

From: [Phan, Johnny](#)
To: [Downtown West Project](#)
Subject: FW: City's Grant Deed Form
Date: Tuesday, May 18, 2021 12:08:15 PM
Attachments: [Final San Jose Grant Deed Template for Transfer Agreements.DOCX](#)

From: Phan, Johnny
Sent: Monday, May 3, 2021 10:07 AM
To: Miller, J. Gregg <gmler@coblenzlaw.com>; Andes, Pam <PAandes@allenmatkins.com>; bwillhite@allenmatkins.com
Subject: City's Grant Deed Form

See attached. Johnny

Johnny V. Phan

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RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:

APN:

SPACE ABOVE THIS LINE FOR RECORDER

GRANT DEED

The Undersigned Grantor Declares: DOCUMENTARY TRANSFER TAX \$0; CITY TRANSFER TAX \$0; Recorded for the benefit of the City of San Jose and is exempt from transfer tax per Revenue and Taxation Code Section 11922 and exempt from recording fee per Government Code Section 6103 and/or 27383.

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; **City of San Jose**, and
- Signature of Declarant

By: _____
 Print Name: _____
 Title: _____

_____, a corporation ... (collectively, "GRANTOR"), does hereby GRANT to the CITY OF SAN JOSÉ, a municipal corporation of the State of California, "GRANTEE", for valuable consideration, receipt of which is hereby acknowledged, all certain real property situate in the City of San José, County of Santa Clara, State of California, described in Exhibit "1" attached hereto and made a part hereof.

Dated: _____, 2021

"GRANTOR"

By: _____
 Name: _____
 Dated: _____

By: _____
 Name: _____
 Dated: _____

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

State of California
County of _____

On _____ before me, _____
(insert name and title of officer)

Personally appeared _____,
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 1 to Grant Deed
Legal Description**

[USE ONLY IF CITY IS GRANTEE]

Deed Acceptance

APN:

DEED ACCEPTANCE

This is to certify that the interest in real property conveyed by Grant Deed, dated _____, 202_, from _____, a corporation under a holding agreement to the City of San Jose, a municipal corporation of the State of California, is hereby accepted by the undersigned officer of said City on behalf of the City Council of the City of San Jose, pursuant to authority conferred by the City Council of the City of San Jose on April 4, 1995 (shown as Item 9o on the April 4, 1995 City Council Agenda). The Grantee consents to recordation thereof by its duly authorized officer.

CITY OF SAN JOSE,
A Municipal Corporation of the State of California

By: _____ Date: _____
Name: ____
Title: _____

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

State of California
County of _____

On _____ before me,

(insert name and title of officer)

Personally appeared
_____,
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
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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)