

RECORDING REQUESTED BY:
Fidelity National Title Company

2023069885

06/20/2023 11:39 AM

5 PGS

When Recorded Mail Document
and Tax Statement To:
Gordon Veale and Kimberly Veale
641 Centre Court
Alameda, CA 94502



OFFICIAL RECORDS OF ALAMEDA COUNTY
MELISSA WILK, CLERK-RECORDER
RECORDING FEES: \$26.00
TOTAL TAX: \$13,427.50
COUNTY TAX PORTION: \$1,127.50
CITY TAX PORTION: \$12,300.00

ELECTRONICALLY RECORDED

Escrow Order No.: FAMC-9282300059

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Address: 641 Centre Court,
Alameda, CA 94502
APN/Parcel ID(s): 074-1332-078-00

Exempt from fee per GC 27388.1(a)(2); This document is a transfer that is subject to
Documentary Transfer Tax.

GRANT DEED

The undersigned grantor(s) declare(s)

- ☐ This transfer is exempt from the documentary transfer tax.
☒ The documentary transfer tax is \$1,127.50 and City Tax is \$12,300.00 and is computed on:
☒ the full value of the interest or property conveyed.
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in ☒ the City of Alameda.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Christine M. Dunkle and Derrick L. Coston, wife and husband

hereby GRANT(S) to Gordon Veale, a married man as his sole and separate property and Kimberly Veale, a single woman, as joint tenants

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

SEE EXHIBIT "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: 641 Centre Court, Alameda, CA 94502

Received 1 - 5 pages

Sign

Date

Sign

Date

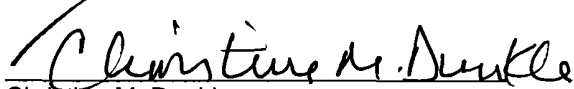
MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

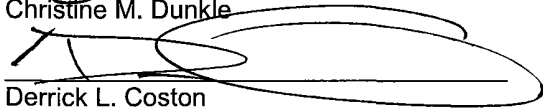
APN/Parcel ID(s): 074-1332-078-00

Dated: June 15, 2023

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.



Christine M. Dunkle



Derrick L. Coston

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

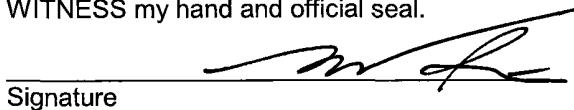
County of Alameda

On June 15, 2023 before me, Mai Tran, Notary Public,
(here insert name and title of the officer)

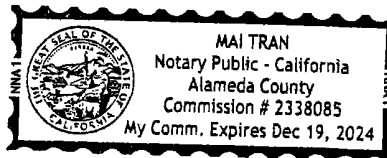
personally appeared Christine M. Dunkle & Derrick L. Coston,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that 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



TRUE COPY CERTIFICATION

(Government Code 27361.7)

Alameda

, California

Place of Execution (City and State)

I certify under penalty of perjury that this material is a true copy of the original material contained in this document.

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 Alameda

On 06/15/2023 before me, Mai Tran, Notary Public
personally appeared Christine M. Dunkle and Derrick L. Coston

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.

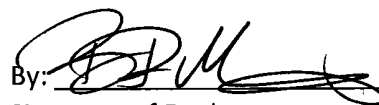
WITNESS my hand and official seal.

Signature _____ (Seal)

Fidelity National Title Company

06/16/2023

Date

By: 
Signature of Declarant

Bertha R. Mabayag

Type or Print Name

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 074-1332-078-00

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

PARCEL ONE:

AN UNDIVIDED 1/18 INTEREST AS TENANTS IN COMMON IN AND TO PARCEL 2B, AMENDED PARCEL MAP 3722, FILED JULY 21, 1983, MAP BOOK 138, PAGE 81, ALAMEDA COUNTY RECORDS.

EXCEPTING FROM PARCEL ONE:

A) UNITS 35 THROUGH 52 INCLUSIVE, AS SHOWN ON THE CONDOMINIUM PLAN ATTACHED AS EXHIBIT A TO THE DECLARATION OF ANNEXATION RECORDED NOVEMBER 18, 1983, SERIES NO. 83-218251, ALAMEDA COUNTY RECORDS.

PARCEL TWO:

UNIT 51, AS SHOWN ON THE CONDOMINIUM PLAN REFERRED TO ABOVE.

PARCEL THREE:

AN EXCLUSIVE EASEMENT TO USE GARAGE G-51, AND GARDEN PATIO P-51, AS SHOWN ON THE CONDOMINIUM PLAN REFERRED TO ABOVE.

EXCEPTING THEREFROM:

ALL OVERLYING AND OTHER WATER RIGHTS, INCLUDING, WITHOUT LIMITATIONS, THE RIGHT TO APPROPRIATE WATER AND DISTRIBUTE IT TO OTHER PROPERTIES. THE OWNER OF THE RESERVED WATER RIGHTS, HOWEVER, COVENANTS IT WILL NOT EXERCISE THE RIGHTS RESERVED OVER THE SURFACE OF THE PROPERTY DESCRIBED ABOVE OR WITHIN THE SUBSURFACE OF SUCH PROPERTY ABOVE A DEPTH OF 100 FEET BELOW THE SURFACE OF SAID PROPERTY. BREACH OF THE FOREGOING COVENANT SHALL NOT, HOWEVER, TERMINATE OR FORFEIT THE RIGHTS SO RESERVED, BUT INJUNCTIVE RELIEF MAY BE SOUGHT AND OBTAINED TO PREVENT OR REMEDY ANY SUCH BREACH, AND;

ALL OIL, GAS, MINERAL, GEOTHERMAL, AND HYDROCARBON SUBSTANCES IN AND UNDER OR THAT MAY BE PRODUCED BELOW A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID PROPERTY WITHOUT ANY RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND FOR THE PURPOSE OF MINING, DRILLING, EXPLORING OR EXTRACTING SUCH OIL, GAS, MINERAL, GEOTHERMAL, OR HYDROCARBON SUBSTANCES, AND EXCEPT AS PROVIDED ABOVE WITH RESPECT TO WATER RIGHTS, WITHOUT ANY RIGHT TO THE USE OF OR RIGHTS IN OR TO ANY PORTION OF THE SURFACE OF LAND TO A DEPTH OF 500 FEET BELOW THE SURFACE THEREOF.

**Grant Deed
(continued)
EXHIBIT "B"**

Escrow No.: FAMC-9282300059

Jane Ellen Veale, spouse of Gordon Veale, one of the Grantees herein, joins for the sole purpose of evidencing Jane Ellen Veale's consent to the creation and establishment of a valid joint tenancy in the Grantees named above.



Signature

Jane Ellen Veale