

RECORDING REQUESTED BY:

First American Title Company

MAIL TAX STATEMENT

AND WHEN RECORDED MAIL DOCUMENT TO:

City of Manteca, a California Municipal Corporation
1001 W. Center St.
Manteca, CA 95337

Space Above This Line for Recorder's Use Only

A.P.N.: 217-210-490-000

File No.: 11791-7285390 (ND)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$**1,320.00**; CITY TRANSFER TAX \$;

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of **Manteca**, and
- Survey Monument Preservation Fee

EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Bedquarters, Inc, a California corporation**

hereby GRANTS to **City of Manteca, a California Municipal Corporation**

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

Parcel 1: (Affects apn: 217-210-47)

Lots Numbered 25 and 26, in Block 11, as said lots and block are delineated and designated on the revised map of the town of North Manteca, filed December 5, 1911, in Book 5 of Maps and Plats, Page 48, San Joaquin County Records.

Parcel 2: (Affects Apn: 217-210-49)

Lot 27, in Block 11, of revised map of the town of North Manteca, in the City of Manteca, County of San Joaquin, State of California, as per map recorded in Volume 5 of Maps and Plats, at Page 48 in the Office of the County Recorder of said County.

Parcel 3: (Affects Apn: 217-210-48)

Lot 28 in Block 11, of revised map of the town of North Manteca, in the City of Manteca, County of San Joaquin, State of California, as per map recorded in Volume 5 of Maps and Plats, at Page 48 in the Office of the County Recorder of said County.

Mail Tax Statements To: **SAME AS ABOVE**

Grant Deed - continued

File No.: **11791-7285390**
(ND)

Dated: June 05, 2026

Bedquarters, Inc, a California corporation

By: [Signature]
Name: Steve Lewis
Title: Its Authorized Signer

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 June 8, 2026 before me, J. Webber, Notary Public, personally appeared Steve 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/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.

This area for official notarial seal.

[Signature]
Notary Signature

