

RECORDING REQUESTED BY

CITY OF FULLERTON

AND WHEN RECORDED MAIL TO

Elizabeth Oates
Fullerton Public Library Foundation
353 W. Commonwealth Avenue
Fullerton, CA 92832

SPACE ABOVE LINE FOR RECORDER'S USE ONLY

MAIL TAX STATEMENTS TO:

Elizabeth Oates
Fullerton Public Library Foundation
353 W. Commonwealth Avenue
Fullerton, CA 92832

**Exempt from recording fees. G.C. 27383
Exempt from Documentary Transfer Tax
Pursuant to R&T Code § 11922**

Assessor's Parcel Number: 293-241-07

BY THE UNDERSIGNED GRANTORS

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF FULLERTON, a municipal corporation, does hereby remise, release, and forever quitclaim to FULLERTON PUBLIC LIBRARY FOUNDATION, a non-profit public benefit corporation organized for the benefit of the Fullerton Public Library under the laws of the State of California, all of Grantor's right, title, and interest in and to the real property described as set forth on Exhibit "A" attached hereto and incorporated herein by reference.

Dated: July _____, 2018

CITY OF FULLERTON

By: _____
Kenneth A. Domer, City Manager

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 Orange

On _____, 2018 before me, _____,
personally appeared Kenneth A. Domer, 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)

EXHIBIT A

The land referred hereto is situated in the State of California, County of Orange, and is described as follows:

The North one-half (1/2) of the Northeast quarter (1/4) of Section Twenty-Two (22), Township Three (3) South, Range Ten (10) West in the Rancho San Juan Cajon de Santa Ana, City of Fullerton, County of Orange, State of California, as per map recorded in Book 51, Page 7 of Miscellaneous Maps, in the office of the County Recorder of said county.

Excepting therefrom that portion thereof lying Easterly of the Westerly boundary of Tract No. 5689, in the City of Fullerton, County of Orange, State of California as per map recorded in Book 211, Pages 44, 45 and 46 of Miscellaneous Maps, in the office of the County Recorder of said county;

Also excepting therefrom that portion thereof conveyed to Fullerton School District of Orange County by deed recorded April 16, 1965, in Book 7485, Page 470 Official Records;

Also excepting therefrom that portion thereof conveyed to Fullerton School District of Orange County by deed recorded April 16, 1965, in Book 7485, Page 473 Official Records;

Also excepting therefrom that portion thereof conveyed to Continental Mausoleum Company by deed recorded April 16, 1965, in Book 7485, Page 478 Official Records.

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A *Preliminary Change of Ownership Report* must be filed with each conveyance in the County Recorder's office for the county where the property is located.

FOR ASSESSOR'S USE ONLY

Claude Parrish
Orange County Assessor
Civic Center Plaza, Building 11
625 N. Ross Street, Room 142
P.O. Box 1948
Santa Ana, CA 92702-1948
(714) 834-5031
www.ocgov.com/assessor

ASSESSOR'S PARCEL NUMBER

293-241-07

SELLER/TRANSFEROR

City of Fullerton

BUYER'S DAYTIME TELEPHONE NUMBER

714-871-6206

BUYER'S EMAIL ADDRESS

mandeoates@hotmail.com

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

No situs address (E. Bastanchury Road, Fullerton, CA)

☐ YES ☒ NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.

MO DAY YEAR

☐ YES ☒ NO Are you a disabled veteran or an unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?

MAIL PROPERTY TAX INFORMATION TO (NAME)

Fullerton Public Library Foundation

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)

353 W. Commonwealth Avenue

CITY

Fullerton

STATE

CA

ZIP CODE

92832

PART 1. TRANSFER INFORMATION *Please complete all statements.*

This section contains possible exclusions from reassessment for certain types of transfers.

YES NO

- ☐ ☒ A. This transfer is solely between spouses (*addition or removal of a spouse, death of a spouse, divorce settlement, etc.*).
- ☐ ☒ B. This transfer is solely between domestic partners currently registered with the California Secretary of State (*addition or removal of a partner, death of a partner, termination settlement, etc.*).
- ☐ ☒ *C. This is a transfer: ☐ between parent(s) and child(ren) ☐ from grandparent(s) to grandchild(ren).
- ☐ ☒ *D. This transfer is the result of a cotenant's death. Date of death
- ☐ ☒ *E. This transaction is to replace a principal residence by a person 55 years of age or older.
Within the same county? ☐ YES ☐ NO
- ☐ ☒ *F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county? ☐ YES ☐ NO
- ☐ ☒ G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (*e.g., a name change upon marriage*).
If YES, please explain:
- ☐ ☒ H. The recorded document creates, terminates, or reconveys a lender's interest in the property.
- ☐ ☒ I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (*e.g., cosigner*). If YES, please explain:
- ☐ ☒ J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- ☐ ☒ K. This is a transfer of property:
- ☐ ☒ 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of ☐ the transferor, and/or ☐ the transferor's spouse ☐ registered domestic partner.
- ☐ ☒ 2. to/from an irrevocable trust for the benefit of the ☐ creator/grantor/trustor and/or ☐ grantor's/trustor's spouse ☐ grantor's/trustor's registered domestic partner.
- ☐ ☒ L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- ☐ ☒ M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
- ☐ ☒ N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations.
- ☐ ☒ *O. This transfer is to the first purchaser of a new building containing an active solar energy system.
- ☒ ☐ P. Other. This transfer is to a California non-profit mutual benefit corporation entitled to a welfare exemption

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

A. Date of transfer, if other than recording date: concurrent

B. Type of transfer:

- ☐ Purchase ☐ Foreclosure ☐ Gift ☐ Trade or exchange ☐ Merger, stock, or partnership acquisition (Form BOE-100-B)
☐ Contract of sale. Date of contract: ☐ Inheritance. Date of death:
☐ Sale/leaseback ☐ Creation of a lease ☐ Assignment of a lease ☐ Termination of a lease, Date lease began:

Original term in years (including written options):

Remaining term in years (including written options):

☒ Other. Please explain: transfer from a municipal corporation to a non-profit corporation

C. Only a partial interest in the property was transferred. ☐ YES ☐ NO If YES, indicate the percentage transferred: %

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

A. Total purchase price

\$ n/a

B. Cash down payment or value of trade or exchange excluding closing costs

Amount \$

C. First deed of trust @ % interest for years. Monthly payment \$

Amount \$

- ☐ FHA (Discount Points) ☐ Cal-Vet ☐ VA (Discount Points) ☐ Fixed rate ☐ Variable rate
☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller
☐ Balloon payment \$ Due date:

D. Second deed of trust @ % interest for years. Monthly payment \$

Amount \$

- ☐ Fixed rate ☐ Variable rate ☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller
☐ Balloon payment \$ Due date:

E. Was an Improvement Bond or other public financing assumed by the buyer? ☐ YES ☐ NO Outstanding balance \$

F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$

G. The property was purchased: ☐ Through real estate broker. Broker name: Phone number:

- ☐ Direct from seller ☐ From a family member-Relationship
☐ Other. Please explain:

H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

PART 4. PROPERTY INFORMATION

Check and complete as applicable.

A. Type of property transferred

- ☐ Single-family residence ☐ Co-op/Own-your-own ☐ Manufactured home
☐ Multiple-family residence. Number of units: ☐ Condominium ☒ Unimproved lot
☐ Other. Description: (i.e., timber, mineral, water rights, etc.) ☐ Timeshare ☐ Commercial/Industrial

B. ☐ YES ☒ NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.
If YES, enter the value of the personal/business property: \$ Incentives \$

C. ☐ YES ☒ NO A manufactured home is included in the purchase price.

If YES, enter the value attributed to the manufactured home: \$

☐ YES ☒ NO The manufactured home is subject to local property tax. If NO, enter decal number:

D. ☐ YES ☒ NO The property produces rental or other income.

If YES, the income is from: ☐ Lease/rent ☐ Contract ☐ Mineral rights ☐ Other:

E. The condition of the property at the time of sale was: ☐ Good ☐ Average ☐ Fair ☐ Poor
Please describe:

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER

DATE

TELEPHONE

714-871-6206

NAME OF BUYER/TRANSFeree/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT)

TITLE

EMAIL ADDRESS

Elizabeth Oates

President

mandeoates@hotmail.com

The Assessor's office may contact you for additional information regarding this transaction.

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