



2022-0020190

Recorded		REC FEE	21.00
Official Records		TAX	1870.00
County of			
Napa			
JOHN TUTEUR			
Assessor-Recorder-Co.			
		MS	
01:00PM 07-Nov-2022		Page 1 of 3	

RECORDING REQUESTED BY

First American Title Company of Napa

MAIL TAX STATEMENT
AND WHEN RECORDED MAIL TO

Name ALFREDO PEDROZA, ETAL
Street Address 332 TROON DRIVE
City, State, Zip NAPA, CA 94558

Order No. 00302662

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

Documentary Transfer Tax is \$1,87000

APN(S) 002-153-009

City Conveyance Tax is \$ 0.00

- computed on full value of interest or property conveyed, or
- full value less value of liens or encumbrances remaining at the time of sale

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

STEVEN GIOVANNONI, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY


hereby GRANT(s) to

ALFREDO PEDROZA AND BRENDA PEDROZA, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, AS TO AN UNDIVIDED 50% INTEREST AND LEODEGARIO FLORES MARTINEZ, TRUSTEE OF THE LEODEGARIO FLORES MARTINEZ REVOCABLE LIVING TRUST DATED OCTOBER 27, 2021, AS TO AN UNDIVIDED 50% INTEREST, ALL AS TENANTS IN COMMON

the following real property in the City of Napa, County of Napa, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
AND DESIGNATED AS EXHIBIT "A"

Dated: November 3, 2022


* STEVEN GIOVANNONI
* Steven Giovannoni

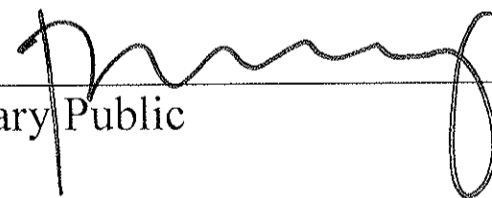
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF NAPA }ss

On 11/04/2022, before me, Patricia Campoy Rivera, Notary Public, personally appeared Steven Giovannoni who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) 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 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.



Notary Public

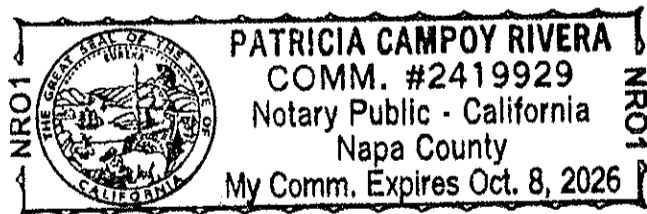


EXHIBIT "A"

Escrow Number: 00302662

PARCEL ONE:

A portion of Lot 3, in Block 16, as shown on the map entitled, "Map of Bogg's Addition to Napa City", filed June 7, 1872 in Book 1 of Maps at page 32 in the office of the County Recorder of said Napa County, described as follows:

COMMENCING at a point formed by the intersection of the Southern line of Clay Street with the Eastern line of Warren Street, shown as Madison Street on said map; and running thence Easterly along the said line of Clay Street, 88.5 feet; thence at right angles Southerly 93 feet; thence at right angles Westerly 88.5 feet to the aforesaid Eastern line of Warren Street; and thence Northerly along said last mentioned line, 93 feet to the point of commencement.

EXCEPTING THEREFROM that portion of land granted to the City of Napa recorded September 12, 1979 in Book 1139 at page 258 of Official Records of Napa County.

APN: 002-153-009

PARCEL TWO:

A non-exclusive Easement, 20 feet in width, for access purposes as described in Exhibit "C" of the document recorded December 30, 1993 under Series Number 1993-0043196 of Official Records of Napa County.