

RECORDING REQUESTED BY:

**MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:**

City of Manteca
Attn: City Clerk
1001 W. Center Street
Manteca, CA 95337
No Fee for recording pursuant to Gov.
Code Section 27383

Space Above This Line for Recorder's Use Only

A.P.N.: 241-320-23 (Portion)

File No.: 5300-LA0067TO (dc)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX **\$0.00**; CITY TRANSFER TAX **\$0.00**;
SURVEY MONUMENT FEE \$

- ☐ 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
- ☒ Exempt from transfer tax; Reason: **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**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
**MICHAEL D. RANDALL AND NANCY S. RANDALL, TRUSTEES OF THE MICHAEL & NANCY RANDALL
REVOCABLE LIVING TRUST**

hereby GRANT(s) to **CITY OF MANTECA, A MUNICIPAL CORPORATION**

the following described property, being dedicated in fee for street-right-of-way purposes and as an easement for public purposes, in the City of Manteca, County of San Joaquin, State of **California**:

See Exhibits "A" and "B" attached hereto and made a part hereof

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

ATTACHMENT 2

Grant Deed - continued

Date: **03/25/2025**

A.P.N.: 241-320-23 (Portion)

File No.: 5300-LA0067TO (dc)

Dated: 4-29-25

Michael D. Randall

Michael D. Randall, Trustee of the Michael & Nancy Randall Revocable Living Trust

Nancy S. Randall
By Michael D. Randall
attorney in fact

Nancy S. Randall, Trustee of the Michael & Nancy Randall Revocable Living Trust

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 April 29, 2025 before me, Janet Pinheiro, Notary Public, personally appeared

Michael D. Randall

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.

Notary Signature



Comm 2505776
exp 12-26-28

EXHIBIT "A"

WOODWARD AVENUE RIGHT-OF-WAY DEDICATION

LEGAL DESCRIPTION

Being a portion Parcels One and Two as described in the Grant deed to Michael D. Randall and Nancy S. Randall, Trustees of the Michael & Nancy Randall Revocable Living Trust, recorded March 7, 2005, as Document No. 2005-052996, San Joaquin County Records and lying in a portion of the Northeast Quarter of Section 12, Township 2 South, Range 6 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 Parcel Two of said Randall property, said point of beginning being 25.00-feet distant at right angles from the South line of said Northeast Quarter of Section 12; thence

Parallel with said Quarter Section line and along the south line of said Parcel Two, South 89°51'05" West 64.00 feet to the Southwest corner of said Parcel Two, said point being also on the East line of Parcel One of said Randall property; thence

Along the East line of said Parcel One, South 00°08'56" East 5.00 feet to a point which is 20.00-feet distant at right angles from said Quarter section line; thence

Parallel with said Quarter Section line and along the South line of said Parcel One, South 89°51'05" West 412.00 feet to the Southwest corner of said Parcel One; thence

Along the Westerly line of said Parcel One, North 61°59'38" East 21.40 feet to a point which is 30.00-feet distant at right angles from the South line of said Northeast Quarter of Section 12; thence

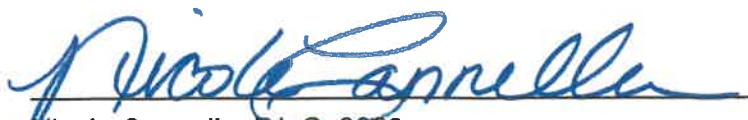
Parallel with said Quarter Section line, North 89°51'05" East 457.03 feet to a point on the East line of said Parcel Two; thence

Along said East line, South 00°44'54" East 5.00 feet to the point of beginning.

Containing 4,345 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.

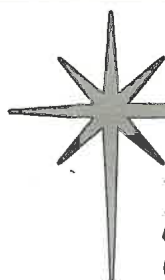
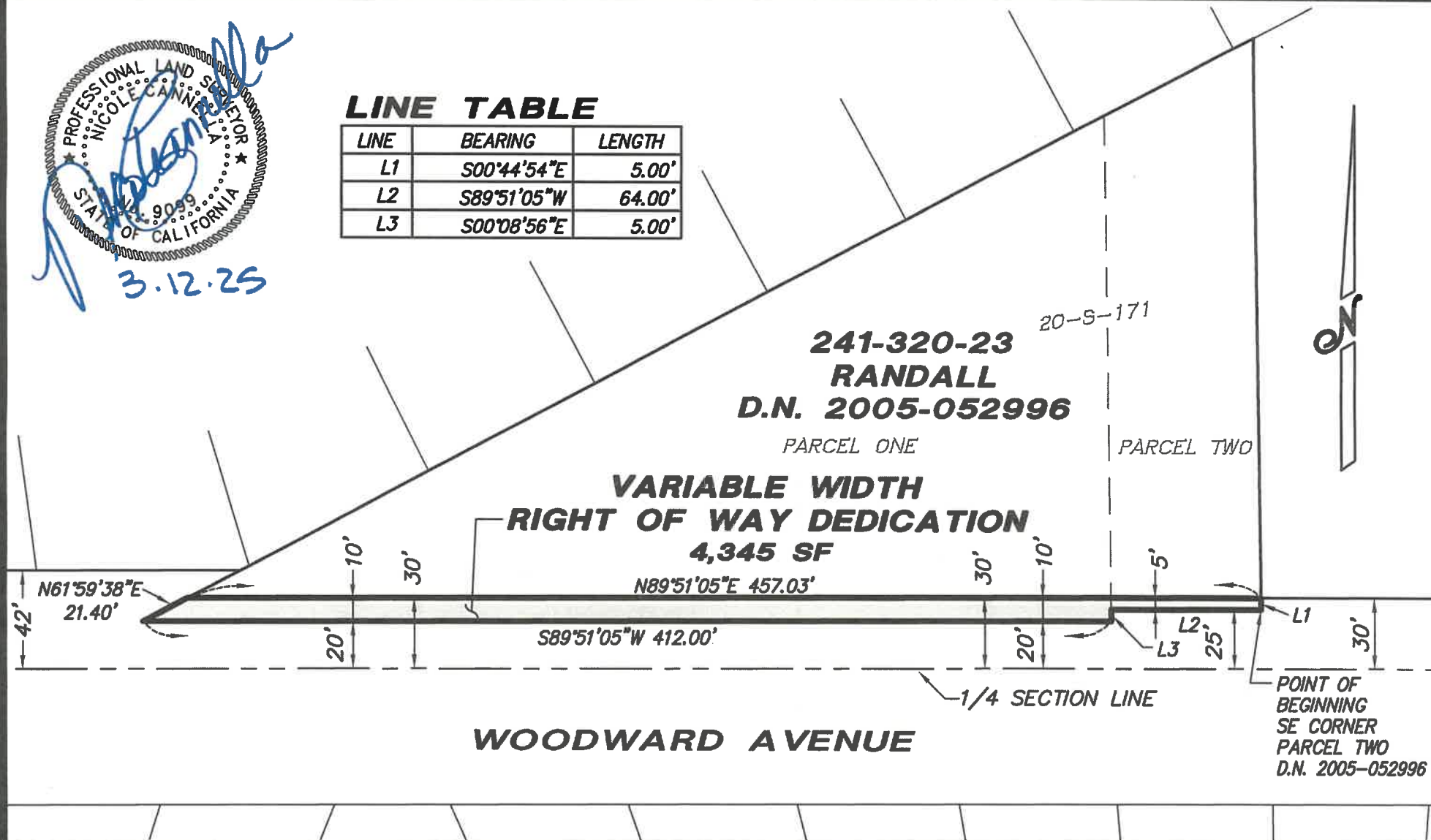

Nicole Cannella, P.L.S. 9099



3.12.25

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S00°44'54"E	5.00'
L2	S89°51'05"W	64.00'
L3	S00°08'56"E	5.00'

*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**

LYING IN A PORTION OF SECTION 12,
 TOWNSHIP 2 SOUTH, RANGE 6 EAST,
 MOUNT DIABLO MERIDIAN.
 CITY OF MANTECA, SAN JOAQUIN COUNTY,
 STATE OF CALIFORNIA

JOB NO: J18-2299

SCALE: AS SHOWN

DR BY: NC

FILE: 18-2299 woodward rw
ded.dwg

DATE: March 12, 2025