

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0618011023-
APN: 708-40-005, 708-40-004

When Recorded Mail Document and Tax Statements to:

Angelo Heropoulos
1261 Lincoln Avenue, Suite 214
San Jose, CA 95125

DOCUMENT: 22985734



22985734

Pages: 9

Fees....	39.00
Taxes...	3065.70
Copies..	.00
AMT PAID	3104.70

REGINA ALCOMENDRAS
SANTA CLARA COUNTY RECORDER
Recorded at the request of
#625 OLD REPUBLIC ER - SPL

RDE # 025
6/10/2015
08:00 AM

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Signed in counterpart

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$3,065.70

computed on full value of property conveyed, or

computed on full value less of liens and encumbrances remaining at time of sale.

Unincorporated area: City of

Anne Marie Shahinian
Anne-Marie Shahinian

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Shillingsburg Property Owners, LLC, a California Limited Liability Company, and Judith Post, as trustee of the Judith Post Separate Property Trust dated June 21, 1991 and Anne-Marie Shahinian, a married woman as her sole and separate property and Mark Lee Victor Shahinian, a single man hereby GRANT(S) to

Angelo Heropoulos, a married man, as his sole and separate property

that property in Unincorporated area of Santa Clara County, State of California, described as follows:

* * * See "Exhibit A" attached hereto and made a part hereof. * * *

Date: June 09, 2015

Anne Marie Shahinian
Anne-Marie Shahinian

Shillingsburg Property Owners, LLC, a California limited liability company

Signed In Counterpart

By: Steve Beck, Managing Member

Signed in Counterpart

Mark Lee Victor Shahinian

The Judith Post Separate Property Trust dated June 21, 1991

Signed In Counterpart

By: Judith Post, Trustee

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 Santa Clara

On June 10, 2015 before me, M Monier-Rohde a Notary Public, personally appeared Anne-marie Shahinian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) 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: M Monier-Rohde

Name: M. Monier-Rohde
(Typed or Printed)



Unofficial

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0618011023-1
APN: 708-40-005, 708-40-004

When Recorded Mail Document and Tax Statements to:

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1261 Lincoln Avenue, Suite 214
San Jose, CA 95125

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Signed in counterpart

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is

computed on full value of property conveyed, or

computed on full value less of liens and encumbrances remaining at time of sale.

Unincorporated area: City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Shillingsburg Property Owners, LLC, a California Limited Liability Company, and Judith Post, as trustee of the Judith Post Separate Property Trust dated June 21, 1991 and Anne-Marie Shahinian, a married woman as her sole and separate property and Mark Lee Victor Shahinian, a single man hereby GRANT(S) to Angelo Heropoulos, a married man, as his sole and separate property

that property in Unincorporated area of Santa Clara County, State of California, described as follows:

*** See "Exhibit A" attached hereto and made a part hereof. ***

Date: June 09, 2015

Signed in Counterpart

Anne-Marie Shahinian

Shillingsburg Property Owners, LLC, a California limited liability company

By: Steve C Beck
Steve Beck, Managing Member

Signed in Counterpart

Mark Lee Victor Shahinian

The Judith Post Separate Property Trust dated June 21, 1991

Signed in Counterpart
By: _____
Judith Post, Trustee

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.

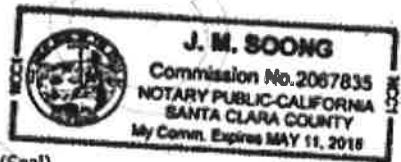
State of CA
County of Santa Clara

On Jun 11, 2015 before me, JM Soong a Notary Public, personally appeared Steve Beck 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]
Name: JM Soong
(Typed or Printed)



Unofficial

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San Jose, CA 95125

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Signed in counterpart

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is

computed on full value of property conveyed, or

computed on full value less of liens and encumbrances remaining at time of sale.

Unincorporated area: City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Shillingsburg Property Owners, LLC, a California Limited Liability Company, and Judith Post, as trustee of the Judith Post Separate Property Trust dated June 21, 1991 and Anne-Marie Shahinian, a married woman as her sole and separate property and Mark Lee Victor Shahinian, a single man hereby GRANT(S) to Angelo Heropoulos, a married man, as his sole and separate property

that property in Unincorporated area of Santa Clara County, State of California, described as follows:

*** See "Exhibit A" attached hereto and made a part hereof. ***

Date: June 09, 2015

Signed in Counterpart

Anne-Marie Shahinian


Mark Lee Victor Shahinian

Shillingsburg Property Owners, LLC, a California limited liability company

The Judith Post Separate Property Trust dated June 21, 1991

By: **Signed in Counterpart**

Steve Beck, Managing Member

Signed in Counterpart

By: Judith Post, Trustee

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 Francisco

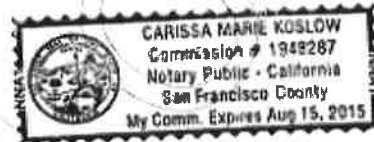
On June 11, 2015 before me, Carissa Marie Koslow a Notary Public, personally appeared Mark Lee Victor Shmuniyan who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same 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: Carissa Koslow

Name: Carissa Marie Koslow
(Typed or Printed)



(Seal)

Unofficial

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1261 Lincoln Avenue, Suite 214
San Jose, CA 95125

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Signed in counterpart

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is:

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Shillingsburg Property Owners, LLC, a California Limited Liability Company, and Judith Post, as trustee of the Judith
Post Separate Property Trust dated June 21, 1991 and Anne-Marie Shahinian, a married woman as her sole and
sparate property and Mark Lee Victor Shahinian, a single man
hereby GRANT(S) to
Angelo Heropoulos, a married man, as his sole and separate property

that property in Unincorporated area of Santa Clara County, State of California, described as follows:
* * * See "Exhibit A" attached hereto and made a part hereof. * * *

Date: June 09, 2015

Signed in Counterpart

Anne-Marie Shahinian

Shillingsburg Property Owners, LLC, a California limited
liability company

Signed in Counterpart

By: Steve Beck, Managing Member

Signed in Counterpart

Mark Lee Victor Shahinian

The Judith Post Separate Property Trust dated June 21,
1991

By: Judith Post, Trustee

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 Yolo

On 6/10/15 before me, Albie Madrigal a Notary Public, personally appeared Judith Post 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]
Name: Albie Madrigal
(Typed or Printed)



(Seal)

Unofficial

ORDER NO. : 0618011023

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Santa Clara, State of California, and is described as follows:

Beginning at a nail and shiner set on the center line of Shillingsburg Avenue, 40 feet wide, distant thereon North 42° 17' East, 1640.87 feet from a nail and shiner set at the point of intersection thereof with the Northeasterly line of McKean or Uvas Road, 50 feet wide, said point of beginning also being the most Northerly corner of that certain tract of land conveyed by Walter W. Powers, Sr., to Virginia Ross, et vir, by Deed dated January 16, 1960 and recorded January 21, 1960 in Book 4671 of Official Records, at Page 156, said point of beginning bears South 42° 17' West 15.56 feet from a 2" x 2" stake set at the point of intersection of said center line of Shillingsburg Avenue with the center line of San Vicente Avenue; thence along said center line of Shillingsburg Avenue, North 42° 17' East 145.58 feet to a nail and shiner, North 38° 06' 32" East 743.10 feet to an iron pipe and North 44° 29' 55" East 526.13 feet to an iron pipe set at the most Northerly corner of Lot 25 as shown upon the Map hereinafter referred to; thence leaving the center line of Shillingsburg Avenue and running along the Northeasterly line of said Lot 25, South 30° 36' 09" East 1274.50 feet to a stake set at the most Easterly corner thereof; thence along the Northeasterly line of Lot 26 as shown upon said Map, South 30° 41' 37" East 680.24 feet to an iron pipe set at the most Easterly corner thereof; thence along the line dividing Lots 26 and 27 as shown upon said Map, South 55° 53' 23" West 975.61 feet to an iron pipe set at the most Easterly corner of that certain tract of land conveyed by Walter W. Powers, Jr., et al, to Marion T. Darling, by Deed dated January 29, 1960 and recorded February 19, 1960 in Book 4701 of Official Records, at Page 649; thence leaving said dividing line and running along the Northeasterly line of said tract of land so conveyed to Darling North 34° 06' 03" West 679.20 feet to a iron pipe set at the most Northerly corner thereof; thence along the Northwesterly line of said tract of land so conveyed to Darling, which is also the line dividing said Lots 25 and 26, South 55° 53' 57" West 385.82 feet to an iron pipe on the Northeasterly line of that certain tract of land conveyed by Walter W. Powers, Sr., et al., to June B. Berryessa, et al., by Deed dated November 7, 1960 and recorded January 9, 1961 in Book 5035 of Official Records, at Page 624; thence along said Northeasterly line, North 33° 06' 03" West 266.66 feet to the most Northerly corner of said tract of land so conveyed to Berryessa, on the Southeasterly line of said tract of land so conveyed to Ross; thence along said Southeasterly line, North 56° 53' 57" East 99.00 feet to an iron pipe set at the most Easterly corner of said tract of land so conveyed to Ross; thence along the Northeasterly line of said tract of land so conveyed to Ross, North 33° 06' 03" West 642.01 feet to the point of beginning and being a portion of Lots 25 and 26 as shown upon the Map of the A.H. Marten, W.S. Clayton, J.R. Chace and E. Shillingsburg Subdivision, which was filed for record in the Office of the Recorder of the County of Santa Clara, State of California in Book "N" of Maps at Page 19.

APN: 708-40-004
708-40-005