Document No. 2022-006551, San Joaquin County Records, situate in 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 Chanana property.

Containing 2,386 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



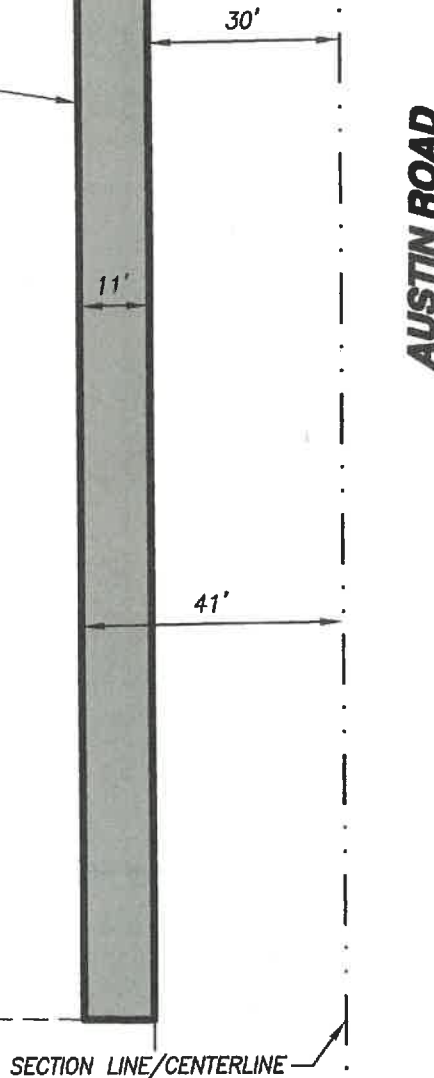
# ATTACHMENT 2

DOC. NO. 2023-048397



**RIGHT-OF-WAY  
DEDICATION**  
2,386 SF

DOC. NO. 2022-006551



SECTION LINE/CENTERLINE

DOC. NO. 2021-084352

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**NorthStar**  
Engineering Group, Inc.  
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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