



Doc # 2023004282  
 Page 1 of 5  
 Date: 4/18/2023 02:20P  
 Filed by: FIDELITY NATIONAL TITLE  
 Filed & Recorded in Official Records  
 of COUNTY OF LAKE  
 RICHARD A. FORD  
 COUNTY RECORDER  
 Fee: \$33.70

**RECORDING REQUESTED BY:**  
 Fidelity National Title Company of California

**When Recorded Mail Document  
 and Tax Statement To:**  
 Stanley T Christensen and Sandra Christensen  
 16168 35th Ave  
 Clearlake, CA 95422

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Escrow Order No.:** FSNX-3012300100  
 Property Address: 16178 35th Avenue,  
 Clearlake, CA 95422  
 APN/Parcel ID(s): 041-211-280-000

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 \$7.70** 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 Clearlake**.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** City of Clearlake, a Municipal Corporation

**hereby GRANT(S) to Stanley T Christensen and Sandra Christensen, a married couple as community property with right of survivorship**

**the following described real property in the City of Clearlake, County of Lake, State of California:**

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

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

**PROPERTY COMMONLY KNOWN AS:** 16178 35th Avenue, Clearlake, CA 95422

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

GRANT DEED  
(continued)

APN/Parcel ID(s): 041-211-280-000

Dated: April 14, 2023

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

City of Clearlake  
BY: [Signature]  
Alan Flora, City Manager

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.

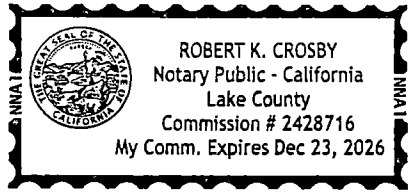
State of California  
County of Lake

On April 17, 2023 before me, Robert K Crosby, Notary Public,  
(here insert name and title of the officer)

personally appeared Alan Flora  
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 Robert K. Crosby



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 041-211-280-000**

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

LOTS 5 AND 6 IN BLOCK 10, AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 3 CLEAR LAKE HIGHLANDS", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LAKE COUNTY ON NOVEMBER 15, 1923 IN BOOK 3 OF TOWN MAPS AT PAGES 52 TO 59, INCLUSIVE.

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 041-211-280-000**

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

LOTS 5 AND 6 IN BLOCK 10, AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 3 CLEAR LAKE HIGHLANDS", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LAKE COUNTY ON NOVEMBER 15, 1923 IN BOOK 3 OF TOWN MAPS AT PAGES 52 TO 59, INCLUSIVE.

Exhibit "B"



**CITY COUNCIL REGULAR MEETING**

**Clearlake City Hall Council Chambers**

**14050 Olympic Dr, Clearlake, CA**

**Thursday, April 06, 2023**

**Regular Meeting 6:00 PM**

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**MINUTE ORDER**

13. Consideration of Sale of Vacant Land Located at 16178 35th Avenue, Clearlake  
Recommended Action: Authorize the City Manager to Execute a Sale Agreement for Vacant Land Located at 16178 35th Avenue, Clearlake

City Manager Alan Flora gave the staff report.

Motion made by Council Member Cremer, Seconded by Council Member Slooten.

Voting Yea: Mayor Perdock, Vice Mayor Claffey, Council Member Cremer, Council Member Overton, Council Member Slooten

BY:

*Melissa Swanson*

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Melissa Swanson, Administrative Services Director/City Clerk

CITY OF CLEARLAKE

RESOLUTION NO. 97-33

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLEARLAKE  
ACCEPTING THE DONATION OF REAL PROPERTY AND CONSENTING TO  
RECORDATION (APN 41-211-28 - PEREIRA MARITAL TRUST)**

WHEREAS, Simplicia M. Pereira, Trustee of the Pereira Marital Trust, desires to donate real property located at 16178 - 35th Avenue, Assessor's Parcel Number 41-211-28, to the City of Clearlake; and

WHEREAS, pursuant to Government Code Section 37354 the City may acquire real property by gift, bequest or devise; and

WHEREAS, the City desires to accept the donation of said real property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clearlake that the offer of donation of the real property commonly known as Assessor's Parcel Number 40-211-28 located in Clearlake, California, more particularly described in Exhibit "A" attached hereto, is hereby accepted and the City Council hereby consents to recordation of the Grant Deed.

BE IT FURTHER RESOLVED, the City Council hereby accepts said property for future transfer to the Redevelopment Agency of the City of Clearlake for the purposes of development.

PASSED AND ADOPTED by the City Council of the City of Clearlake, County of Lake, State of California on this 8th day of May, 1997 by the following vote:

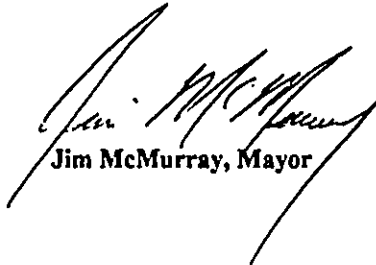
AYES: Mayor McMurray, Vice Mayor Kennedy, Council Members Mingori, Sanchez and Smith

NOES: None

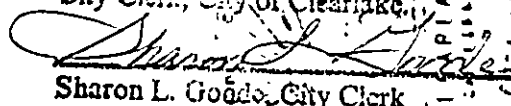
ABSENT OR NOT VOTING: None

ATTEST:

  
Sharon L. Goode, City Clerk

  
Jim McMurray, Mayor

I hereby certify this to be a true and correct copy of the original document on file in the Office of the City Clerk, City of Clearlake.

  
Sharon L. Goode, City Clerk

Deputy City Clerk

END OF DOC 2

RECORDING REQUESTED BY:  
City of Clearlake

ORDER :

APN: 41-211-28-00

WHEN RECORDED MAIL TO:

Name & Mailing Address  
City of Clearlake  
City Clerk  
14050 Olympic Dr.  
Clearlake, Ca. 95422

RECORDED AT REQUEST

*Grantee*

DOCUMENT NUMBER  
97-008220

97 MAY 29 PM 12:09

NO FEE

L.A. COUNTY ASSESSOR-RECORDER  
DAN L. IRWIN

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# GRANT DEED

The undersigned grantor declares:

Documentary transfer tax is \$ NONE - transfer without consideration by gift.

- ( ) computed on full value of property conveyed, or
- ( ) computed on full value less value of liens and encumbrances remaining at time of sale.
- ( ) Unincorporated area: ( ) City of \_\_\_\_\_
- (X) Realty not sold.

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

SIMPLICIA M. PEREIRA, TRUSTEE OF THE PEREIRA MARITAL TRUST, ESTABLISHED UNDER THE 1989 PEREIRA LIVING TRUST U.D.T. DATED FEBRUARY 24, 1989,

hereby GRANTS to

CITY OF CLEARLAKE, A MUNICIPAL CORPORATION,

that property in the County of Lake, State of California, described as follows:

Block Number 10, Lots 5, 6 of that subdivision known as "TRACT NO. 3 CLEAR LAKE HIGHLANDS," as the same is shown on the official map thereof now on file and of record in the Office of the County Recorder of said Lake County.

Date: APRIL 12, 1997.

Pereira Marital Trust, established under the 1989 Pereira Living Trust u.d.t. dated February 24, 1989.

By: *Simplicia M. Pereira*  
Simplicia M. Pereira, Trustee

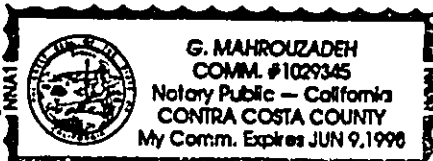
STATE OF CALIFORNIA )

COUNTY OF Contra Costa ) ss.

On APRIL 12, 1997, before me, Golriz Mahrouzadeh, a Notary Public for the State of California, personally appeared Simplicia M. Pereira, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

*Golriz Mahrouzadeh*  
Signature of Notary Public G. Mahrouzadeh, Notary Public  
my comm exp June 9, 1998



MAIL TAX STATEMENTS TO:

Clerk of the City of Clearlake  
14050 Olympic Drive, Clearlake, CA 95422