

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

CITY OF SAN LEANDRO  
City Hall  
835 East 14th Street  
San Leandro, California

RECORD REQUEST OF  
North American Title Guar. Corp.

At 12:30 P M.

AU 26201

FEB 13 1963

OFFICIAL RECORDS OF  
ALAMEDA COUNTY, CALIFORNIA

JACK G. BLUE

COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

(Escrow No. 345905 & 6)

By this instrument dated February 11, 1963, for a valuable consideration,

JR.

MANUEL M. GONZALES/ and ROSE A. GONZALES,  
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,

Lots 11 and 12 in Block "D", as said lots and block are shown on the "Map of Cherry Lynn Tract, in the Town of San Leandro, Alameda County, California", filed January 24, 1908, in Book 23 of Maps, Page 65, in the office of the County Recorder of Alameda County.

This is to certify that the interest in real property conveyed by Deed or Grant dated February 11, 1963 from

MANUEL M. GONZALES JR. and ROSE A. GONZALES, his wife, to the City of San Leandro, a municipal corporation, is hereby 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: 2/11/63

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

Affix IRS

\$

STATE OF CALIFORNIA

COUNTY OF Alameda

persons whose names are 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

Type or Print Notary's Name Anne Breen

AU 26201  
INDEXED

## GRANT DEED



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 FIFTEEN THOUSAND  
AND NO/100 ----- (\$ 15,000.00 ) 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  
90 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 FOURTEEN THOUSAND  
NINE HUNDRED NINETY AND NO/100 (\$ 14,990.00 ) DOLLARS, in full payment  
of the purchase price of said real property; but if said option is not closed  
within 90 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 90 days -----, the  
amount paid as aforesaid is to be applied towards the purchase price. Time is  
of the essence of this contract.

Dated this 22<sup>d</sup> day of January, 1963.

Manuel Gonzalez  
Rose A. Gonzalez  
-----  
-----

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 56

Lots 11 and 12 in Block "D", as said lot and block are shown on the "Map of Cherry Lynn Tract, in the Town of San Leandro, Alameda County, California", filed January 24, 1908 in Book 23 of Maps, Page 65, in the office of the County Recorder of Alameda County.

# Title Insurance Policy

No. **A** 92950

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 \$ 15,000.00

Fee \$ 139.00

Policy No. A 92950

Effective Date February 13, 1963 at 12:30 P.M.

Order No. 345905 and  
345906

## 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:

LOTS 11 and 12 in Block "D", as said lots and block are  
shown on the "Map of Cheery Lynn Tract, in the Town of San  
Leandro, Alameda County, California", filed January 24, 1908, in  
book 23 of Maps, page 65, in the office of the County Recorder of  
Alameda County.

## 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 1962-63 which became a lien on the first Monday in March, the amounts thereof not having been determined.

OFFICE OF THE  
CITY MANAGER



CITY OF SAN LEANDRO

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

February 5, 1963

North American Title Insurance Company  
10440 MacArthur Boulevard  
Oakland 5, California

Gentlemen:

Please refer to your escrow numbers 345905AB and 345906AB, dated September 25, 1962, Manuel M. and Rose A. Gonzales property.

Enclosed are the following: a City warrant in the amount of \$14,990.00, an option describing the property to be conveyed, and a signed but undated certificate of authorization by the City Clerk accepting the deed on behalf of the City. Full price of the property being taken is \$15,000.00--\$10.00 having been paid to the owners at the time of taking the option.

Will you please prepare a deed describing the optioned property, conveying title from Manuel M. and Rose A. Gonzales to the City of San Leandro, a Municipal Corporation. The reference on the preliminary title report indicates there may be a deed of trust on the property. If there is, it of course will have to be satisfied by the sellers. Taxes are to be prorated as of the date of recording the deed. By separate copy of this letter I am requesting the present owners to contact you to sign the deed. Upon recordation of the deed and issuance of the policy of title insurance, showing title vested in the City free and clear of all encumbrances, you are authorized to deliver payment to the persons entitled thereto.

Please have the deed recorded and returned to the City Manager's Office, City Hall, San Leandro, California. Please make a note of this last instruction on the back of the deed. Also, send title insurance and closing statement to the City Manager's Office.

If you have any questions, please contact me.

Very truly yours,

L. E. Riordan, Assistant City Manager

LER:ah

Encl.

cc: City Clerk ✓  
City Attorney  
Finance Office  
M. M. and R. A. Gonzales

75-86-849

W. H. ...  
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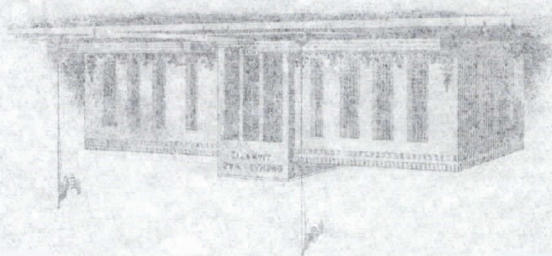
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# CITY OF SAN LEANDRO

## INTEROFFICE MEMO

TO R. West, City Clerk DATE March 4, 1963

FROM L. E. Riordan, Assistant City Manager

SUBJECT Grant Deed: Manuel Gonzales, Jr. & Rose A. Gonzales.

1 Attached is the Grant Deed for the Manuel and Rose Gonzales property located  
2 at 2393 and 2389 Cherry Street. This property was acquired for the extension of  
3 San Leandro Blvd. This is for your permanent file.

4   
Lee Riordan

5 LER:eh  
6 Attach.

7 cc: Finance Office

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OFFICE OF THE  
CITY CLERK



CITY OF SAN LEANDRO  
CITY HALL - 1835 EAST 14TH STREET  
SAN LEANDRO, CALIFORNIA

March 7, 1963

Board of Supervisors  
Alameda County Court House  
Oakland, California

Gentlemen:

Will you kindly cancel the taxes on the following property  
dedded to the City of San Leandro:

ASSSESSED TO: Manuel M. Gonzales, Jr. and Rose A. Gonzales  
DESCRIPTION: 75-86-8 & 9  
RECORDED: February 13, 1963, RE: 799 IM: 112  
Official Records of Alameda County, California

LEGAL DESCRIPTION: Lots 11 and 12 in Block "D", as said  
Lots and block are shown on the "Map  
of Cherry Lynn Tract, in the Town of  
San Leandro, Alameda County, California",  
Filed January 24, 1908, in Book 23 of  
Maps, Page 65, in the office of the  
County Recorder of Alameda County.

Yours very truly,

RICHARD H. WEST  
City Clerk

620 06 W

R.R.

R/W.

67.5

W. 80'

N. 27° 54' W.

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Cherry

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