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#### **RECORDING REQUESTED BY:**

Old Republic Title Company

Escrow No.: 0457024743

APN: 192-172-07

When Recorded Mail Document and Tax Statements to:

Uptown Norton Brown Trust dated September 15, 2008 **PO BOX 809** 

Bolinas, CA 94924

2022-0035158

Recorded | REC FEE

TAX

20.00 137.50

Official Records County of

Marin

SHELLY SCOTT Assessor-Recorder

County Clerk

10:26AM 17-Oct-2022 | Page 1 of 3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

### **Grant Deed**

Exempt from fee per GC27388.1(a)(2) and GC27388.2(b); document is subject to the imposition of documentary transfer tax

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$137.50

- (X) computed on full value of property conveyed, or
- ( ) computed on full value less of liens and encumbrances remaining at time of sale.
- (X) Unincorporated area:

() City of

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

Barbara A. Lyons, Trustee of The Lyons Trust UDT dated February 20, 2019, and Barbara A. Lyons an unmarried woman

hereby GRANT(S) to

John C. Norton, Trustee and Mary G. Brown, Trustee of Uptown Norton Brown dated September 15, 2008

that property in Unincorporated area of Marin County, State of California, described as follows:

\* \* \* See "Exhibit A" attached hereto and made a part hereof. \* \* \*

Date:

October 12, 2022

The Lyons Trust UDT dated February 20, 2019

By: Barbara A. Lyons, Trustee

Barbara A. Lyons

Barbara A. Lyons

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 County of Sau Matto

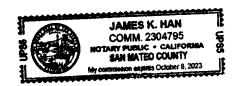
On 3 day of Oct 2022

Defore me, James Han a Notary Public, personally appeared Darhara A Lyons , who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/a/e subscribed to the within instrument and acknowledged to me that he/she/they executed the same in he/her/their authorized capacity(ies), and that by he/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)

Name:

(Typed or Printed)



**ORDER NO.:** 0457024743

## **EXHIBIT A**

The land referred to is situated in the unincorporated area of the County of Marin, State of California, and is described as follows:

Lots 946, 947, 948, 949 and 950, as shown upon that certain map entitled "Map of Bolinas Beach, Marin County", recorded May 4, 1927 in Book 5 of Maps, at page 44, Marin County Records.

APN: 192-172-07

591 Redwood Hwy., Suite 3150 • Mill Valley CA • 94941 • (415) 388-8740 • FAX (415) 383-0416

October 17, 2022

Uptown Norton Brown Trust dated September 15, 2008 PO BOX 809 Bolinas, CA 94924

Re: Escrow No.: 0457024743-RL

Property:

192-172-07, Bolinas, California 94924

Dear John and Mary:

We are pleased to inform you that the escrow covering your purchase of the above referenced property has been closed. The conveyance document was recorded on October 17, 2022. Your Policy of Title Insurance is being issued and will be mailed to you under separate cover.

In connection with the completion of your purchase, we are enclosing the following:

Final Settlement Statement

Original Recorded Grant Deed

Original signed FIRPTA Statement by Qualified Substitute

\* Check for \$3780.00

We appreciated the opportunity to work with you in this transaction and hope that it was handled to your satisfaction. If at a future date you refinance your property or offer it for sale, please request the order be placed with Old Republic Title Company. Because our title department has retained this recent examination of the public records covering your property, a future search may be accomplished in an even more timely manner.

We hope you enjoy your new property and if you have any questions, please do not hesitate to contact our office.

Sincerely,

Reg Leighton Senior Escrow Officer RLeighton@ortc.com

Enclosures: as noted above

Via U.S. Postal Service

A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP

591 Redwood Hwy., Suite 3150 • Mill Valley CA • 94941 • (415) 388-8740 • FAX (415) 383-0416

# FIRPTA STATEMENT BY QUALIFIED SUBSTITUTE INTERNAL REVENUE CODE §1445(b)(9)

To: Uptown Norton Brown Trust dated September 15, 2008

RE: Property Address: 192-172-07 Bolinas, California 94924

Escrow No.: 0457024743-RL

Pursuant to Internal Revenue Code §1445(b)(9) enacted July 30, 2008, the undersigned, certifies under penalty of perjury:

- 1) The undersigned is employed by Old Republic Title Company;
- 2) Old Republic Title Company is an underwritten title company or escrow company that is responsible for closing the above referenced escrow transaction, i.e., a Qualified Substitute pursuant to Internal Revenue Code §1445(f)(6) in which an interest in real property was disposed;
- Old Republic Title Company is not the agent of the transferor(s) pursuant to Internal Revenue Code §1445(d)(5);
- 4) Old Republic Title Company has obtained the FIRPTA Nonforeign Affidavit of Transferor described in Internal Revenue Code §1445(b)(2) from The Lyons Trust UDT dated February 20, 2019; and,
- 5) The FIRPTA Nonforeign Affidavit of Transferor described in Internal Revenue Code §1445(b)(2) for each seller/transferor is in the possession of Old Republic Title Company and will be maintained in the file for the above referenced escrow number.
- Requests for additional information regarding the FIRPTA Nonforeign Affidavit of Transferor described in Internal Revenue Code §1445(b)(2) should be sent to: Old Republic Title Company, 591 Redwood Hwy., Suite 3150 Mill Valley, CA 94941.

Date: October 17, 2022

Dichelle Chambers Escrow Assitant Uptown Norton Brown Trust dated September 15, 2008 PO BOX 809 Bolinas, CA 94924

Property: 192-172-07, Bolinas, CA, 94924

Date: October 17, 2022 Escrow No.: 0457024743-RL Escrow Officer: Reg Leighton Settlement Date: October 17, 2022

**Final Buyer's Settlement Statement** 

591 Redwood Hwy., Suite 3150 • Mill Valley CA • 94941 • (415) 388-8740 • FAX (415) 383-0416

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Item			Cicuis
Sales Price		125,000.00	100
Deposit to Escrow			130,577.63
Deposit by Mary G Brown	3,750.00		
Deposit by Uptown Norton Brown Trust dated September 15, 2008	126,827.63		
Prorata R.E. Taxes, 10/17/22 to 01/01/23, 74 days @ \$2.8058		207.63	
Escrow Fees to Old Republic Title Company		795.00	
Title Charges			
CLTA Owner's Policy to Old Republic Title Company		750.00	
Recording Fees		20.00	
Deed to Marin County	20.00		
Other Title Fees		25.00	
Recording Service Fee to Old Republic Title Company	25.00		
Due To Buyer		3,780.00	
		100 577 60	120 577 6
Total		130,577.63	130,577.63
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