

SacValleyLaw^{LLP}

SERVING THE VALLEY SINCE 1936

June 8, 2021

Return Receipt No. 7015 0640 0007 3212 7467

Tina Viramontes
Facilities Coordinator/Deputy City Clerk
City of Clearlake
14050 Olympic Dr.
Clearlake, CA 95422

GRIDLEY OFFICE

660 Ohio Street
Gridley, CA 95948

CHICO OFFICE

341 Broadway, Suite 201
Chico, CA 95928

Re: APN 042-234-620

Dear Mrs. Viramontes,

As we discussed today, enclosed is the original Grant Deed and Preliminary Change of Ownership Report for Lake County parcel number 042-234-620. Our clients, Richard and Cynthia Chiechi want to give the property to the City of Clearlake.

Please provide the deed to the council members for approval. Once done, either record the deed or return it to me and I'll record it. Regardless, if you'd let me know the outcome of the meeting, I'd appreciate it.

Sincerely,

SacValleyLaw LLP



Sara Mull, Legal Secretary
to Brian C. Hamman

sm
Enclosures

JOHN T. HARRIS*
john@sacvalleylaw.com

BRIAN C. HAMMAN
brian@sacvalleylaw.com

JACKSON GLICK*
jackson@sacvalleylaw.com

CHRISTOPHER Q. HECKMAN
chris@sacvalleylaw.com

**Certified Specialist In Estate
Planning, Trust & Probate Law.*

**Mailing address for both
locations:**

P. O. Box 908
Gridley, CA 95948

RECORDING REQUESTED BY

Brian C. Hamman

AND WHEN RECORDED MAIL TO:

City of Clearlake
14050 Olympic Drive
Clear Lake, CA 95422

Space Above This Line for Recorder's Use Only

A.P.N.: 042-234-620

GRANT DEED

The undersigned Grantors declare under the penalty of perjury that the following is true and correct:

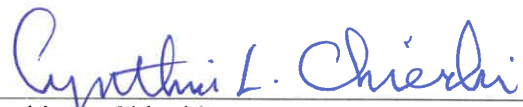
Documentary transfer tax is NONE. *Not pursuant to a sale. No consideration. Rev. & Tax Code Section 11911.*

____ City of x Unincorporated Area

FOR NO CONSIDERATION, GRANTORS CYNTHIA L. CHIECHI and RICHARD T. CHIECHI, Wife and Husband as Joint Tenants, hereby GRANT TO THE CITY OF CLEARLAKE, all their right, title and interest in that real property situate in the County of Lake, State of California, described as attached in Exhibit "A".

PLEASE SEE EXHIBIT 'A' ATTACHED HERETO.

Dated: 6-2-2021


Cynthia L. Chiechi

Dated: 6-2-2021


Richard T. Chiechi

PLEASE MAIL TAX STATEMENTS TO:

City of Clearlake, 14050 Olympic Drive, Clear Lake, CA 95422

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 Butte)

On June 2, 2021, before me, S. OLSON ONYETT, Notary Public, personally appeared, CYNTHIA L. CHIECHI and RICHARD T. CHIECHI, 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)

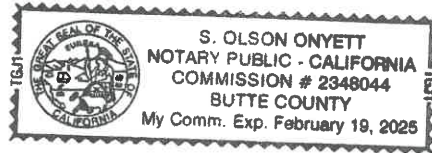


EXHIBIT "A"

The following described Lots as shown on that certain map entitled "TRACT NO. 1 CLEAR LAKE HIGHLANDS", filed for record in the office of the County Recorder of said Lake County of July 25, 1923, in Book 3, of Town Maps, at page 41, including: Lots 4 and 5, in Block 5.

TOGETHER WITH an appurtenant easement for the use of certain real property commonly known as SHADY NOOK CAMP, which said Shady Nook Camp is more particularly described in a certain deed from Howard D. Day, et. ux, to Leisure Lands, Inc., a corporation, dated June 20, 1962, on the following express terms and conditions:

1. Said easement shall be for the use in common with all persons to whom Grantor conveys lots or parcels within tracts Nos. 1, 2, and 5 CLEARLAKE HIGHLANDS.
2. Said easement shall be limited to beach, boating, park, pleasure swimming and recreational uses only, and no commercial use shall be permitted.
3. No building or structure of any kind shall be built, placed or maintained on or in said Shady Nook Camp area without the written consent of Leisure Lands, Inc., its successors or assigns, and said Leisure Lands, Inc., its successors and assigns shall in nowise be responsible or liable for the maintenance of said area. Said area shall be at all times be kept in a clean and sanitary condition by the persons for whose benefits said easements is given.
4. Said easements shall be forever subject to the right of Leisure Lands, Inc., a corporation, its successors and assigns, to, at any time, convey to any duly constituted water district, mutual water company, or public utility, any area of said Shady Nook Camp not in excess of 2500 square feet, and upon such conveyance, said easements shall cease and be of no further force and effect whatsoever as to said lands so conveyed. Said easements shall further cease and be of no force and effect whatsoever upon the conveyance of the balance of said Shady Nook Camp area to any community service district, public district, or private organization or association which represents more than 50% of assessed valuation of lands conveyed by Grantor, her heirs and assigns to parties who are owners of the within easements.
5. Subject to the effect of the conditions, restrictions, reservations, easements and rights of way as set forth or referred to in deeds to owners of lots within this subdivision from the original subdivider.

APN.042-234-620

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.

NAME AND MAILING ADDRESS OF BUYER/TRANSFEEE

(Make necessary corrections to the printed name and mailing address)

City of Clear Lake
14050 Olympic Drive
Clearlake, CA 95422

**Richard Ford****County Assessor-Recorder**

Lake County Courthouse
255 North Forbes Street
Lakeport, CA 95453
Assessor's Office Phone: 707-263-2302
Recorder's Office Phone: 707-263-2293
Fax: 707-263-3703

ASSESSOR'S PARCEL NUMBER

042-234-620

SELLER/TRANSFEROR

Cynthia L. Chiechi & Richard T. Chiechim H&W

BUYER'S DAYTIME TELEPHONE NUMBER

()

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

16626 3rd Avenue, Clearlake, CA 95422

☐ 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 a unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?

MAIL PROPERTY TAX INFORMATION TO (NAME)

City of Clearlake

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)

14050 Olympic Drive

CITY

Clearlake

STATE

CA

ZIP CODE

95422

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

YES NO This section contains possible exclusions from reassessment for certain types of transfers.

- ☐ ☒ 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) ☐ between grandparent(s) and grandchild(ren).
Was this the transferor/grantor's principal residence? ☐ YES ☐ NO
- ☐ ☒ *D. This transfer is the result of a cotenant's death. Date of death _____
- ☐ ☒ *E. This transaction is to replace a principal residence owned 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.
Within the same county? ☐ YES ☐ NO
- ☐ ☒ *G. This transaction is to replace a principal residence substantially damaged or destroyed by a wildfire or natural disaster for which the Governor proclaimed a state of emergency. Within the same county? ☐ YES ☐ NO
- ☐ ☒ H. 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: _____
- ☐ ☒ I. The recorded document creates, terminates, or reconveys a lender's interest in the property.
- ☐ ☒ J. 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: _____
- ☐ ☒ K. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- L. 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.
- ☐ ☒ M. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- ☐ ☒ N. 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.
- ☐ ☒ O. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations..
- ☐ ☒ *P. This transfer is to the first purchaser of a new building containing an active solar energy system.
- ☐ ☒ Q. Other. This transfer is to _____

* 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**

Tina Viramontes

From: Jan Brejska
Sent: Monday, June 14, 2021 5:28 PM
To: Tina Viramontes
Subject: RE: 16626 3rd. Avenue

Case was abated in February with no citations or fines.

Jan Brejska

Code Enforcement Technician

707-994-8251 x 309

www.clearlake.ca.us

Monday – Thursday 8 am to 5 pm

From: Tina Viramontes <tviramontes@clearlake.ca.us>
Sent: Monday, June 14, 2021 11:35 AM
To: Jan Brejska <jbrejska@clearlakepd.org>
Subject: 16626 3rd. Avenue

Jan,

Can you please tell me if this address has any outstanding Code Enforcement cases? Or if there are CE fines due?

Tina Viramontes
Facilities Coordinator/Deputy City Clerk
City of Clearlake
14050 Olympic Dr.
Clearlake, CA 95422



Please note City Hall office hours are Monday through Thursday from 8:00 a.m. – 5:00 p.m.

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Tina Viramontes
Facilities Coordinator/Deputy City Clerk
City of Clearlake
14050 Olympic Dr.
Clearlake, CA 95422



Please note City Hall office hours are Monday through Thursday from 8:00 a.m. – 5:00 p.m.

Tina Viramontes

From: Sara Mull <Sara@sacvalleylaw.com>
Sent: Wednesday, June 2, 2021 8:38 AM
To: Tina Viramontes
Subject: RE: 16626 3rd Avenue Deed for Approval

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Tina,

My clients are coming in to sign the deed this morning. While preparing the Preliminary Change of Ownership form, I remembered the certificate you mentioned would be attached okaying the transfer by the city manager (if I recall). Should I send the deed to be recorded first or send it to you for the certificate prior to recording? If I send it to you first, should I include a check to cover recording fees and your office will forward to the county recorder?

How should I handle this?

Thank you in advance,

Sara Mull,
Legal Secretary to BRIAN C. HAMMAN

Sara Mull, Legal Secretary

SacValleyLaw_{LLP}

P. O. Box 908
660 Ohio Street
Gridley, CA 95948
530.846.5691 (tel)
530.846.5738 (fax)
www.sacvalleylaw.com

From: Tina Viramontes <tviramontes@clearlake.ca.us>
Sent: Thursday, May 20, 2021 11:55 AM
To: Sara Mull <Sara@sacvalleylaw.com>
Subject: RE: 16626 3rd Avenue Deed for Approval

Look good!

Tina Viramontes
Facilities Coordinator/Deputy City Clerk
City of Clearlake
14050 Olympic Dr.
Clearlake, CA 95422



Please note City Hall office hours are Monday through Thursday from 8:00 a.m. – 5:00 p.m.

From: Sara Mull <Sara@sacvalleylaw.com>
Sent: Thursday, May 20, 2021 11:47 AM
To: Tina Viramontes <tviramontes@clearlake.ca.us>
Subject: 16626 3rd Avenue Deed for Approval

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello again Ms. Viramontes,

As we discussed, attached is a draft of the deed conveying 16626 3rd Avenue to the City of Clearlake. Please review and let me know what I should revise. I appreciate you taking the time to verify its accuracy. Once we get it finalized, I'll get our clients in to sign.

Sincerely,

Sara Mull,
Legal Secretary to BRIAN C. HAMMAN

Sara Mull, Legal Secretary
SacValleyLaw_{LLP}
P. O. Box 908
660 Ohio Street
Gridley, CA 95948
530.846.5691 (tel)
530.846.5738 (fax)
www.sacvalleylaw.com

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