

RECORDING REQUESTED BY

First American Title Company
Escrow Number:
Branch:

**AND WHEN RECORDED MAIL TO,
AND MAIL TAX STATEMENTS TO:**

City of Manteca
City Clerk's Office
1001 W. Center Street
Manteca, CA 95337

A.P.N.: 226-100-48 (Portion of)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$0.00. City transfer tax \$0.00.**

- () Unincorporated area (X) City of Manteca
(X) Computed on full value of property conveyed, or
() Computed on full value less value of liens or encumbrances remaining at time of sale.

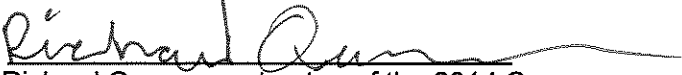
**This Grant Deed is not subject to documentary transfer tax because the City of Manteca is acquiring title to the property conveyed by this Grant Deed. See R & T 11922. Pursuant to Government Code Section 27383, Grantee is exempt from paying recording fees.

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, **Richard J. Quaresma and Sarah M. Quaresma, trustees of the 2014 Quaresma Family Trust dated May 22, 2014, and Daryll P. Quaresma and Diane M Quaresma, trustees of the Quaresma Revocable Trust dated December 5, 2000 ("Grantor")** hereby grants in fee to the **City of Manteca**, a municipal corporation organized and existing under the laws of the State of California ("**Grantee**"), the following described real property in the State of California, County of San Joaquin, City of Manteca, described as follows:

Exhibit "A" and Exhibit "B" attached hereto and made a part hereof.

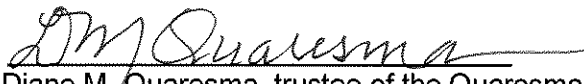
[Signature page follows]

Richard J. Quaresma and Sarah Quaresma, trustees of the 2014 Quaresma Family Trust dated May 22, 2024, and Daryll P. Quaresma and Diane M Quaresma, trustees of the Quaresma Family Trust dated December 5, 2000

By 
Richard Quaresma, trustee of the 2014 Quaresma
Family Trust dated May 22, 2014

By 
Sarah Quaresma, trustee of the 2014 Quaresma
Family Trust dated May 22, 2014

By 
Daryll P. Quaresma, trustee of the Quaresma
Family Trust dated December 5, 2000

By 
Diane M. Quaresma, trustee of the Quaresma
Family Trust dated December 5, 2000

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) ss
)

On 10/29/2024, before me, MELISSA LUCERO, Notary Public, personally appeared

RICHARD J. QUARESMA, 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.

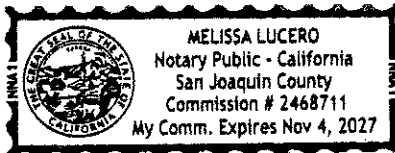
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Melissa Lucero

Signature

(Affix Seal)



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) ss

On 10/29/2024, before me, MELISSA LUCERO, Notary Public, personally appeared

DANIEL P. GUARESMA, 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.

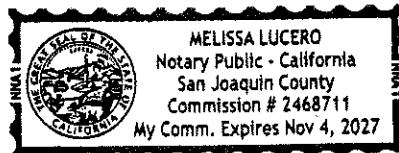
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Melissa Lucero

Signature

(Affix Seal)



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State of California)
County of SAN JOAQUIN) ss

On 10/30/2024, before me, MELISSA LUCERO, Notary Public, personally appeared

DAVID M. QUINZANO, 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.

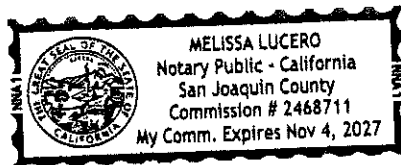
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Melissa Lucero

Signature

(Affix Seal)



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State of California)
County of SAN JOAQUIN) ss

On 10/30/2024, before me, MELISSA LUCERO, Notary Public, personally appeared

SHERAT QUARESMIA, 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.

Melissa Lucero
Signature

(Affix Seal)

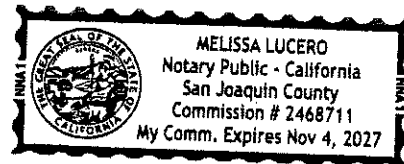


EXHIBIT "A"

RIGHT OF WAY DEDICATION

LEGAL DESCRIPTION

Being a portion of Lot 21 as shown on that certain map entitled "Griffin Park" recorded in Book 43 of Maps and Plats, at Page 143, San Joaquin County Records, situate in a portion of the East half of Section 17, Township 2 South, Range 7 East, Mount Diablo Meridian, City of Manteca, County of San Joaquin, State of California, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 21, said point of beginning being also 20.00 feet distant at right angles from the East line of said Section 17; thence

Along the South line of said Lot 21, North 89°51'46" West 32.00 feet to a point which is 52.00 feet distant at right angles from the East line of said Section 17; thence

Parallel with said East Section line, North 00°08'14" East 447.20 feet to the beginning of a curve concave to the Southwest, having a radius of 130.00 feet and having a central angle of 90°00'00"; thence

Along the arc of said curve, 204.20 feet to a point on the North line of said Lot 21; thence

Along the Northerly and Easterly lines of said Lot 21 the following Four (4) courses:

- 1) South 89°51'46" East 35.00 feet to the beginning of a curve concave to the Southwest, having a radius of 95.00 feet and having a central angle of 90°00'00"; thence
- 2) Along the arc of said curve, 149.23 feet to a point which is 52.00 feet distant at right angles from the East line of said Section 17; thence
- 3) South 89°51'46" East 32.00 feet to a point which is 20.00 feet distant at right angles from said East line of Section 17; thence
- 4) Parallel with said East Section line, South 00°08'14" West 482.20 feet to the point of beginning.

Containing 17,121 square feet more or less

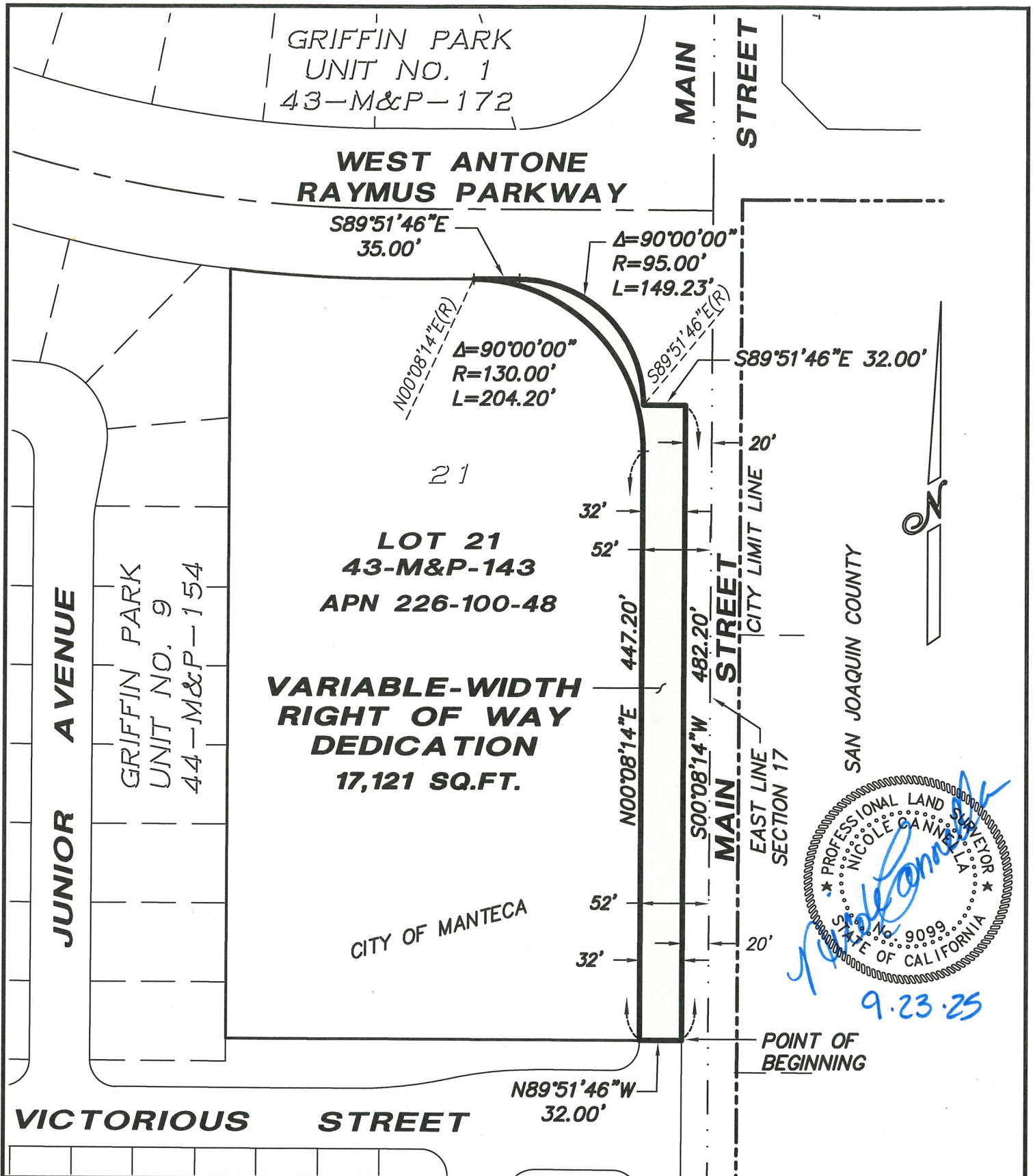
This legal description as described is delineated on the accompanying "Plat to Accompany Legal Description" and made a part hereof for reference purposes.

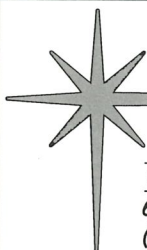


Nicole Cannella, P.L.S. 9099



9.23.25



 **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

BEING A PORTION OF SECTION 17,
TOWNSHIP 2 SOUTH, RANGE 7 EAST,
MOUNT DIABLO MERIDIAN
CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA

JOB NO: J15-1525

SCALE: 1" = 100'

DR BY: NC

FILE: 15-1525k lot 21 rw
dedication.dwg

DATE: September 23, 2025