78=062823

RE:5335 IM:130

March 28, 1978	Comelina Can U
Dated March 20, 2010	CORNELIUS VAN WYK
STATE OF CALIFORNIA COUNTY OF ss.	ELIZABETH VAN WYK
Stanislaus i	
OnApril 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	OFFICIAL SEAL PAUL VENTIMIGLIA NOTANY PUBLIC - CALIFORI STANISLAUS COUNTY
they executed the same witness my hand and official seal.	My Commission Expires Aug. 8.
Signature Aux tulungue	(This area for official notaria
	EMENTS AS DIRECTED ABOVE 0001
	>

000016

1002 (10/69)

1506 H Street 👫 Modesto, California 95353 -March 28, We hand you herewith: \$ 185,000.00 cash Cash in Sum of Deed of Trust and Note for \$_____ which you are authorized to deliver and/or disburse as hereinalter 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 ____, insuring title to the property described Max as Parcel 1: Alameda in the amount of \$185,000.00 To be vested in: . JOHN WARMERDAM and LAURA WARMERDAM, bushand 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: 185,000.00 Account of Seller Purchase Price 20.00 831.90 Title Policy _____ 203.50 . 9.00 Recording Fees , taxes (using the last available tax bills), XWXXXXXXXXX close of escrow X XOLDE HIGGIR XIII KARKI XIRKI XIR XILIK XIR XILIK KIRIX KIGI XIX XOLDE XIRIK XIRIK KARKI KARKI XILIK These instructions effective for 30 days, and thereafter until tevoked 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.

a. of modesto

INSTRUCTIONS

	No. <u>)1048-PV</u>
	DateMarch 28, 1978
We hand you herewith:	•
sh in Sum of \$ 185,000.00 cash	
heck for · · · · \$	
Deed of Trust and Note for \$	
	· marketing desired plants and the second se
which you are authorized to deliver and/or disburse as here including the proceeds of any loan deposited with you, who	on you can issue your standard form the modeline posses,
n the amount of \$185,000.00 , insuring title to the	property described max as Party L. Annus da
County, AKA: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	, <u>CA. APN: 941-210-1-4. Parcet 2: Contact</u> XXXX APN: 126-400-005-8 and Parcel 3: 6-270-028-1.
To be vested in: JOHN WARMERDAM and LAHRA WARM	ENDAM, husband and wife
Subject to: 1. The usual printed exceptions and stipulations contain 2. Taxes that are not delinquent. 3. Assessments of any Improvement or Reclamation Disthereof. 4. Covenants, conditions, restrictions and reservations of 5. Existing rights of way or casements.	arice, provided there are no delinquent installments
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To: FIRST AMERICAN TITLE INSURA CO. OF MODESTO	I ER'S INSTRUCTIONS
1506 H Street • Modesto, California 95353	No. 11048-PV
No.	Date March 28, 1978
We hand you herewith:	201 2010
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 f including the proceeds of any loan deposited with you, when you can issue in the amount of \$185,000.00, insuring title to the property description of the property description	ribed MX as Parcel 1: Alamada
To be vested in: JOHN WARMERDAM and LAURA WARMERDAM, hus	hand and wife
Subject to:	
 Assessments of any Improvement or Reclamation District, provided thereof. Covenants, conditions, restrictions and reservations of record. Existing rights of way or easements. 	there are no delinquent installmen
The above sum to be disbursed as follows:	
Account of Seller Purchase Price	
	\$ 185,000.00
XMRHUXZXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	20.00
Title Policy	831.90
XXXXXXXXXX IRS	
Recording Fees	9.00
Total	
Protate as of	C CONTRACTOR AND
Signature JOHN W	ARMERIJAM
Signature JOHN W. Signature LAURA 1 Address	ARMERDAM

FIRST AMERICAN TITLE INSC NC 0. OF MODESTO 1906 H Street • Modesto, California 95353	re's INSTRUCTIONS
	11048-PV 11114-1115 KITTER 11114-1115 KITTER 11115 KITTER
Date	match 20, 1310
Cash in Sum of 185,000.00 cash	The second of th
Check for	
Deed of Trust and Note for \$	THE STREET STATES A
which you are authorized to deliver and/or disburse as herematter set, forth, together	her with any additional funds
deposited with you, when you can issue your star	The state of the s
in the amount of \$185,000.00 , insuring title to the property described hax	As Parcel 1: Alamona
County, AKA: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	-005-8 and Parcel 3:
To be vested in: JOHN WARMERDAM and LAURA WARMERDAM, husband are	d wife
Subject to: 1. The usual printed exceptions and stipulations contained in said policy, and	
 Taxes that are not delinquent. Assessments of any Improvement or Reclamation District, provided there a 	re no delinquent installments
4: Covenants, conditions, restrictions and reservations of record.	
5. Existing rights of way or easements.	
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The above sum to be disbursed as follows:	\$ 185,000.00
**************************************	20.00
Title Policy	203.50
Recording Fees	9.00
Prorate 25 of close of eserow taxes (using the last	st available tax bills), McaxxxxxXX
ARXINDENTAL AND ARXINDENTAL AND ARXINDENTAL ARXINDENTA	
These instructions effective for 14.30 saints days and thereafter until you by the undersigned or any one of them. I hereby agree to pay all my proper costs a	and fees, including any adjustments,
in prorating-	11/12/12/1/1
As per my conversation with Paul Signature Sound WRIME Ventimiglia on April 5th, 1978, he	
gave me the tax prorations as follows: Signature LAURAL WARM Buyer would owe \$517.98 for the Alameda Address	ERDAM Janiel Courses
County property and \$416.30 to: che conde 1/2/1/1/2/	it-Crak Cary
Costa County property, along with the bright of \$187,000	0.74 which is the
amount of money sent to First American Title in Walnut	should be due First
Manufican in Modesto. Soil Sarlock	
ADVISE JOU WHEN I GET WAREFUL LOIS	LIA I WILL
ADVISE YOU WHEN I GET A REFUL LOIS	

Order No. 504534

Escrow No. 11048-PV

Loan No.

WHEN RECORDED MAIL TO:

John Warmerdam et ux c/o Newman Escrow P. O. Box 4956 Walnut Creck, CA 94596 · 19-062823

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

APR - 7 1978

OFFICIAL RECORDS OF
ALAMEDA COUNTY, CALIFORNIA
RENE C. DAYIDSON

COUNTY RECORDER

OUI

RE:5335 IM:128

TANSFER

TAN EVALUATE

ALAMEDA COUNTY

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same as above

DOCUMENTARY TRANSFER TAX \$ 00.71

...... Computed on the consideration of value less liens or encumbrances

Agent determining tax - Firm Name

Unincorporate

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:

n=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 RE:5335 Minor 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-licLain Communities, Inc., formerly the Volk-Mc Lain 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.

WIATETTAX STATEMENTS AS DIRECTED AROVE

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