

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 0457024705

APN: 192-172-15

When Recorded Mail Document and Tax Statements to:

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

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2022-0035091

Recorded	REC FEE	20.00
Official Records	TAX	55.00

County of Marin

SHELLY SCOTT
Assessor-Recorder
County Clerk

02:34PM 14-Oct-2022 Page 1 of 3

ORIGINAL

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

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

The undersigned grantor(s) declare(s):
Documentary Transfer Tax is \$55.00
 computed on full value of property conveyed, or
 computed on full value less of liens and encumbrances remaining at time of sale.
 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
hereby GRANT(S) to
John C. Norton, and Mary G. Brown, Trustees of Uptown Norton Brown Trust
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
Barbara A. Lyons, Trustee

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 3rd 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/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.

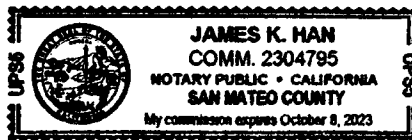
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 

Name: James K Han
(Typed or Printed)

(Seal)



ORDER NO. : 0457024705

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 969 and 970 as shown upon that map entitled "Map of Bolinas Beach", filed May 4, 1927 in Book of Maps at Page 44, Marin County Records.

APN: 192-172-15



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 14, 2022

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

Re: Escrow No.: 0457024705-RL
Property: 192-172-15, Bollinas, 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 14, 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
- * Check in the amount of \$1,530.00
- * Original signed FIRPTA Statement by Qualified Substitute

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

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)

ASSESSOR'S PARCEL NUMBER

192-172-15

SELLER/TRANSFEROR

The Lyons Trust UDT dated February 20, 2019

BUYER'S DAYTIME TELEPHONE NUMBER

() 415-706-3304

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

192-172-15, Bolinas, CA 94924

YES NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.

MO DAY YEAR

N/A

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)

Uptown Norton Brown Trust dated September 15, 2008

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)

PO BOX 809

CITY

Bolinas

STATE

CA

ZIP CODE

94924

PART 1. TRANSFER INFORMATION

Please complete all statements.

This section contains possible exclusions from reassessment for certain types of transfers.

YES NO

- 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 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 special 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.

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

A. Date of transfer, if other than recording date: _____

B. Type of transfer:

- Purchase Foreclosure Gift Trade or exchange Merger, stock, or partnership acquisition (Form BOE-100-B)
- Contract of sale. Date of contract: _____ Inheritance. Date of death: _____
- Sale/leaseback Creation of a lease Assignment of a lease Termination of a lease. Date lease began: _____
- Original term in years (including written options): _____ Remaining term in years (including written options): _____
- Other. Please explain: _____

C. Only a partial interest in the property was transferred. YES NO If YES, indicate the percentage transferred: _____ %

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

A. Total purchase price.

\$ 50,000

B. Cash down payment or value of trade or exchange excluding closing costs

Amount \$ 50,000

C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____

Amount \$ _____

- FHA (___ Discount Points) Cal-Vet VA (___ Discount Points) Fixed rate Variable rate
- Bank/Savings & Loan/Credit Union Loan carried by seller
- Balloon payment \$ _____ Due date: _____

D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____

Amount \$ _____

- Fixed rate Variable rate Bank/Saving & Loan/Credit Union Loan carried by seller
- Balloon payment \$ _____ Due date: _____

E. Was an Improvement Bond or other public financing assumed by the buyer? YES NO Outstanding balance \$ _____

F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ _____

G. The property was purchased: Through real estate broker. Broker name: Tony Donahue Phone Number: 40509-1741
 Direct from seller From a family member-Relationship
 Other. Please explain: _____

H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

PART 4. PROPERTY INFORMATION

Check and complete as applicable.

A. Type of property transferred

- Single-family residence Co-op/Own-your-own Manufactured home
- Multiple-family residence. Number of units: _____ Condominium Unimproved lot
- Other. Description: (i.e., timber, mineral, water rights, etc.) Timeshare Commercial/Industrial

B. YES NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.

If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____

C. YES NO A manufactured home is included in the purchase price.

If YES, enter the value attributed to the manufactured home: \$ _____

YES NO The manufactured home is subject to local property tax. If NO, enter the decal number: _____

D. YES NO The property produces rental or other income.

If YES, the income is from: Lease/rent Contract Mineral rights Other: _____

E. The condition of the property at the time of sale was: Good Average Fair Poor

Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

DocuSigned by: SIGNATURE OF BUYER/TRANSFEROR OR CORPORATE OFFICER <u>John C. Norkley</u>		DATE <u>10/13/2022 5:23 PM PDT</u>	TELEPHONE
NAME OF BUYER/TRANSFEROR OR REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT) <u>Mary G Brown</u>		DATE <u>10/13/2022 9:21 AM (PDT)</u>	EMAIL ADDRESS



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

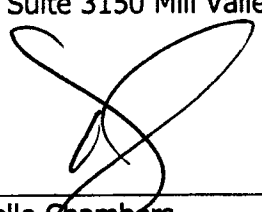
To: Uptown Norton Brown Trust dated September 15, 2008

RE: Property Address: 192-172-15 Bolinas, California 94924
Escrow No.: 0457024705-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 14, 2022



Dichelle Chambers
Escrow Assistant