

March 25, 2022

City of Clearlake  
14050 Olympic Drive  
Clearlake, CA 95422  
Attn: Tina Viramontes

Re: 16331 6<sup>th</sup> Avenue  
Parcel #042-362-100

Dear Tina,

Please record the enclosed Quitclaim Deed effectively removing me as owner of the above listed property. I would appreciate it if you would send me a copy of the recorded deed once it has been returned to you with the recording information. I've enclosed a stamped envelope for your convenience. If I have missed any information, please let me know.

Thank you.

Sincerely,



Marlene Panacci  
925-389-0767

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

This instrument was prepared by:  
Marlene Panacci  
629 Saint George Road  
Danville, CA 94526

After recording, mail document  
and tax statements to:  
City of Clearlake  
14050 Olympic Drive  
Clear Lake, CA 95422  
042-362-100-000

## QUITCLAIM DEED

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This Quitclaim Deed (the "Deed") is made effective this 21st day of March, 2022 (the "Effective Date") between Marlene M Panacci, Trustee of the Panacci Family Trust (the "Grantor"), an individual whose mailing address is 629 Saint George Road, Danville, CA 94526, and City of Clearlake (the "Grantee"), an individual whose mailing address is 14050 Olympic Drive, Clear Lake, CA 95422.

WITNESSETH, that the Grantor, for and in consideration of the sum of \_\_\_\_\_.00\_\_\_\_\_ (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in an incorporated area in Lake County, California, and more particularly described as follows:

See attached Exhibit "A"

The Property is not homestead of the Grantor.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

Grantor declares that the transfer is exempt from any documentary transfer taxes.

EXECUTED this 4<sup>th</sup> day of April, 20 22.

Marlene M Panacci, Trustee  
**Grantor Signature**

Marlene M Panacci, Trustee of the Panacci  
Family Trust  
**Grantor Name**

**Grantee Signature**

City of Clearlake  
**Grantee Name**

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

## ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF CALIFORNIA.

COUNTY OF CONTRA COSTA.

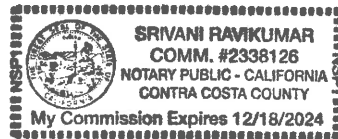
On 04/04/2022, 2022, before me, Srivani Ravikumar,  
Notary Public, personally appeared MARLENE M. PANACCI, who proved to me on the basis of  
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and  
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and  
that by his/her/their signatures(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 his true and correct.

WITNESS my hand and official seal.



Notary's Public Signature



12/18/2024

(Date)

My Commission Expires

EXHIBIT "A"

All that real property situate in the City of Clearlake, County of Lake,  
State of California

The following described Lots as shown on that certain map entitled "TRACT  
NO. 5 CLEAR LAKE HIGHLANDS" filed for record in the office of the County Re-  
corder of said Lake County on February 18 1924, in Book 3 of Town Maps  
at page 76 to 78, incl:

LOTS 15, in BLOCK 27.

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, and bearing  
Lake County Recorder's File No. 5731 for the year 1962, on the following express terms and  
conditions:

1. Said easement shall be for 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 at all times be kept in a clean and sanitary condition by the  
persons for whose benefits said easement 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 2,500 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.

**LAKE COUNTY 2021 - 2022 PROPERTY TAX BILL**

Barbara C. Ringen, Treasurer - Tax Collector

255 N Forbes Street, Room 215 Lakeport, CA 95453

**SECURED TAX ROLL FOR FISCAL YEAR JULY 1, 2021 THROUGH JUNE 30, 2022****PROPERTY INFORMATION**

**ASMT NUMBER:** 042-362-100-000 **TAX RATE AREA:** 002-076  
**FEE PARCEL NUMBER:** 042-362-100-000  
**LOCATION:** 16331 6TH AVE  
**ASSESSED OWNER:** PANACCI MARLENE M TRUSTEE



\*\*\*\*\*ALL FOR AADC 945  
 PANACCI MARLENE M TRUSTEE  
 629 ST GEORGE ROAD  
 DANVILLE CA 94526

1-0022735  
 000091  
 000005

0101

**IMPORTANT MESSAGES**

Original bill date 09/15/2021  
 EPAY <http://tax.lakecountyca.gov> or (866) 506-8035  
 Please see reverse side for additional information

*Paid in full***2021 - 2022****COUNTY VALUES, EXEMPTIONS AND TAXES****PHONE #S****VALUE DESCRIPTION****ASSESSED VALUES X TAX RATE / 100 = COUNTY TAX****ASSESSOR** (707) 263-2302

LAND

829

VALUES / EXEMPTIONS

ADDRESS CHANGES

**AUDITOR** (707) 263-2311

TAX RATES / REFUNDS

**COLLECTOR** (707) 263-2234

PAYMENT INFORMATION

NET TAXABLE VALUE

829

1.000000

8.28

**VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS****PHONE #S****DESCRIPTION****ASSESSED VALUES X TAX RATE / 100 = AGENCY TAX**

(707) 994-6475

KONOCITI UNIFIED SCHOOL BONDS

829

0.081560

0.68

(707) 994-6475

KONOCITI UNIFIED SCHOOL BONDS

829

0.042660

0.36

(530) 741-6970

YUBA COMM COLLEGE SERIES 2006

829

0.024995

0.20

(530) 741-6970

YUBA COMM COLLEGE SERIES 2016

829

0.011068

0.10

(800) 273-5167

LAKE CO VCD &amp; MOSQUITO CONTROL

DIRECT CHARGE

2.76

(707) 994-2170

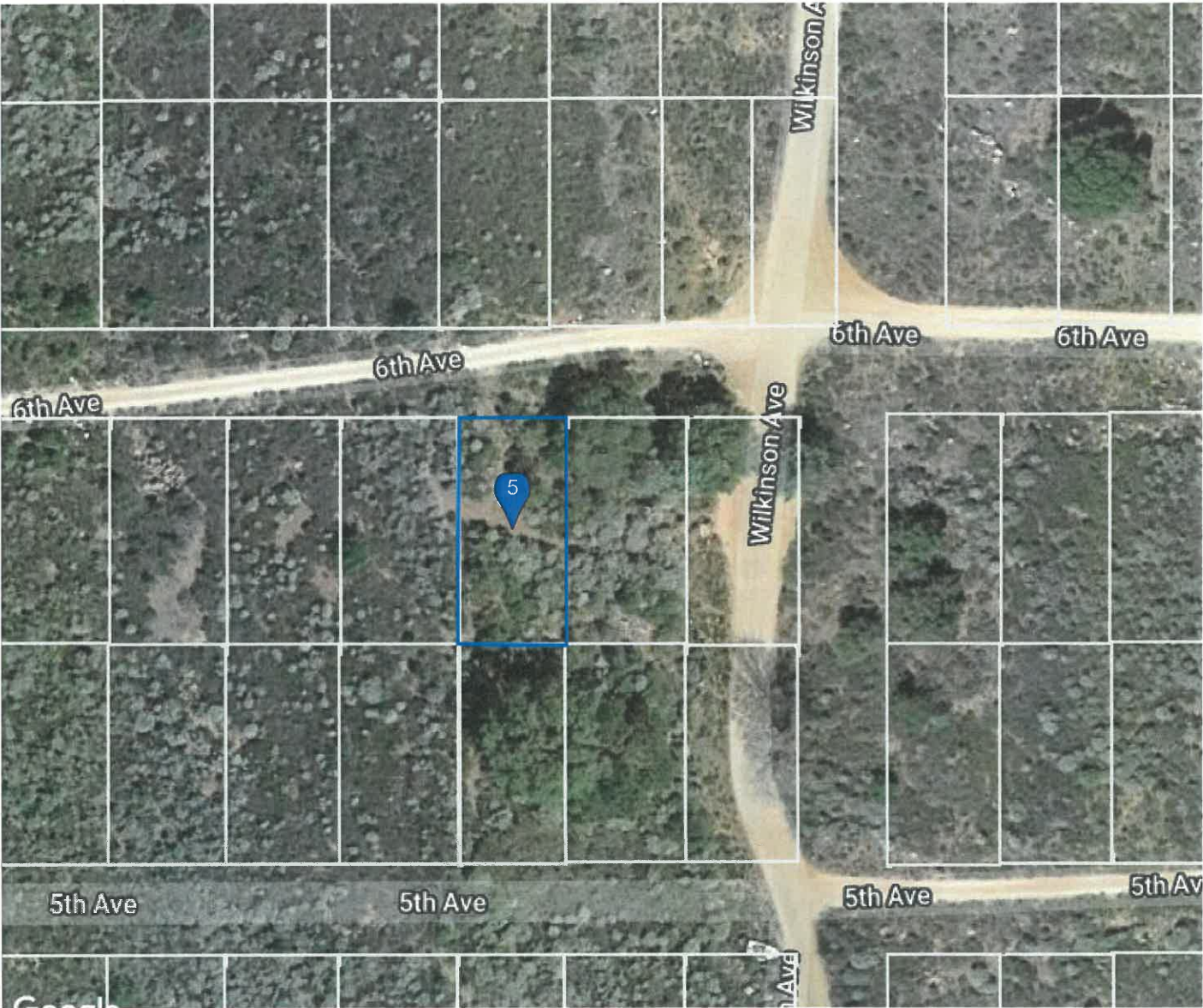
FIRE LAKESHORE

DIRECT CHARGE

43.10

AGENCY TAXES+DIRECT CHARGES+FEES

47.20



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LIST 1  
DETAIL

☒ 5 Property Address: 16331 6TH AVE CLEARLAKE CA 95422

Marlene  
925-389-0767

## Ownership

County: **LAKE, CA**  
 Assessor: **RICHARD FORD, ASSESSOR**  
 Parcel # (APN): **042-362-100-000**  
 Parcel Status: **ACTIVE**  
 Owner Name: **PANACCI MARLENE M TRUSTEE**  
 Mailing Address: **629 ST GEORGE ROAD DANVILLE CA 94526**  
 Legal Description:

## Assessment

Total Value: <b>\$829</b>	Use Code: <b>5110</b>	Use Type: <b>RESIDENTIAL</b>
Land Value: <b>\$829</b>	Tax Rate Area: <b>002-076</b>	PQ Zoning: <b>R1</b>
Impr Value:	Year Assd: <b>2021</b>	Census Tract:
Other Value:	Property Tax: <b>\$55.48</b>	Price/SqFt:
% Improved: <b>0%</b>	Delinquent Yr:	
Exempt Amt:	HO Exempt: <b>N</b>	

## Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:				<b>11/15/2007</b>
Document Number:	<b>1963R0390541</b>			<b>2007R0025951</b>
Document Type:				
Transfer Amount:				
Seller (Grantor):	<b>LEWIN, SOPHIE</b>			

## Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: <b>0.110</b>	Spaces:	Site Influence:
Lot SqFt: <b>4,791</b>	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		