

2023000791RECORDING REQUESTED BY:
Stewart Title of SacramentoWHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:Red Spruce Tree, LP, A California Limited Partnership
446 & 454 West 3rd Street
Sonoma, CA 95476

ORDER NO. 1882019

APN: *018-201-003 and 018-201-004*Property Addr: 446 & 454 West 3rd Street, Sonoma, CA
95476Official Records of Sonoma County
Deva Marie Proto
01/06/2023 01:57 PM
STEWART TITLE CO | GLENDALE, CA | EPN

DEED 3 Pgs

Fee: \$30.00

County Tax: \$3,300.00

City Tax: \$3,300.00



SPACE ABOVE THIS LINE FOR RECORDERS USE

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$6,600.00

CITY TAX \$0.00

☐ Monument Preservation Fee is:☒ computed on full value of property conveyed, or☐ computed on full value less value of liens or encumbrances
remaining at time of sale.*city of Sonoma*

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

Wayne P Sobon, an unmarried man, and Robert C McDonald, an unmarried man *(AKA Robert McDonald,*
unmarried man)
hereby GRANT(S) to

Red Spruce Tree, LP, A California Limited Partnership

the following described real property

See Exhibit AExempt from fee per GC 27388.1(a)(2);
recorded concurrently "in connection with"
a transfer subject to the
imposition of documentary transfer tax

Date: December 22, 2022

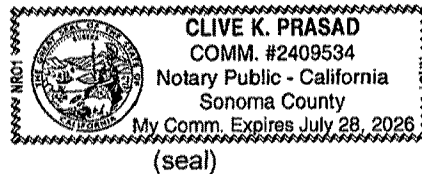
Robert C McDonald

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 12-29-2022 before me CLIVE K. PRASAD, Notary Public, personally appeared WAYNE P. SOBON & ROBERT C. McDONALD, 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.



MAIL TAX STATEMENT AS DIRECTED ABOVE

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 1882140
Escrow No.: 1882140

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

Parcel 1:

Beginning at the Southwest corner of Lot No. 31 in said City (Formerly Town) of Sonoma and running thence Easterly along and with the Southerly Boundary line of said Lot, a distance of 225 feet, more or less, to the land of Malower; thence along any with the Westerly line of land of Makower, a distance of 75 feet to a point; thence Westerly and parallel with the Southerly line of said Lot, a distance of 225 feet, more or less, to Third Street West, and thence Southerly along and with the Easterly line of Third Street West, 75 feet to the point of beginning, being part of Lot No. 31 in said Town, now City of Sonoma, as the same is known, numbered and designated on the Official Map of Plat thereof.

Parcel 2:

Commencing at the Southwesterly corner of lot 46; thence along the Westerly line of said lot North 7°23' East 246.5 feet to the point of beginning of this description; thence North 7°23' East 53.5 feet; thence South 82°25' East 300.00 feet; thence South 7°23' West 53.6 feet; thence North 82°25' West 300.00 feet to the point of beginning, being a portion of lot 46 as above mentioned.

APN: 018-201-003, 018-201-004

(End of Legal Description)