

1974

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Recording Requested by:

EAST BAY MUNICIPAL UTILITY DISTRICT

And When Recorded Mail to:

East Bay Municipal Utility District
P. O. Box 24055
Oakland, CA 94623
ATTN: Legal Department
783775

74- 82963

RE: 3715 IM:105



DOCUMENTARY TRANSFER TAX \$ 46.20
☒ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES
☐ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES
REMAINING THEREON AT TIME OF SALE

Cherry - W T
Signature of declarant or agent determining tax firm name
CITY OF San Francisco ☒ Unincorporated

GRANT DEED

THIS INDENTURE, made this 30TH day of MAY, 1974,
between JULIUS J. SIMON and MARY E. SIMON, his wife, hereinafter
called the Grantor, and EAST BAY MUNICIPAL UTILITY DISTRICT, a
public corporation organized and existing under and by virtue of
the laws of the State of California, hereinafter called the Grantee,

W I T N E S S E T H:

THAT the Grantor, for a good and valuable consideration, the
receipt and sufficiency whereof are hereby acknowledged, does hereby
grant, bargain and sell, convey and confirm, to the Grantee and to
the Grantee's successors and assigns forever, all that certain real
property described in Exhibit "A" attached hereto and made a part
hereof.

TOGETHER with all and singular the tenements, hereditaments
and appurtenances thereunto belonging, or in anywise appertaining,
and the reversion and reversions, remainder and remainders, rents,
issues and profits thereof.

THE Grantor and the Grantor's successors or assigns shall not
place or permit to be placed on the hereinafter described Parcel
Two any building or structure, nor do nor allow to be done anything
which may interfere with the full enjoyment by the Grantee of the
rights herein granted.

TO HAVE AND TO HOLD, all and singular, the said premises,
together with the appurtenances, unto the Grantee and the Grantee's
successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this indenture
the day and year first above written.

Julius J. Simon
JULIUS J. SIMON

Mary E. Simon
MARY E. SIMON

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STATE OF CALIFORNIA.

County of Alameda

On this 30TH day of

May

in the year one thousand nine hundred and seventy-four

before me, RALPH E. HESS, a Notary Public,

State of California, duly commissioned and sworn, personally appeared

JULIUS J. SIMON and MARY E. SIMON

known to me to be the person^s whose name^s are subscribed to the within instrument and acknowledged to me that they executed the same.

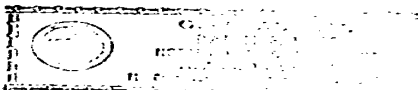
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the County of Alameda the day and year in this certificate first above written.

RALPH E. HESS

Notary Public, State of California.

My Commission Expires August 10, 1974

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EXHIBIT "A"

THOSE PARCELS OF LAND in the Township of Eden, County of Alameda, State of California, described as follows:

PARCEL ONE:

A PORTION of Lots 45 and 47, Map of Castro Meadows, filed November 1, 1910 in Map Book 25, Page 94, Alameda County Records, described as follows:

BEGINNING at a point on the center line of Sydney Way at the most southern corner of said Lot 45; thence along the southwestern line of said Lot 45, North 39° 36' 58" West (the bearing North 39° 36' 58" West being taken for the purpose of this description), 208.83 feet to the Actual Point of Commencement; thence along the southwestern line of Lots 45 and 47, 460.00 feet to the northern line of said Lot 47; thence along last named line, North 88° 36' 57" East, 460.00 feet; thence South 9° 00' 00" West, 221.75 feet; thence South 42° 00' 00" West, 197.07 feet to the Actual Point of Commencement.

CONTAINING an area of 2.181 acres, more or less.

PARCEL TWO:

A PERPETUAL NON-EXCLUSIVE EASEMENT and right of way for the purpose of constructing, reconstructing, repairing, maintaining, and using a roadway and of laying down, constructing, reconstructing, removing, replacing, repairing, maintaining, operating and using, for the transmission and distribution of water and/or electrical energy, a pipe or pipe lines and electrical transmission wires and all necessary poles, braces, connections, fastenings and other appliances and fixtures for use in connection therewith or appurtenant thereto, in, under, along and across the following described real property:

PORTION of Lot 45, Map of Castro Meadows, filed November 1, 1910 in Map Book 25, Page 94, Alameda County Records, described as follows:

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BEGINNING at a point on the center line of Sydney Way at the most southern corner of said Lot 45; thence along the southwestern line of said Lot 45, North 39° 36' 58" West (the bearing North 39° 36' 58" West being taken for the purpose of this description), 30.30 feet to the northern line of Sydney Way and the actual Point of Commencement; thence continuing along the southwestern line of said Lot 45, North 39° 36' 58" West, 178.53 feet to the southeastern line of the hereinbefore described Parcel One; thence along the last named line, North 42° 00' 00" East, 110.00 feet; thence South 12° 00' 00" West, 113.32 feet; thence South 39° 36' 58" East, 137.33 feet to the northern line of said Sydney Way; thence along the last named line, South 81° 08' 42" West, 7.60 feet and South 84° 48' 44" West, 16.34 feet to the Actual Point of Commencement.

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RECORDING REQUESTED BY

EAST BAY MUNICIPAL UTILITY DISTRICT

AND WHEN RECORDED MAIL TO

EAST BAY MUNICIPAL UTILITY DISTRICT

P. O. Box 24055

Oakland, CA 94623

ATTN: Legal Department

RE: 3715 IM: 109

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by the deed or grant, dated MAY 20, 1974, from JULIUS J. SIMON and MARY E. SIMON, his wife,

to EAST BAY MUNICIPAL UTILITY DISTRICT, a political corporation, is hereby accepted by the undersigned Officer on behalf of the Board of Directors, pursuant to authority conferred by resolution of the Board of Directors adopted on April 8, 1966, and the Grantee consents to recordation thereof by its duly authorized Officer.

Dated: JUNE 27 1974

By: [Signature]

RECORDED AT REQUEST OF EAST BAY MUNICIPAL UTILITY DISTRICT
Western Title Guaranty Co.
At 9 A.M.

JUN 27 1974

74- 82963

OFFICIAL RECORDS OF
ALAMEDA COUNTY, CALIFORNIA
JACK G. BLUE
COUNTY RECORDER

OK