

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 San Mateo

On 13th day of Oct 2022 before me, James K Han a Notary Public, personally appeared Barbara A Lyons, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~is~~ 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.

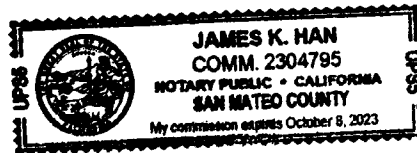
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 

Name: James K Han
(Typed or Printed)

(Seal)



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



OLD REPUBLIC TITLE COMPANY

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

October 17, 2022

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

RL/dc



OLD REPUBLIC TITLE COMPANY

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;
- 3) 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.
- 6) 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

