

**2021087377**

RECORDING REQUESTED BY:  
Consumer's Title Company

Official Records of Sonoma County  
Deva Marie Proto  
07/30/2021 02:02 PM  
CONSUMERS TITLE COMPANY OF CALIFORNIA, INC.

AND WHEN RECORDED MAIL TO:

DEED 3 Pgs

KS MATTSON PARTNERS LP  
KS Mattson Partners LP  
P.O. BOX 5490  
VACAVILLE, CA 95696

Fee: \$50.00  
County Tax: \$1,320.00  
City Tax: \$1,320.00



THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 21-134590-03  
AP#: 018-202-051-000

Escrow No.: SU-02053257-DC

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$2,640.00**

[X] computed on full value of property conveyed, or  
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.  
[ ] Unincorporated area  City of **AND**  
**Sonoma**

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

**An Inn 2 Remember, LLC, a Limited Liability Company**

hereby GRANT(s) to:

**KS Mattson Partners, LP, a California Limited Partnership**

the real property in the County of **Sonoma**, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

**Also Known as:** 171 West Spain Street, Sonoma, CA 95476

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

DATED: July 21, 2021

Signature Page attached hereto  
and made a part hereof

MAIL TAX STATEMENTS TO PARTY SHOWN ABOVE:

Title Order No.: 21-134590-03

Escrow No.: SU-02053257-DC

AP#: 018-202-051-000

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: July 21, 2021

An Inn 2 Remember, LLC, a Limited Liability Company

By: [Signature]  
Paolo Adriani, Managing Member

By: [Signature]  
Alice Ottolifri, Managing Member

ACKNOWLEDGMENT

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 sonoma

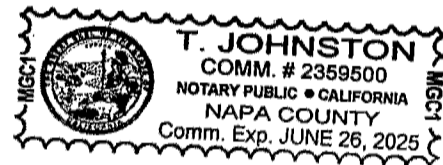
On 7-27-2021 before me, T. Johnston A Notary Public  
personally appeared Paolo Adriani Alice Ottolifri

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] (Seal)



**EXHIBIT "A"**

21-134590-03

BEING A PORTION OF LOT 33, IN THE CITY OF SONOMA, COUNTY OF SONOMA, STATE OF CALIFORNIA AS SAID LOT IS NUMBERED AND DESIGNATED UPON THE MAP OF THE CITY OF SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE MONUMENT SET ON THE SOUTHERLY LINE OF SPAIN STREET (ALSO KNOWN AS VALLEJO STREET) SAID POINT BEING THE NORTHEASTERLY CORNER OF THE LANDS OF P. BERTELLOTTI AS ESTABLISHED BY THE DECREE QUIETING TITLE P. BERTELLOTTI VS. THOMAS J. ROACH, ET AL, DATED MARCH 23, 1928 AND RECORDED MARCH 27, 1928 IN BOOK 198 OF OFFICIAL RECORDS, PAGE 258, RECORDER'S SERIAL NO. 79639, SONOMA COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING EASTERLY AND ALONG THE SOUTHERLY LINE OF SPAIN STREET AND BEING THE NORTHERLY LINE OF SAID LOT 33, A DISTANCE OF 66.20 FEET, MORE OR LESS, TO AN IRON PIPE MONUMENT SET AT THE NORTHWESTERLY CORNER OF LANDS CONVEYED TO LOUIS ODIARD AND WIFE BY DEED RECORDED AUGUST 15, 1947, IN BOOK 746 OF OFFICIAL RECORDS, PAGE 116, SONOMA COUNTY RECORDS; THENCE SOUTHERLY AND ALONG THE DIVISION LINE BETWEEN THE LANDS OF ODIARD AND RESCH 151 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE PARCEL OF LAND CONVEYED TO MARY A. ALLEN BY DEED RECORDED SEPTEMBER 21, 1951, UNDER RECORDER'S SERIAL NO. D-50411, IN BOOK 1078, PAGE 84, SONOMA COUNTY RECORDS; THENCE WESTERLY AND ALONG THE NORTH LINE OF SAID LANDS CONVEYED TO MARY A. ALLEN 68.90 FEET, MORE OR LESS, TO THE NORTHWEST CORNER THEREOF; THENCE NORTHERLY AND ALONG THE DIVISION LINE BETWEEN THE LANDS OF RESCH AND BERTELLOTTI 151.60 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

APN: 018-202-051-000