

RECORDED at REQUES
North American Title Gua
At 2:30 P M.

RECORDING REQUESTED BY

North American Title Co.

WHEN RECORDED MAIL TO

City of San Leandro
City Hall - 835 E. 14th St.
San Leandro, California

JUN 24 1963

AU105054

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

528

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED
(CORPORATION)

(Escrow No. 347876)

By this instrument dated June 21, 1963, for a valuable consideration,

FLANDERS CONSTRUCTION CO., INC.

hereby GRANTS to CITY OF SAN LEANDRO, A MUNICIPAL CORPORATION

The following described Real Property in the State of California, County of Alameda
City of San Leandro

COMMENCING AT A POINT on the Northerly line of Estabrook :
Street distant thereon 200 feet westerly from the inter-
section of said northerly line of Estabrook Street, with
the westerly line of Clarke Street, running thence
westerly along said line of Estabrook Street 50 feet;
thence at right angles northerly and parallel with Clarke
Street, 150 feet; thence at right angles easterly and
parallel with Estabrook Street 50 feet; thence at right
angles southerly and parallel with Clarke Street, 150 feet;
to the place of beginning, being lot 80 as per map of Hemme
Tract San Leandro, on file in the office of the County
Recorder of Alameda County, in Book 9 of Maps, at Page
33.

AU105054

FLANDERS CONSTRUCTION CO., INC.

Gary H. Flanders, President



STATE OF CALIFORNIA }
COUNTY OF Alameda }
President }
On June 21, 1963, before me, the undersigned, a Notary Public in and for said County
and State, personally appeared Gary H. Flanders
and _____ known to me to be the
_____ and _____ respectively of the
Corporation that executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

(Seal) NOTARY PUBLIC in and for said County and State
Notary's Signature Maryanna Anderson
Type or Print Notary's Name



AU105054
GRANT DEED
(CORPORATION)

INDEXED



**North American
Title Insurance
Company**

**North American
Title Insurance Company**

AFFILIATED OFFICES

Alameda County

North American Title Guaranty Corporation
Alameda Division
360 - 14th Street, Oakland
TEmplebar 6-4772

10440 MacArthur Blvd., Oakland
LOckhaven 9-1965

2112 Center Street, Berkeley
THornwall 5-3823

24123 Mission Blvd., Hayward
JEfferson 7-1852

2797 Castro Valley Blvd., Castro Valley
JEfferson 8-1111

Contra Costa County

North American Title Guaranty Corporation
Contra Costa Division
1322 North Main Street, Walnut Creek
YEllowstone 5-8050

4505 Macdonald Avenue, Richmond
BEacon 2-3915

1810 Willow Pass Road, Concord
MULberry 5-4436

3400 Mount Diablo Blvd., Lafayette
ATlantic 4-7111

Fresno County

North American Title Company
Fresno Division
1004 North Van Ness Avenue, Fresno
AMherst 6-0461

2033 Mariposa Street, Fresno
AMherst 6-0461

Kern County

Kern County Title Company
1100 Chester Avenue, Bakersfield
FAirview 7-3061

Sacramento County

North American Title Guaranty Corporation
Sacramento Division
21st and O Streets, Sacramento
HICKory 4-6323

729 J Street, Sacramento
GI lbert 2-4731

2845 Marconi Avenue, Sacramento
IVanhoe 9-3625

3332 Fair Oaks Blvd., Carmichael
IVanhoe 3-5517

RE: 918 IM:584

This is to certify that the interest in real property conveyed by
Deed or Grant dated June 21, 1963 from

Flanders Construction Co., Inc. and Gary H. Flanders and
to the City of San Leandro, a municipal corporation, is hereby Bessie T. Flanders, his wife
accepted by order of the City Council of the City of San Leandro
on June 19, 1961, and the grantee consents to recordation
thereof by its duly authorized officer.

Dated: June 24, 1963

Richard H. West

Richard H. West, City Clerk of the City of San Leandro

* END OF DOCUMENT *

Seal
Affixed

RECORDERS MEMO
LEGIBILITY FOR MICROFILMING AND COPYING
UNSATISFACTORY IN A PORTION OF THIS
DOCUMENT WHEN RECEIVED.

RECORDING REQUESTED BY

North American Title Co.

WHEN RECORDED MAIL TO

City of San Leandro
City Hall
835 East 14th Street
San Leandro, California

RECORDED at REQUEST
North American Title Guar. Corp.
At 2:30 P M.

JUN 24 1963

AU105055

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

528

DN

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

(Escrow No. 347876)

By this instrument dated June 21, 1963, for a valuable consideration,

GARY H. FLANDERS and BERNICE T. FLANDERS, his wife

hereby GRANTS to CITY OF SAN LEANDRO, A MUNICIPAL CORPORATION

The following described Real Property in the State of California, County of Alameda
City of San Leandro

COMMENCING AT A POINT on the northerly line of Estabrook Street, distant thereon 250 feet westerly from the intersection of said northerly line of Estabrook Street, with the westerly line of Clarke Street, running thence westerly along said line of Estabrook Street 50 feet; thence at right angles northerly and parallel with Clarke Street, 150 feet; thence at right angles Easterly and parallel with Estabrook Street 50 feet; thence at right angles southerly and parallel with Clarke Street, 150 feet; to the place of beginning, being lot 81 as per map of Hemme Tract, San Leandro, on file in the office of the County Recorder of Alameda County, in Book 9 of Maps, at page 33.

AU105055



\$ 18.15

Seal Affixed

Gary H. Flanders
Bernice T. Flanders

STATE OF CALIFORNIA }
COUNTY OF Alameda } SS. On June 21, 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gary H. Flanders and Bernice T. Flanders known to me to be the person.s whose name.s subscribed to the within instrument, and acknowledged to me that they executed the same.
(Seal) NOTARY PUBLIC in and for said County and State Notary's Signature *Maryanna Anderson*
Type or Print Notary's Name Maryanna Anderson

63-377

GRANT DEED

AU105055

INDEXED



North American
Title Insurance
Company

North American Title Insurance Company

AFFILIATED OFFICES

Alameda County

North American Title Guaranty Corporation
Alameda Division

360 - 14th Street, Oakland
TEmplebar 6-4772

10440 MacArthur Blvd., Oakland
LOckhaven 9-1965

2112 Center Street, Berkeley
THornwall 5-3823

24123 Mission Blvd., Hayward
JEfferson 7-1852

2797 Castro Valley Blvd., Castro Valley
JEfferson 8-1111

Contra Costa County

North American Title Guaranty Corporation
Contra Costa Division

1322 North Main Street, Walnut Creek
YEllowstone 5-8050

4505 Macdonald Avenue, Richmond
BEacon 2-3915

1810 Willow Pass Road, Concord
MUlberry 5-4436

3400 Mount Diablo Blvd., Lafayette
ATlantic 4-7111

Fresno County

North American Title Company
Fresno Division

1004 North Van Ness Avenue, Fresno
AMherst 6-0461

2033 Mariposa Street, Fresno
AMherst 6-0461

Kern County

Kern County Title Company
1100 Chester Avenue, Bakersfield
FAirview 7-3061

Sacramento County

North American Title Guaranty Corporation
Sacramento Division

21st and O Streets, Sacramento
HIckory 4-6323

729 J Street, Sacramento
GI lbert 2-4731

2845 Marconi Avenue, Sacramento
IVanhoe 9-3625

3332 Fair Oaks Blvd., Carmichael
IVanhoe 3-5517

O P T I O N

In consideration of TEN AND NO/100 ----- (\$ 10.00) DOLLARS,
The receipt whereof is hereby acknowledged, I hereby give to The CITY OF _____
SAN LEANDRO, a Municipal Corporation _____, hereinafter referred
to as Optionee, the option of buying, for the full price of THIRTY TWO THOUSAND
NINE HUNDRED AND NO/100 ----- (\$ 32,900.00) DOLLARS,
the following described real property situated in the City of San Leandro.
County of Alameda _____, State of California, and more particularly
described as follows, to wit: _____

Optionee shall have the right to close this application at any time within
30 days _____ from date hereof, and I agree to execute and deliver to
Optionee, or to any one named by Optionee, a good and sufficient Grant Deed. On
execution of said deed I am to be paid the further sum of THIRTY TWO THOUSAND
EIGHT HUNDRED NINETY AND NO/100 (\$ 32,890.00) DOLLARS, in full payment
of the purchase price of said real property; but if said option is not closed
within 30 days _____ from date hereof, I am to retain the said sum of
TEN AND NO/100 -- (\$ 10.00) DOLLARS, so paid as aforesaid, as liquidated
damages. If said Option is closed within the said 30 days _____, the
amount paid as aforesaid is to be applied towards the purchase price. Time is
of the essence of this contract.

Dated this 5th day of JUNE, 1963.

Flinders Construction Co. Inc.
Gray H. Flinders Pres.

State of California) ss
County of Alameda)

On this _____ day of _____, 19____, before me, the undersigned Notary
Public, personally appeared _____

known to me to be the person _____ described in and whose name _____ subscribed
to and who executed the within instrument and acknowledged to me that _____
executed the same.

Notary Public in and for said County and
State

My Commission Expires: _____

63 377

Commencing at a point on the Northerly line of Estabrook Street, distant thereon 200 feet westerly from the intersection of said Northerly line of Estabrook Street, with the westerly line of Clarke Street, running thence westerly along said line of Estabrook Street 100 feet; thence at right angles northerly and parallel with Clarke Street, 150 feet; thence at right angles Easterly and parallel with Estabrook Street 100 feet; thence at right angles southerly and parallel with Clarke Street, 150 feet; to the place of beginning, being lots 80 and 81 as per map of Hemme Tract San Leandro, on file in the office of the County Recorder of Alameda County, in Book 9 of Maps, at Page 33.

Title Insurance Policy

No. **A** 97285

Issued by

North American Title Insurance Company

a California corporation, herein called the Company, the number, date and amount of which are shown in Schedule A, for a valuable consideration, does hereby insure the parties named as Insured in Schedule A, the heirs, devisees, personal representatives of such Insured, or if a corporation, its successors by dissolution, merger or consolidation, against loss or damage not exceeding the amount stated in Schedule A, together with costs, attorneys' fees and expenses which the Company may become obligated to pay as provided in the Conditions and Stipulations hereof, which the Insured shall sustain by reason of:

1. Any defect in or lien or encumbrance on the title to the estate or interest covered hereby in the land described or referred to in Schedule A, existing at the date hereof, not shown or referred to in Schedule B or excluded from coverage in Schedule B or in the Conditions and Stipulations; or
2. Unmarketability of such title; or
3. Any defect in the execution of any mortgage shown in Schedule B securing an indebtedness, the owner of which is named as an insured in Schedule A, but only insofar as such defect affects the lien or charge of said mortgage upon the estate or interest referred to in this policy; or
4. Priority over said mortgage, at the date hereof, of any lien or encumbrance not shown or referred to in Schedule B, or excluded from coverage in the Conditions and Stipulations, said mortgage being shown in Schedule B in the order of its priority;

all subject, however, to the Conditions and Stipulations hereto annexed, which Conditions and Stipulations, together with Schedules A and B, are hereby made a part of this policy.

In Witness Whereof, the Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.

North American Title Insurance Company

By



President.

Attest



Assistant Secretary

SCHEDULE A

Amount \$ 32,900.00

Fee \$ 226.00

Policy No. A 97285

Effective Date June 24, 1963 at 2:30 P.M.

Order No. 347876

INSURED

CITY OF SAN LEANDRO

1. The estate or interest in the land described or referred to in this schedule covered by this policy is a fee simple

2. Title to the estate or interest covered by this policy at the date hereof is vested in:

CITY OF SAN LEANDRO, a municipal corporation.

SCHEDULE A—Continued

3. The land referred to in this policy is situated in the State of California, County of Alameda,
City of San Leandro, and is described as follows:

PARCEL ONE:

COMMENCING AT A POINT on the Northerly line of Estabrook :
Street distant thereon 200 feet westerly from the inter-
section of said northerly line of Estabrook Street, with
the westerly line of Clarke Street, running thence
westerly along said line of Estabrook Street 50 feet;
thence at right angles northerly and parallel with Clarke
Street, 150 feet; thence at right angles easterly and
parallel with Estabrook Street 50 feet; thence at right
angles southerly and parallel with Clarke Street, 150 feet;
to the place of beginning, being lot 80 as per map of Hemme
Tract San Leandro, on file in the office of the County
Recorder of Alameda County, in Book 9 of Maps, at Page
33.

PARCEL TWO

COMMENCING AT A POINT on the northerly line of Estabrook
Street, distant thereon 250 feet westerly from the inter-
section of said northerly line of Estabrook Street, with
the westerly line of Clarke Street, running thence westerly
along said line of Estabrook Street 50 feet; thence at right
angles northerly and parallel with Clarke Street, 150 feet;
thence at right angles Easterly and parallel with Estabrook
Street 50 feet; thence at right angles southerly and parallel
with Clarke Street, 150 feet; to the place of beginning, being
lot 81 as per map of Hemme Tract, San Leandro, on file in
the office of the County Recorder of Alameda County, in
Book 9 of Maps, at page 33. (

SCHEDULE B

This policy does not insure against loss or damage by reason of matters shown in Parts One and Two hereof:

PART ONE:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

PART TWO: Liens, encumbrances, defects and other matters affecting title to said land or to which said title is subject:

A. Taxes for the fiscal year 1963-64, which became a lien on the first Monday in March, but are not yet due and payable, the amounts thereof not having been determined.

B. County taxes for the fiscal year 1962-63 as follows:

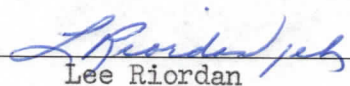
1st installment \$87.17 PAID
2nd installment \$87.17 PAID
Account No. 75-77-10
Land \$1550
Code Area No. 1003

CITY OF SAN LEANDRO

INTEROFFICE MEMO

TO City Clerk DATE July 10, 1963
FROM L. E. Riordan, Assistant City Manager
SUBJECT Deeds -- Flanders Construction Co., Inc.

1 Attached are two Grant Deeds, recorded June 24, 1963, from the Flanders
2 Construction Co., Inc. The property was purchased for the extension of San
3 Leandro Boulevard. These are for your permanent file.

4 
Lee Riordan

5 /eh
6 Attach.

63-371

OFFICE OF THE
CITY CLERK



CITY OF SAN LEANDRO

CITY HALL, 835 EAST 14TH STREET
SAN LEANDRO, CALIFORNIA

July 10, 1963

Board of Supervisors
Alameda County Court House
Oakland, California

Gentlemen:

Will you kindly cancel the taxes on the following property that has been deeded to the City of San Leandro:

1. Assessed to: Jack Russell and Hermine M. May
Account No: 77C-1301-1-5 (See Exhibit #1)
Recorded: January 5, 1962 RE: 488 IM: 215 and 216
2. Assessed to: Matilde Ferrari
Account No: 77B-1139-2-2 (See Exhibit #2)
Recorded: June 20, 1962 RE: 612 IM: 621
3. Assessed to: General Foods Corporation
Account No: 77C-1240-1 (portion of) (See Exhibit #3)
Recorded: August 22, 1962 RE: 661 IM: 201 and 202
4. Assessed to: Socony Mobil Oil Co.
(See Exhibit #4)
Recorded: February 7, 1963 RE: 795 IM: 197
5. Assessed to: Richfield Oil Co.
(See Exhibit #5)
Recorded: February 7, 1963 RE: 795 IM: 199
6. Assessed to: Margaret B. Jester
(See Exhibit #6)
Recorded: May 13, 1963 RE: 882 IM: 123
7. Assessed to: Flanders Construction Co., Inc.
(See Exhibit #7)
Recorded: June 24, 1963 RE: 918 IM: 583, 584, 585
8. Assessed to: Alfred J. Palia, et al
(See Exhibit #8)
Recorded: June 24, 1963 RE: 911 IM: 247

Very truly,

City Clerk

By _____
City Clerk

OFFICE OF THE
CITY CLERK



CITY OF SAN LEANDRO

CITY HALL - 835 EAST 14TH STREET
SAN LEANDRO, CALIFORNIA

December 17, 1964

Board of Supervisors
Alameda County Court House
Oakland, California

Gentlemen:

On July 10, 1963 this office wrote to you requesting cancellation of taxes on the following property deeded to the City of San Leandro:

Assessed to: Flanders Construction Co., Inc.
Recorded: June 24, 1963 RE: 918 IM: 583, 584, 585
Description by Assessor's Map: 75 77 10-1 and 75 77 10-2

On December 6, 1963 we asked to have the taxes cancelled on the following property deeded to the City of San Leandro:

Assessed to: Oakland Scavenger Company, Inc.
Recorded: September 13, 1963 RE: 990 IM: 651, 652
Description by Assessor's Map: 79A 590 1-2

To date we have no record of these taxes having been cancelled. If they have been we would appreciate your sending us the Resolution Nos., and any other information you have pertaining to subject properties.

Very truly yours

Richard H. West
City Clerk

wep

