

RECORDING REQUESTED BY

TITLE INSURANCE AND TRUST  
Escrow No. S1-235122 LM

RE: 4552 IM: 675

AND WHEN RECORDED MAIL TO

Name City of San Leandro  
Street Address Public Works Department  
City & State City Hall  
San Leandro, CA 94577

76-168402

001

RECORDED at REQUEST OF  
Title Insurance & Trust Co.  
At 10:30 A.M.

OCT - 6 1976

OFFICIAL RECORDS OF  
ALAMEDA COUNTY, CALIFORNIA  
RENE C. DAVIDSON  
COUNTY RECORDER

MAIL TAX STATEMENTS TO  
Name SAME AS ABOVE  
Street Address  
City & State

DT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A. P. N. 75-120-1

TO 1923 CA (12-74)

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0

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

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

**LUMMIE ECKLAND WHITE**

hereby GRANT(S) to

**THE CITY OF SAN LEANDRO, A MUNICIPAL CORPORATION**

the following described real property in the **City of San Leandro,**  
County of **Alameda**, State of California:

LOT 1, as said Lot is shown on the Map of "Tract 659, Alameda County, California", filed April 23, 1943, in Book 8 of Maps, Pages 54 and 55, in the office of the County Recorder of Alameda County.

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX IS \$ None  
 COMPUTED ON FULL VALUE OF PROPERTY, OR  
 COMPUTED ON FULL VALUE LESS VALUE OF  
LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.  
 UNINCORPORATED AREA:  CITY OF \_\_\_\_\_


Dated October 5, 1976

X Lummie Eckland White  
LUMMIE ECKLAND WHITE

STATE OF CALIFORNIA }  
COUNTY OF Alameda } SS.

On October 5, 1976 before me, the under-  
signed, a Notary Public in and for said State, personally appeared  
Lummie Eckland White

\_\_\_\_\_, known to me  
to be the person whose name is subscribed to the within  
instrument and acknowledged that she executed the same.  
WITNESS my hand and official seal.

 **CAROL L. LEHNUS**  
NOTARY PUBLIC  
Alameda County, California  
My commission expires Apr. 3, 1979

Signature Carol L. Lehnus  
**Carol L. Lehnus**

(This area for official notarial seal)

Title Order No. \_\_\_\_\_ Escrow or Loan No. \_\_\_\_\_



**TITLE INSURANCE  
AND TRUST**

A TICOR COMPANY

**Individual  
Grant Deed**



**TITLE INSURANCE  
AND TRUST**

A TICOR COMPANY

COMPLETE STATEWIDE TITLE SERVICE  
WITH ONE LOCAL CALL

**Individual  
Grant Deed**



**TITLE INSURANCE  
AND TRUST**

A TICOR COMPANY

COMPLETE STATEWIDE TITLE SERVICE  
WITH ONE LOCAL CALL



**TITLE INSURANCE  
AND TRUST**

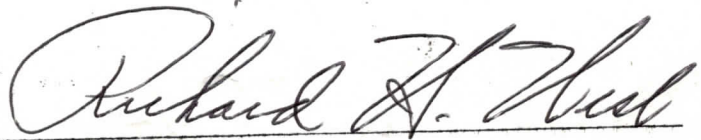
A TICOR COMPANY

RE: 4552 IM: 676

This is to certify that the interest in real property conveyed by Deed or Grant,  
dated **October 5, 1976**, from **Lummie E. White**

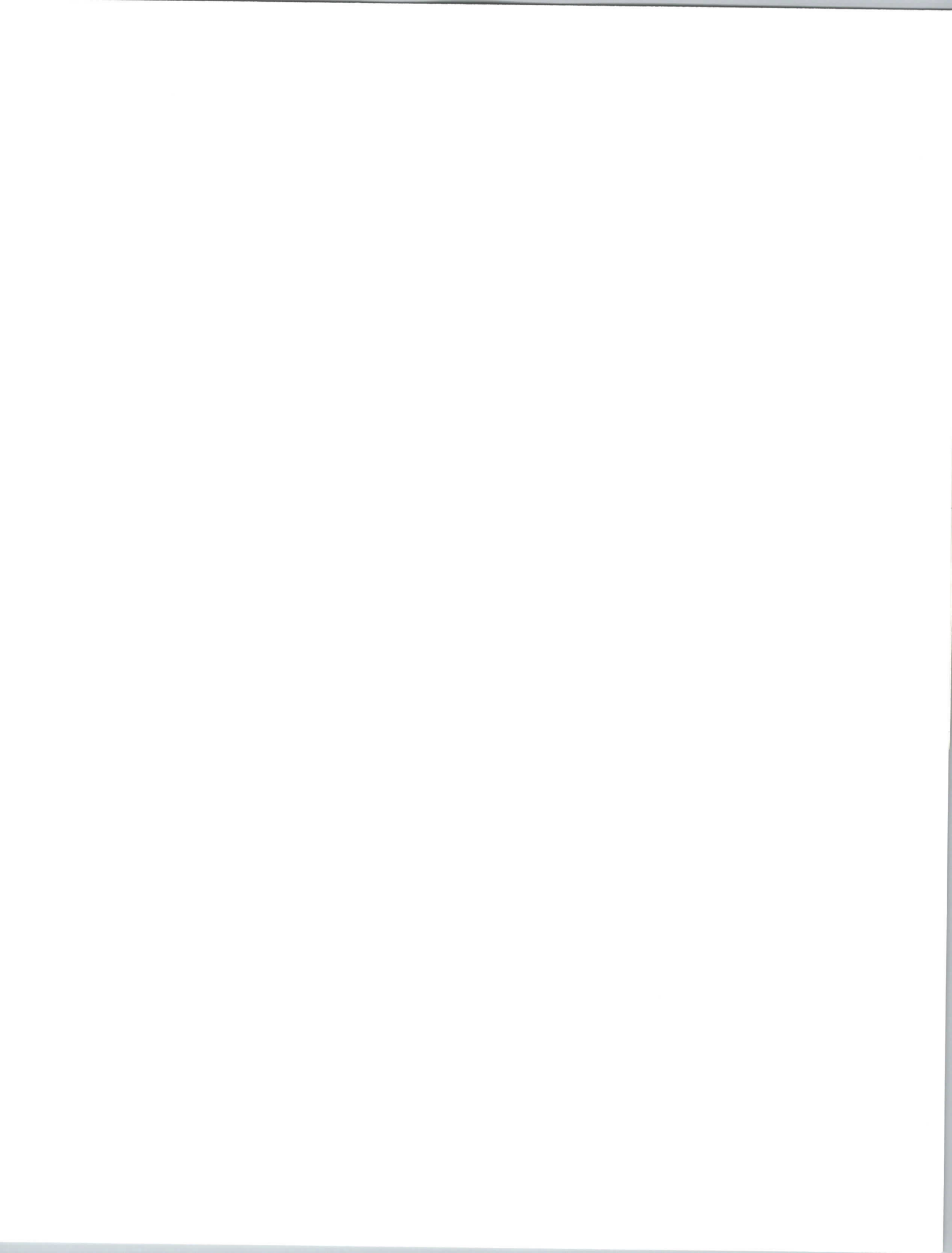
to the City of San Leandro, a municipal corporation, is hereby accepted on behalf  
of the City Council of the City of San Leandro, pursuant to authority conferred  
by Resolution No. 4579 C.M.S., adopted by the City Council of the City of San  
Leandro on June 19, 1961, and the grantee consents to recordation thereof by its  
duly authorized officer.

Dated: **October 5, 1976**



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

76-168402



**SUBJECT TO SCHEDULE B AND THE CONDITIONS AND STIPULATIONS HEREOF, TITLE INSURANCE AND TRUST COMPANY**, a California corporation, herein called the Company, insures the insured, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the amount of insurance stated in Schedule A, and costs, attorneys' fees and expenses which the Company may become obligated to pay hereunder, sustained or incurred by said insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on such title;
3. Unmarketability of such title; or
4. Any lack of the ordinary right of an abutting owner for access to at least one physically open street or highway if the land, in fact, abuts upon one or more such streets or highways;

and in addition, as to an insured lender only;

5. Invalidity of the lien of the insured mortgage upon said estate or interest except to the extent that such invalidity, or claim thereof, arises out of the transaction evidenced by the insured mortgage and is based upon
  - a. usury, or
  - b. any consumer credit protection or truth in lending law;
6. Priority of any lien or encumbrance over the lien of the insured mortgage, said mortgage being shown in Schedule B in the order of its priority; or
7. Invalidity of any assignment of the insured mortgage, provided such assignment is shown in Schedule B.

**Title Insurance and Trust Company**

by  President

Attest  Secretary

# Schedule B Part I

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.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency 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 the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, 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. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.

6. Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in Schedule C, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing in this paragraph shall modify or limit the extent to which the ordinary right of an abutting owner for access to a physically open street or highway is insured by this policy.

7. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.

8. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records.

9. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not shown by the public records and not otherwise excluded from coverage but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had been a purchaser or encumbrancer for value without knowledge.

10. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by making inquiry of the lessors in the lease or leases described or referred to in Schedule A.

11. The effect of any failure to comply with the terms, covenants and conditions of the lease or leases described or referred to in Schedule A.

## Conditions and Stipulations

### 1. Definition of Terms

The following terms when used in this policy mean:

(a) "insured": the insured named in Schedule A, and, subject to any rights or defenses the Company may have had against the named insured, those who succeed to the interest of such insured by operation of law as distinguished from purchase including, but not limited to, heirs, distributees, devisees, survivors, personal representatives, next of kin, or corporate or fiduciary successors. The term "insured" also includes (i) the owner of the indebtedness secured by the insured mortgage and each successor in ownership of such indebtedness (reserving, however, all rights and defenses as to any such successor who acquires the indebtedness by operation of law as described in the first sentence of this subparagraph (a) that the Company would have had against the successor's transferor), and further includes (ii) any governmental agency or instrumentality which is an insurer or guarantor under an insurance contract or guaranty insuring or guaranteeing said indebtedness, or any part thereof, whether named as an insured herein or not, and (iii) the parties des-

ignated in paragraph 2(a) of these Conditions and Stipulations.

(b) "insured claimant": an insured claiming loss or damage hereunder.

(c) "insured lender": the owner of an insured mortgage.

(d) "insured mortgage": a mortgage shown in Schedule B, the owner of which is named as an insured in Schedule A.

(e) "knowledge": actual knowledge, not constructive knowledge or notice which may be imputed to an insured by reason of any public records.

(f) "land": the land described specifically or by reference in Schedule C, and improvements affixed thereto which by law constitute real property; provided, however, the term "land" does not include any area excluded by Paragraph No. 6 of Part I of Schedule B of this Policy.

(g) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.

(h) "public records": those records which by law impart constructive notice of matters relating to the land.

# Schedule A

No. <b>SL-235122</b>	Date of Policy: <b>OCTOBER 6, 1976 AT 10:30 A. M.</b>
Amount of Insurance: <b>\$ 30,000.00</b>	Premium <b>\$ 195.00</b>

**TRACT 659, 1**

1. Name of Insured:

**THE CITY OF SAN LEANDRO, A MUNICIPAL CORPORATION**

2. The estate or interest referred to herein is at Date of Policy vested in:

**THE CITY OF SAN LEANDRO, A MUNICIPAL CORPORATION**

3. The estate or interest in the land described in Schedule C and which is covered by this policy is a fee.

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## Schedule B

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This policy does not insure against loss or damage, nor against costs, attorneys' fees or expenses, any or all of which arise by reason of the following:

### Part I

All matters set forth in paragraphs numbered 1(one) to 11(eleven) inclusive on the inside cover sheet of this policy under the heading of Schedule B Part I.

### Part II

1. GENERAL AND SPECIAL COUNTY AND CITY TAXES FOR THE FISCAL YEAR 1976-77, A LIEN NOT YET DUE OR PAYABLE.

2. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DECLARATION OF RESTRICTIONS

EXECUTED BY: F. W. VALLEY AND WILLIAM G. LINCOLN

RECORDED : APRIL 23, 1943, BOOK 4369, PAGE 254, OFFICIAL RECORDS

RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION OR NATIONAL ORIGIN ARE DELETED.

SAID COVENANTS, CONDITIONS AND RESTRICTIONS DO NOT PROVIDE FOR REVERSION OF TITLE IN THE EVENT OF A BREACH THEREOF.

SAID RESTRICTIONS EXPIRE: DECEMBER 31, 1968  
WITH PROVISION FOR FURTHER EXTENSION.

WITH PROVISION FOR BUSINESS EXEMPTION  
AND RESTRICTIONS THEREON: DECEMBER 31, 1968

PREPARED BY: IN THE NAME OF A MEMBER THEREOF  
AND SUBJECTS' CONDITIONS AND RESTRICTIONS DO NOT APPLY FOR

WHICH ARE APPLIED  
RESTRICTIONS ARE NOT APPLIED FROM SUCH SOURCE REFERENCE TO WITHIN

RECORDS: PART 22, 1962, BOOK PAGE, PAGE 22, RELATING RECORDS  
EXEMPTED BY: E. H. AUGER AND WILLIAM C. GINSOHN  
RESTRICTIONS

3. CONDITIONS, CONDITIONS AND RESTRICTIONS IN THE DECLARATION OF

1968-11, WHICH ARE NOT APPLIED TO SUCH SOURCE.

1. GENERAL AND SPECIAL COUNTY AND CITY TAXES FOR THE FISCAL YEAR

2025

## Schedule C

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The land referred to herein is described as follows:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA,  
COUNTY OF ALAMEDA, CITY OF SAN LEANDRO, DESCRIBED AS FOLLOWS:

LOT 1, AS SAID LOT IS SHOWN ON THE MAP OF "TRACT 659, ALAMEDA  
COUNTY, CALIFORNIA", FILED APRIL 23, 1943, IN BOOK 8 OF MAPS,  
PAGES 54 AND 55, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA  
COUNTY.

COPIA  
PAGE 21 AND 22 IN THE OFFICE OF THE COMPTROLLER OF THE COMMONWEALTH OF MASSACHUSETTS  
RECORDED IN THE OFFICE OF THE COMPTROLLER OF THE COMMONWEALTH OF MASSACHUSETTS  
IN BOOK 2 OF MAPS  
PAGE 17 AND 218 FOR THE YEAR OF THE MASSACHUSETTS COMMONWEALTH

COPIA OF THE COMMONWEALTH OF MASSACHUSETTS DESCRIBED AS FOLLOWS:  
THE LAND BELONGING TO THE COMMONWEALTH IS SHOWN IN THE STATE OF MASSACHUSETTS

## OWNER'S INFLATION PROTECTION INDORSEMENT

ATTACHED TO POLICY NO. **SL-235122**

ISSUED BY

### Title Insurance and Trust Company

The Company, recognizing the current effect of inflation on real property valuation and intending to provide additional monetary protection to the Insured Owner named in said Policy, hereby modifies said Policy, as follows:


1. Notwithstanding anything contained in said Policy to the contrary, the amount of insurance provided by said Policy, as stated in Schedule A thereof, is subject to cumulative annual upward adjustments in the manner and to the extent hereinafter specified.
2. "Adjustment Date" is defined, for the purpose of this Indorsement, to be 12:01 a.m. on the first January 1 which occurs more than six months after the Date of Policy, as shown in schedule A of the Policy to which this Indorsement is attached, and on each succeeding January 1.
3. An upward adjustment will be made on each of the Adjustment Dates, as defined above, by increasing the maximum amount of insurance provided by said Policy (as said amount may have been increased theretofore under the terms of this Indorsement) by the same percentage, if any, by which the United States Department of Commerce Composite Construction Cost Index (base period 1967) for the month of September immediately preceding exceeds the highest Index number for the month of September in any previous year which is subsequent to Date of Policy; provided, however, that the maximum amount of insurance in force shall never exceed 150% of the amount of insurance stated in Schedule A of said Policy, less the amount of any claim paid under said Policy which, under the terms of the Conditions and Stipulations, reduces the amount of insurance in force. There shall be no annual adjustment in the amount of insurance for years in which there is no increase in said Construction Cost Index.
4. In the settlement of any claim against the Company under said Policy, the amount of insurance in force shall be deemed to be the amount which is in force as of the date on which the insured claimant first learned of the assertion or possible assertion of such claim, or as of the date of receipt by the Company of the first notice of such claim, whichever shall first occur.

Nothing herein contained shall be construed as extending or changing the effective date of said Policy.

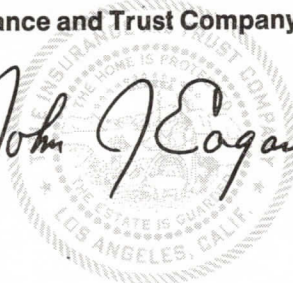
This Indorsement is made a part of said Policy and is subject to the schedules, conditions and stipulations therein, except as modified by the provisions hereof.

Title Insurance and Trust Company

By



Secretary



NOTE: In connection with a future application for title insurance covering said land, reissue credit on premium charges (if applicable at all) will be allowed only upon the original face amount of insurance as stated in Schedule A of said Policy.

Handwritten signature or initials

ALCOCK & BOWEN

ALCOCK & BOWEN

London

251112-28

THE NATIONAL ARCHIVES

City of San Leandro  
Civic Center, 835 E. 14th Street  
San Leandro, California 94577



Office of City Clerk 415-638-4100

11 November 1976

The Honorable Board of Supervisors  
County of Alameda  
1221 Oak Street  
Oakland, California

Subject: Tax Cancellation

Gentlemen:

The City Council of the City of San Leandro has acquired fee title to the real property described in the attached legal description and all improvements thereon.

Title was taken by deed from Lummie Eckland White

recorded in the Official Records of the County of Alameda under the County Recorder's Serial No. 76-168402, RE: 4552 IM: 675;676 on 6 October, 1976.

It is requested that your Honorable Board will:

1. ( X ) Cancel taxes on the above property.
2. ( ) Accept the attached Check No. \_\_\_\_\_ made by

\_\_\_\_\_ in the amount of \$ \_\_\_\_\_, to cover the accrued current real property taxes to the above date of recordation, (included in the check amount is any current personal property taxes which are secured by a lien on the real property) and cancel the current lien from that date on as provided in Section 4986 of the Revenue and Taxation Code.

3. ( ) Refund to this City Council the unearned portion of the current property taxes as provided for in Section 5096.3 of the Revenue and Taxation Code in the sum of \$ \_\_\_\_\_.

Upon your approval, we would appreciate receiving a certified copy of the adopting resolution.

Very truly yours,

*Richard H. West*

Richard H. West, City Clerk







# CITY OF SAN LEANDRO

## INTEROFFICE MEMO

TO City Clerk


DATE Nov. 1, 1976

FROM Public Works

SUBJECT Grant Deed - 1214 Wayne

Attached, for your files, please find the Grant Deed for the L.E. White property at 1214 Wayne Ave. This deed was recorded with title vested in the City of San Leandro on Oct. 6, 1976.

WMC/ag  
Attach.



RECEIVED  
CITY OF SAN LEANDRO

NOV 3 1976

RICHARD H. WEST  
CITY CLERK

RICHARD H. WEST

NOV 3 1988

CITY OF SAN LEANDRO

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CITY OF SAN LEANDRO

DEC 1976

RICHARD H. WEST  
CITY CLERK

DEC 14 1976

REEL... IMAGE...

Approved as to Form

RICHARD J. MOORE, County Counsel

By \_\_\_\_\_ Deputy

THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA

On motion of Supervisor \_\_\_\_\_, Seconded by Supervisor \_\_\_\_\_,  
and approved by the following vote,  
Ayes: Supervisors \_\_\_\_\_  
Noes: Supervisors \_\_\_\_\_  
Excused or Absent: Supervisors \_\_\_\_\_

170079

THE FOLLOWING RESOLUTION WAS ADOPTED: CANCEL TAXES NUMBER \_\_\_\_\_

WHEREAS, certain real property situate in the City of San Leandro, County of Alameda, State of California, and more particularly described under the following account number(s):

75-120-1 ALL (1976-77)

is now subject to a lien for uncollected taxes or assessments and penalties or costs thereon; and

WHEREAS, after the time said taxes or assessments and penalties and costs thereon became a lien on said real property, it was acquired by the City of San Leandro, as shown on that/those certain deed(s) duly recorded in the office of the Recorder of Alameda County, and because of such public ownership is not subject to sale for delinquent taxes; and

WHEREAS, the City of San Leandro has requested the cancellation of said uncollected taxes and assessments and penalties and costs thereon now a lien upon the hereinabove described real property;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by this Board of Supervisors, with the written consent of the County Counsel of the County of Alameda, and with the written consent of the City Attorney of the City of San Leandro,

that the County Auditor be and he is hereby ordered and directed to cancel any and all uncollected taxes or assessments and penalties or costs thereon, now a lien upon the above described parcel(s) of real property; provided, however, that this resolution and order shall not be construed as making or authorizing the cancellation of any taxes or assessments or penalties or costs thereon, charged or levied on any possessory interest in or to said parcel(s) of real property, or any special assessment levied on said parcel(s) of real property; and

BE IT FURTHER RESOLVED AND ORDERED that if said parcel(s) of real property has/have been sold to the State for nonpayment of any of said taxes, and a certificate of sale or deed therefor has been issued to the State, and the State has not disposed of the property so sold, the County Auditor be and he is hereby ordered and directed to cancel the certificate of sale or deed so issued; and

BE IT FURTHER RESOLVED that pursuant to the provisions of Sections 134, 2921.5 and 4986 of the Revenue and Taxation Code, the Auditor is hereby authorized and directed to transfer uncollected taxes and penalties thereon from the "Secured Roll" to the "Unsecured Roll".

CONSENT OF THE COUNTY COUNSEL OF THE  
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

The County Counsel of the County of Alameda, State of California, hereby consents to the cancellation of all uncollected county taxes or assessments and penalties or costs thereon, charged or levied and now a lien upon the real property hereinabove described, and as shown on that/those certain deed(s) duly recorded in the office of the Recorder of Alameda County.

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CITY OF SAN LEANDRO

DEC 17 1976

RICHARD H. WEST  
CITY CLERK

RICHARD J. MOORE

County Counsel for the County of Alameda,  
State of California

By T. J. FERRONE  
Deputy County Counsel for the County of Alameda,  
State of California

CITY CLERK  
RICHARD H. WEST

DEC 11 1918

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CITY CLERK  
RICHARD H. WEST

DEC 11 1918

CITY OF ... RECEIVED

RESOLUTION NO. 170079  
CANCEL TAXES  
PAGE 2

CONSENT OF THE CITY ATTORNEY OF THE CITY OF SAN LEANDRO  
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

The City Attorney, of the above-named city, hereby consents to the cancellation by the Auditor-Controller of the County of Alameda, State of California, of the tax, penalties and interest, except for special assessments, in the amounts specified against the above described property.

GLENN A. FORBES

City Attorney in and for the City of San Leandro  
County of Alameda, State of California

I CERTIFY THAT THE FOREGOING IS A CORRECT  
COPY OF A RESOLUTION ADOPTED BY THE  
BOARD OF SUPERVISORS ALAMEDA COUNTY,

CALIFORNIA ..... DEC 14 1976 .....

ATTEST: .....  
JACK K. POOL, CLERK OF  
THE BOARD OF SUPERVISORS

BY: ..... *[Signature]* .....

THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES  
CALIFORNIA

BOARD OF SUPERVISORS WYVIEDY COLIJA  
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# TRACT 659

SAN LEANDRO  
ALAMEDA COUNTY CALIF.

PACIFIC AVE.

PREDA ST.

DAVIS STREET  
(COUNTY ROAD NO. 1434)

DAVIS STREET

PIERCE AVENUE

TRACT 632

FILED APRIL 23, 1943  
MAP BOOK 8 AT PAGES 54 & 55  
ALAMEDA COUNTY RECORDS.

