

**RECORDING REQUESTED BY:**

First American Title Company

**City and County of San Francisco
Joaquín Torres, Assessor-Recorder****WHEN RECORDED MAIL TO:**[REDACTED]
[REDACTED]
San Francisco, CA [REDACTED]

Doc #	2025040479	Fees	\$47.00
6/3/2025	10:36:16 AM	Taxes	\$14,250.00
DS	Electronic	Other	\$0.00
Pages	4	SB2 Fees	\$0.00
Customer	9013	Paid	\$14,297.00

Assessor Parcel Number (APN): [REDACTED]

File No.: 3809-7253178

Street Address: [REDACTED]

GRANT DEED

(Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- ☒ Document is a transfer of real property subject to the imposition of transfer tax
- ☐ Document is a transfer of real property that is a residential dwelling to an owner-occupier
- ☐ Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:
Recording date _____ Document Number _____
- ☐ The \$225 per transaction cap is reached
- ☐ Document is not related to real property

**This page added to provide adequate space for recording information
(additional recording fee applies)**

RECORDING REQUESTED BY:

First American Title Company

MAIL TAX STATEMENT

AND WHEN RECORDED MAIL DOCUMENT TO:

San Francisco, CA

Space Above This Line for Recorder's Use Only

A.P.N.:

File No.: 3809-7253178 (AE)

Situs Address:

San Francisco, CA

Property Address:

2B

San Francisco, CA

Lot Number:

Block Number:

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$14,250.00; CITY TRANSFER TAX \$;

- ☒ computed on the consideration or full value of property conveyed, OR
☐ computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
☐ unincorporated area; ☒ City of **San Francisco**, and
☐ Survey Monument Preservation Fee

EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Peter McGlynn, a married man as his sole and separate property**

hereby GRANTS to as his sole and separate property

the following described property in the City of **San Francisco**, County of **San Francisco**, State of **California**:

PARCEL 1

BEGINNING AT THE POINT OF

AND 6 INCHES; THENCE AT A RIGHT ANGLE WESTERLY 75 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 26 FEET AND 6 INCHES TO THE SOUTHERLY LINE OF 28TH STREET; THENCE AT A RIGHT ANGLE EASTERLY ALONG SAID LINE OF TO THE POINT OF BEGINNING.

BEING A PORTION OF

PARCEL 2:

TOGETHER WITH AN EASEMENT FOR LIGHT AND AIR OVER THE FOLLOWING DESCRIBED PROPERTY:

Mail Tax Statements To: **SAME AS ABOVE**

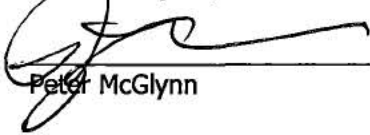
**RUNNING THENCE SOUTHERLY 2 FEET AND 1 INCH, THENCE AT A RIGHT ANGLE WESTERLY
55 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 2 FEET AND 1 INCH;**

[REDACTED]

BEING A PORTION OF

[REDACTED]

Dated: May 30, 2025


Peter McGlynn

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)SSCOUNTY OF Los Angeles)On May 31, 2025 before me, John Francis HEINZ, Notary Public, personally appeared Peter McGlynn

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.

This area for official notarial seal.


Notary Signature