

RECORDING REQUESTED BY
Chicago Title Company

WHEN RECORDED MAIL THIS DEED
AND TAX STATEMENTS TO:

City Clerk
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677

Exempt from filing fees
Per Gov't Code § 27383

Exempt from Documentary Transfer Tax
Per Rev & Tax Code § 11922

(Above Space for Recorder's Use Only)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

- ☒ This transfer is exempt from the documentary transfer tax under §11922 of the Revenue and Taxation Code: Transfer to a governmental agency acquiring title.
- ☐ The documentary transfer tax is \$_____ and is computed on:
- ☐ the full value of the interest or property conveyed.
 - ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in ☒ the **City of Rocklin**.

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SUNSET RANCHOS INVESTORS, LLC, a Delaware limited liability company, dba Whitney Ranch Associates ("**Grantor**"), hereby GRANTS to THE CITY OF ROCKLIN, a municipal corporation ("**Grantee**"), that certain real property ("**Property**") located in the County of Placer, State of California, and more particularly described in Exhibit A, attached to and incorporated into this Grant Deed by this reference.

[Signature Page Follows.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed. This Deed may be executed in counterparts, and all counterparts shall be deemed to be one original.

Dated: DECEMBER 28, 2020

SUNSET RANCHOS INVESTORS, LLC
a Delaware limited liability company

By: JEN California 17, LLC
a California limited liability company
its sole member and manager



Clifton Taylor, Vice President

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.

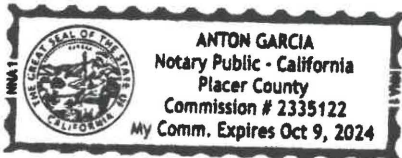
State of California)

County of Placer)

On 12/28/2020, before me, Anton Garcia, Notary Public,
Date Here Insert Name And Title Of the Officer

personally appeared Clifton Taylor,
Name(s) of Signer(s)

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.



Place Notary Seal Above

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 of Notary Public

Acknowledgement to Grant Deed

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 _____)

On _____, before me, _____,

Date

Here Insert Name And Title Of the Officer

personally appeared _____,

Name(s) of Signer(s)

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.

Place Notary Seal Above

Signature of Notary Public

Acknowledgement to Grant Deed

Exhibit A

Legal Description of Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ROCKLIN, COUNTY OF PLACER, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Unit 48, as shown on that certain map entitled "Final Map of Whitney Ranch Phase II-B Large Lot Subdivision", filed March 27, 2015 in Book DD of Maps at Page 16, Placer County Records.

EXCEPTING THEREFROM all that portion thereof conveyed to the City of Rocklin in that certain Grant Deed, recorded March 8, 2016, Instrument No. 2016-0015808-00, of Official Records.

Assessor's Parcel Number: 017-174-043

Exhibit 1 to Grant Deed

Exhibit 1

CERTIFICATE OF ACCEPTANCE

(California Government Code Section 27281)

This is to certify that the interest in real property conveyed by the deed or grant dated December ____, 2020, from _____, to the City of Rocklin, a California municipal corporation, is hereby accepted by the undersigned agent on behalf of the City Council of the City of Rocklin, pursuant to authority conferred by Resolution 2021-_____ of the City Council of the City of Rocklin adopted on January 12, 2021, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: _____, 2021

CITY OF ROCKLIN,
a municipal corporation,

By: _____
Aly Zimmermann, City Manager