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2019-0035773

FRESNO County Recorder
Paul Dictos, CPA
Wednesday, Apr 10, 2019 11:22:26 AM

Titles: 1	Pages: 2
Fees:	$22.00
CA SB2 Fee:	$75.00
Taxes:	$0.00
Total:	$97.00
JEFFREY WALL	

Recording requested by:
Jeffrey Wall, Attorney at Law

When recorded, mail this
document and tax statements to:
Tiffany Zepeda, Trustee
1452 South Blythe Avenue
Fresno, CA 93706-9003

QUITCLAIM DEED

No transfer tax due: This transfer is from parent to child post mortem and meets all requirements set forth in R&T §63.1

For no monetary consideration, but for non-monetary consideration, Tiffany Zepeda, as Successor Trustee of the Peter J. Rontelli Living Trust created on May 25, 2012, hereby remises, releases and forever quitclaims to Tiffany Zepeda, as Trustee of the Tiffany Zepeda Living Trust created on March 26, 2019, the real property in the County of Fresno, State of California, described and set forth on Exhibit A attached hereto.

Dated: March 26, 2019

Tiffany Zepeda, as Successor Trustee of the
Peter J. Rontelli Living Trust

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 Fresno

On March 26, 2019, before me, Jeff Wall, a Notary Public, personally appeared Tiffany Zepeda, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

(Seal)
Notary Public

JEFF WALL
COMM. # 2144999
NOTARY PUBLIC - CALIFORNIA
COUNTY OF FRESNO
MY COMM. EXP. MAR. 31, 2020

Exhibit A
Legal Description of Property Conveyed

Parcel One:

Lot 1 in the Northwest Quarter of Section 23, Township 14 South Range 19 East, Mount Diablo Base and Meridian, of Bank of California Tract, according to the map thereof recorded in Book 2 of Plats at page 14 in the Office of the Fresno County Recorder.

Excepting therefrom the South 130 feet of the East 336 feet thereof, and also excepting therefrom the East 170 feet of the North 257 feet thereof.

Situs: 2137 South Blythe Avenue, Fresno, CA 93706; APN 327-030-58

Parcel Two:

Lot 2 in the Northwest Quarter of Section 23, Township 14 South Range 19 East, Mount Diablo Base and Meridian, of Bank of California Tract, according to the map thereof recorded in Book 2 of Plats at page 14 in the Office of the Fresno County Recorder.

Situs: 2137 South Blythe Avenue, Fresno, CA 93706; APN 327-030-57

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