

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**

268-300-010  
APN: 241-320-570-000

The undersigned grantor(s) declare(s):

City Transfer Tax is \$0

County Transfer Tax is \$0

( ) 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,

Patrick Laughlin, Trustee of the Patrick Laughlin Trust dated March 9, 1999 as to an undivided 25% interest; Ranjit Khagura, Trustee of the R & S Khagura Family Trust Dated February 17, 2022 as to an undivided 25% interest; Ravinder Singh Thiara and Sureena Shalini Bains Thiara, Trustees of the Thiara Family Trust, Under Declaration of Trust Executed January 8, 2016 as to an undivided 25% interest and Jinder S. Thiara and Michelle L. Symes-Thiara, Trustees of the Thiara Investment Trust Dated September 14, 2021 as to an undivided 25% interest

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.**

Patrick Laughlin, Trustee of the Patrick Laughlin Trust dated March 9, 1999

  
\_\_\_\_\_  
Patrick Laughlin, Trustee

Ranjit Khagura, Trustee of the R & S Khagura Family Trust Dated February 17, 2022

  
\_\_\_\_\_  
Ranjit Khagura, Trustee

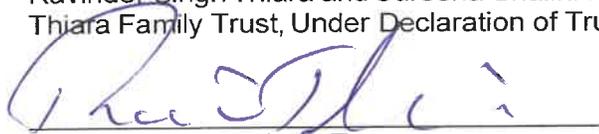
**ATTACHMENT 3**

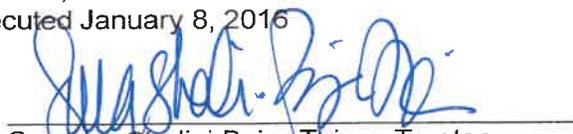
Grant Deed – continued

268-300-010

APN: ~~241-320-570-000~~

Ravinder Singh Thiara and Sureena Shalini Bains Thiara, Trustees of the Thiara Family Trust, Under Declaration of Trust Executed January 8, 2016

  
Ravinder Singh Thiara, Trustee

  
Sureena Shalini Bains Thiara, Trustee

Jinder S. Thiara and Michelle L. Symes-Thiara, Trustees of the Thiara Investment Trust Dated September 14, 2021

  
Jinder S. Thiara, Trustee

  
Michelle L. Symes-Thiara, Trustee

# ATTACHMENT 3

## EXHIBIT "A" LEGAL DESCRIPTION WEST ATHERTON ROAD DEDICATION

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF MANTECA, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, BEING A PORTION OF LANDS OF THIARA, ET AL, AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED IN DOCUMENT NO. 2024-026251, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, ALSO BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 23 OF PARCEL MAPS AT PAGE 78, SAN JOAQUIN COUNTY RECORDS, ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF A 94.00 FOOT WIDE ATHERTON DRIVE AS DESCRIBED IN THAT CERTAIN GRANT OF EASEMENT RECORDED IN DOCUMENT NO. 2005-057435, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,047.00 FEET AND A RADIAL BEARING OF SOUTH 40°49'39" WEST, THROUGH A CENTRAL ANGLE OF 40°53'03" FOR AN ARC LENGTH OF 747.10 FEET TO THE NORTH LINE OF PARCEL 3 AS SHOWN ON SAID PARCEL MAP; THENCE SOUTH 89°56'36" WEST, A DISTANCE OF 668.30 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3; THENCE SOUTH 00°13'12" WEST ALONG THE WEST LINE OF SAID PARCEL 3, A DISTANCE OF 114.00 FEET; THENCE LEAVING THE WEST LINE OF SAID PARCEL 3, NORTH 89°56'36" EAST PARALLEL WITH THE NORTH LINE OF SAID PARCEL 3, A DISTANCE OF 696.54 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 904.30 FEET AND A RADIAL BEARING OF SOUTH 00°03'24" EAST, THROUGH A CENTRAL ANGLE OF 40°05'07" FOR AN ARC LENGTH OF 632.67 FEET TO THE END OF SAID CURVE AND ALSO BEING A POINT ON THE SOUTH LINE OF SAID PARCEL 3; THENCE SOUTH 89°46'15" EAST ALONG THE SOUTH LINE OF SAID PARCEL 3, A DISTANCE OF 13.77 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE NORTH 40°49'39" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 94.00 FEET TO SAID POINT OF BEGINNING. CONTAINING APPROXIMATELY 152,065 SQUARE FEET.

  
Jeff Spence, LS7414



12/10/25  
date

PLAT OF WEST ATHERTON RIGHT-OF-WAY DEDICATION  
 A PORTION OF THE NE 1/4 OF SECTION 12, T.2S., R.6E.,

M.D.M.

BEING A PORTION OF PARCEL 3 OF THE PARCEL MAP IN  
 BOOK 23 OF PARCEL MAPS AT PAGE 78

COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

LAUGHLIN AND SPENCE CIVIL ENGINEERS AND SURVEYORS

SHEET 1 OF 1

OCTOBER 3, 2025

$R=1,047.00'$   
 $\Delta=40^{\circ}53'03''$   
 $L=747.10'$

1"=200'

$N89^{\circ}56'36''E$   
 668.30'

$N89^{\circ}56'36''E$   
 696.54'

$S00^{\circ}13'12''W$   
 206.05'

$N00^{\circ}03'24''W$   
 (RADIAL)

728.70'

60.00'

491.36'

$R=904.30$   
 $\Delta=40^{\circ}05'07''$   
 $L=632.67'$

$S89^{\circ}46'15''E$

$S89^{\circ}46'15''E$  - 13.77'

BELLA TERRA LANE

$S40^{\circ}49'39''W$   
 94.00'

P.O.B.

LEGEND

- COMPUTATION POINT
- ▨ RIGHT-OF-WAY DEDICATION AREA
- P.O.B. POINT OF BEGINNING

EXHIBIT B

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

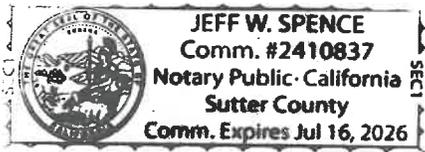
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of SUTTER.

On 12/3/2025 before me, JEFF W. SPENCE, Notary Public.
Date Here Insert Name and Title of the Officer

personally appeared PATRICK LAUGHLIN AND PANJIT KHAGURA.
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 [Handwritten 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: \_\_\_\_\_

CALIFORNIA ALL-PURPOSE 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 Merced )

On December 8, 2015 before me Guadalupe Isabel Rodriguez Garces Notary Public, Here Insert Name and Title of the Officer

personally appeared Michelle L. Symes Thiara & Jinder S. Thiara 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 [Handwritten Signature] Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: \_\_\_\_\_

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 SUTTER

On December 04, 2025 before me, Pawan Hundal, Notary Public  
(insert name and title of the officer)

personally appeared Ravinder Singh Thiara and Sureena Shalini Bains Thiara 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 [Handwritten Signature]

(Seal)

