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Regina Alcomendras

Santa Clara County - Clerk-Recorder
04/29/2024 02:16 PM

Titles: 1 Pages: 3

Fees: \$31.00

Tax: \$1760.00

Total: \$1791.00

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 0613039817

APN: 269-15-012

When Recorded Mail Document and Tax Statements to:

Lili Jiang & Xi Yang
1261 Jackson Street
Santa Clara, CA 95050

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

Exempt from fees per GC27388.1(a)(2) and GC27388.2(b); document is subject to the imposition of documentary transfer tax.

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$1,760.00

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 Santa Clara

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Susan Elaine Niemi, Trustee of the Susan Elaine Niemi Trust Dated April 5, 2017
hereby GRANT(S) to

Xi Yang and Lili Jiang, husband and wife, as community property with right of survivorship

that property in City of Santa Clara, Santa Clara County, State of California, described as:

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

Date: April 24, 2024

the Susan Elaine Niemi Trust Dated April 5, 2017

By: [Signature]
Susan Elaine Niemi, 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 4/25/24 before me, Sara Feizi a Notary Public, personally appeared Susan Elaine Niemi 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: [Signature]
Name: Sara Feizi
(Typed or Printed)

(Seal)



ORDER NO. : 0613039817

EXHIBIT A

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

Beginning at a point on the Easterly line of Jackson Street, distant thereon 100 feet Southerly from the point of intersection of the Easterly line of Jackson Street with the Southerly line of Harrison Street; thence running Southerly and along the Easterly line of Jackson Street 55 feet; thence running easterly and parallel with the Southerly line of Harrison Street 100 feet; thence Northerly and parallel with the Easterly line of Jackson Street 55 feet; thence running Westerly and parallel with the Southerly line of Harrison Street 100 feet to the point of beginning, and being a portion of Lot 2 in Block 3 North Range 2 West of the City of Santa Clara, as shown upon the Official Map of said City of Santa Clara of record in the Office of the County Recorder of the County of Santa Clara, State of California, in Book "B" of Maps, Page 103.

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