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RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 1116031931

APN: 051-4710-013 (Piedmont),  
051-4710-014 (Oakland)

When Recorded Mail Document and Tax Statements to:

Christopher Groboske & June Terrien Groboske  
30 Blair Place  
Piedmont, CA 94611

2020051320

03/03/2020 01:11 PM

3 PGS



OFFICIAL RECORDS OF ALAMEDA COUNTY

MELISSA WILK, CLERK-RECORDER

RECORDING FEES: \$20.00

TOTAL TAX: \$35,190.00

COUNTY TAX PORTION: \$2,530.00

CITY TAX PORTION: \$32,660.00



AOB  
3  
OH  
SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

## Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$2,530.00

(X) computed on full value of property conveyed, or

( ) computed on full value less of liens and encumbrances remaining at time of sale.

( ) Unincorporated area: (X) City of Piedmont \$11,960.00 City of Oakland \$20,700.00 -- Base on 1,380,000.00  
Base on \$420,000.00

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

Maria Clementine Evatania Rachmat, a married woman, as her sole and separate property

hereby GRANT(S) to

Christopher Groboske and June Terrien Groboske, husband and wife, as community property with right of survivorship

that property in City of Piedmont and City of Oakland, Alameda County, State of California, described as:

\* \* \* See "Exhibit A" attached hereto and made a part hereof. \* \* \*

Attachment A

Date: February 19, 2020

*Attorney in fact for Maria Clementine Evatania Rachmat.*  
Stanley Wong as attorney in fact for Maria Clementine Evatania Rachmat

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 Alameda

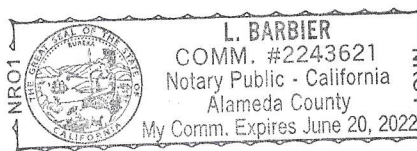
On 2/20/2020 before me, L. Barbier a Notary Public, personally appeared Stanley Wong, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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: L. Barbier

Name: L. Barbier  
(Typed or Printed)



(Seal)

**ORDER NO. : 1116031931**

**EXHIBIT A**

The Land is situated in the County of Alameda, City of Piedmont and the City of Oakland, State of California, and is described as follows:

Lot 1, as said Lot is shown on the Map of "Tract 823, Piedmont and Oakland, Alameda County, California", filed May 21, 1948, in Book 27 of Maps, Pages 74 and 75, in the Office of the County Recorder of Alameda County.

APNs: 051-4710-013 AND 051-4710-014

ASSESSORS MAP 51

Code Area No. 17-001  
18-000

4710

TRACT 823 (Bk. 14 Pg. 11)

Scale: 1" = 50'

BLAIR AVE.

BOOK 50  
4602

(AVENUE 'B')

BLAIR PL. 20

N. 80° 52' W.

HARBOR DR.

CITY OF OAKLAND  
LOT 'B'  
10' Wide

7177

BOOK 48C

7179

4709

