

78-062823

RE:5335 IM:130

Dated March 28, 1978

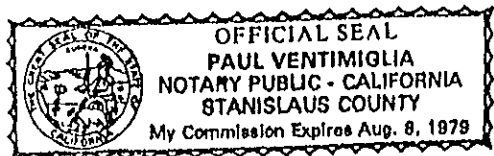
STATE OF CALIFORNIA  
COUNTY OF Stanislaus } ss.

Cornelius Van Wyk  
CORNELIUS VAN WYK  
Elizabeth Van Wyk  
ELIZABETH VAN WYK

On April 3, 1978  
before me, the undersigned, a Notary Public in and for said  
State, personally appeared Cornelius Van Wyk  
and Elizabeth Van Wyk

known to me to be the persons whose names are  
subscribed to the within instrument and acknowledged that  
they executed the same.  
WITNESS my hand and official seal.

Signature Paul Ventimiglia



(This area for official notarial seal)

We hand you herewith:

Cash in Sum of \$ 185,000.00 cash

Check for \$

Deed of Trust and Note for \$

which you are authorized to deliver and/or disburse as hereinafter set forth, together with any additional funds including the proceeds of any loan deposited with you, when you can issue your standard form title insurance policy in the amount of \$185,000.00, insuring title to the property described as Parcel 1: Alameda

County, AKA: ~~XXXXXXXXXXXXXXXXXXXX~~ Dublin, CA APN: 941-210-1-4 Parcel 2: Contra Costa County, AKA: ~~XXXXXXXXXXXXXXXXXXXX~~ APN: 126-400-005-8 and Parcel 3: Contra Costa County, AKA: ~~XXXXXXXXXXXXXXXXXXXX~~ APN: 426-270-028-1

To be vested in: JOHN WARMERDAM and LAURA WARMERDAM, husband and wife

Subject to:

1. The usual printed exceptions and stipulations contained in said policy, and
2. Taxes that are not delinquent.
3. Assessments of any Improvement or Reclamation District, provided there are no delinquent installments thereof.
4. Covenants, conditions, restrictions and reservations of record.
5. Existing rights of way or easements

The above sum to be disbursed as follows:

Account of Seller	Purchase Price	\$
		185,000.00
<del>Proportion of Deed</del>		20.00
Title Policy		831.90
<del>Escrow Fee</del> IRS		203.50
Recording Fees		9.00
Total		\$

Prorate as of close of escrow, taxes (using the last available tax bills),

These instructions effective for 30 days, and thereafter until revoked by written demand on you by the undersigned or any one of them. I hereby agree to pay all my proper costs and fees, including any adjustments in prorating.

Signature: John Warmerdam  
 Signature: Laura Warmerdam  
 Address: 2263 Cypress Creek  
Warmerdam-Creek



To: FIRST AMERICAN TITLE INSURANCE CO. OF MODESTO  
1506 H Street • Modesto, California 95353

BUYER'S INSTRUCTIONS

No. 11048-PV

Date March 28, 1978

We hand you herewith:

Cash in Sum of . . . . \$ 185,000.00 cash

Check for . . . . \$ \_\_\_\_\_

Deed of Trust and Note for \$ \_\_\_\_\_

which you are authorized to deliver and/or disburse as hereinafter set forth, together with any additional funds including the proceeds of any loan deposited with you, when you can issue your standard form title insurance policy in the amount of \$185,000.00, insuring title to the property described as Parcel 1: Alameda

County, AKA: ~~XXXXXX~~, Dublin, CA. APN: 941-210-1-4. Parcel 2: Contra Costa County, AKA: ~~XXXXXX~~ APN: 126-400-005-8 and Parcel 3: Contra Costa County, AKA: ~~XXXXXX~~ APN: 426-270-028-1.

To be vested in: JOHN WARMERDAM and LAURA WARMERDAM, husband and wife

Subject to:

1. The usual printed exceptions and stipulations contained in said policy, and
2. Taxes that are not delinquent.
3. Assessments of any Improvement or Reclamation District, provided there are no delinquent installments thereof.
4. Covenants, conditions, restrictions and reservations of record.
5. Existing rights of way or easements.

The above sum to be disbursed as follows:

Account of Seller	Purchase Price	
		\$ 185,000.00
<del>XXXXXXXXXXXXXXXXXXXX</del>		20.00
Title Policy		831.90
<del>XXXXXXXXXXXX</del> IRS		203.50
Recording Fees		9.00
Total		\$ _____

Prorate as of close of escrow, taxes (using the last available tax bills), ~~XXXXXXXXXXXX~~

These instructions effective for 30 days, and thereafter until revoked by written demand on you by the undersigned or any one of them. I hereby agree to pay all my proper costs and fees, including any adjustments in prorating.

*Your Copy*

Signature JOHN WARMERDAM  
Signature LAURA WARMERDAM  
Address \_\_\_\_\_

To: FIRST AMERICAN TITLE INSURANCE CO. OF MODESTO  
1506 H Street Modesto, California 95353

BUYER'S INSTRUCTIONS

No. 1.1048-PV

Date March 28, 1978

We hand you herewith:

Cash in Sum of \$ 185,000.00 cash

Check for \$

Deed of Trust and Note for \$

which you are authorized to deliver and/or disburse as hereinafter set forth, together with any additional funds including the proceeds of any loan deposited with you, when you can issue your standard form title insurance policy in the amount of \$185,000.00, insuring title to the property described as Parcel 1: Alameda

County, AKA: ~~XXXXXX~~ Dublin, CA APN: 941-210-1-4 Parcel 2: Contra Costa County, AKA: ~~XXXXXX~~ APN: 126-400-005-8 and Parcel 3: Contra Costa County, AKA: ~~XXXXXX~~ APN: 426-270-028-1

To be vested in: JOHN WARMERDAM and LAURA WARMERDAM, husband and wife

- Subject to:
1. The usual printed exceptions and stipulations contained in said policy, and
  2. Taxes that are not delinquent.
  3. Assessments of any Improvement or Reclamation District, provided there are no delinquent installments thereof.
  4. Covenants, conditions, restrictions and reservations of record.
  5. Existing rights of way or easements.

The above sum to be disbursed as follows:

Account of Seller	Purchase Price	
		\$ 185,000.00
<del>Expenses of Buyer</del>		20.00
Title Policy		831.90
<del>Expenses of Seller</del> IRS		203.50
Recording Fees		9.00
Total		\$

Prorate as of close of escrow taxes (using the last available tax bills), ~~XXXXXX~~

These instructions effective for 30 days and thereafter until revoked by written demand on you by the undersigned or any one of them. I hereby agree to pay all my proper costs and fees, including any adjustments, in prorating.

As per my conversation with Paul Ventimiglia on April 5th, 1978, he gave me the tax prorations as follows: Buyer would owe \$517.98 for the Alameda County property and \$418.36 for the Contra Costa County property, along with the figures at the top, all adds up to a total of \$187,000.74 which is the amount of money sent to First American Title in Walnut Creek to be sent to Modesto for close of escrow. Therefore no more monies should be due First American in Modesto.

Signature John Warmerdam  
 Signature Laura Warmerdam  
 Address 263 Spruce Court  
Walnut Creek, CA 94594

Bob Garlock

I SENT THIS TO MR. VENTIMIGLIA I WILL ADVISE YOU WHEN I GET A REF - LOIS

Order No. 504534  
Escrow No. 11048-PV  
Loan No.

78-062823

RE:5335 IM:128

RECORDED at REQUEST OF  
First American Title Co.  
At 10:30 A.M.

APR - 7 1978

OFFICIAL RECORDS OF  
ALAMEDA COUNTY, CALIFORNIA  
RENE C. DAVIDSON  
COUNTY RECORDER

TRANSFER  
TAX PAID  
ALAMEDA COUNTY

WHEN RECORDED MAIL TO:

John Warmerdam et ux  
c/o Newman Escrow  
P. O. Box 4956  
Walnut Creek, CA 94596

500

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same as above

DOCUMENTARY TRANSFER TAX \$ ~~101.75~~ 101.75

..... Computed on the consideration or value of property conveyed; OR  
..... Computed on the consideration or value less liens or encumbrances  
remaining at time of sale.

*[Signature]* F.A.T.  
Signature of Declarant or Agent determining tax - Firm Name

*Unincorporated*

### GRANT DEED

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

CORNELIUS VAN WYK and ELIZABETH VAN WYK, husband and wife

hereby GRANT(S) to JOHN WARMERDAM and LAURA WARMERDAM, husband and wife

the real property in the City of  
County of

State of California, described as

REAL PROPERTY in the Township of Pleasanton, County of Alameda, State of  
California, described as follows:

Portion of Lot 1, in Block 3, as said lots and block are  
shown on the Map of "Tract 2662, Pleasanton Township, Alameda  
County, California", filed June 4, 1964, in Book 50 of Maps,  
Page 36, in the office of the County Recorder of Alameda County,  
described as follows:

PARCEL 1:

78-062823

Beginning at a point on the southern line of Amador Valley  
Boulevard, distant thereon north 69° 06' 49" east 118.91 feet from  
the southwestern line of Lot 1, in Block 3, as said Boulevard  
Lot and Block are shown on the map of "Tract 2662, Pleasanton,  
Township, Alameda County, California", filed June 4, 1965 in Book  
50 of Maps, Page 36, in the office of the County Recorder of  
Alameda County; running thence south 40° 27' 19" east 176.48 feet  
to the direct extension southwesterly of the southeastern line of  
the Parcel of land described in the deed by Ralph B. Pahlmeyer  
and Helen E. Pahlmeyer, his wife, to Shell Oil Company, dated  
September 1, 1965, recorded September 2, 1965, on Reel 1589, Image  
589, Recorder's Series No. AX/122491, Alameda County Records;  
thence along said extended line, north 59° 57' east 66.11 feet to  
the southern corner of said last mentioned parcel of land; thence  
along the southwestern line thereof, north 40° 27' 19" west 165.31  
feet to said southern line of Amador Valley Boulevard; thence  
along the last named line, south 69° 06' 49" west 69 feet to the  
point of beginning.

Excepting therefrom:

All oil, gas and other hydrocarbon substances in and under or  
that may be produced from a depth below 500 feet of the surface  
of said property without right of entry upon the surface of said  
property for the purpose of mining, drilling, exploring or  
extracting such oil, gas and other hydrocarbon substances or  
other use of or rights in or to any portion of the surface of said  
property to a depth of 500 feet below the surface thereof as  
contained in the Deed from Volk-McLain Communities, Inc.,  
formerly the Volk-McLain Company to Ralph B. Pahlmeyer and  
Helen E. Pahlmeyer, his wife, dated July 13, 1965, recorded  
July 15, 1965, on Reel 1551, Image 615, Recorder's Series No.  
AX/97363, Alameda County Records.

RE:5335 IM:128