

EXHIBIT "A"

EXECUTED GRANT DEEDS FOR  
WHITNEY RANCH OPEN SPACE LOT 35, LOT 36A AND LOT 36B

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,  
*-0- Transfer Tax Due*

APN 017-182-004-000

(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, ("**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.

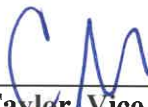
*[Signature Page Follows.]*

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: JULY 20, 2021

**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 )

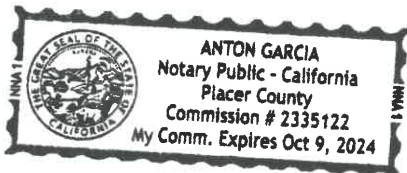
On 7/21/2021, before me, Anton Garcia, Notary Public,  
Date Here Insert Name And Title Of the Officer

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.

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

A handwritten signature in blue ink, appearing to be 'Anton Garcia', written over a horizontal line.

Signature of Notary Public

Acknowledgement to Grant Deed

WEST287817103.3

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:

Lot 35, as shown on that certain map entitled "Final Map of Whitney Ranch Large Lot Subdivision", filed October 6, 2004 in Book Z of Maps at Page 94, Placer County Records.

Assessor's Parcel Number: 017-182-004-000

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

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Exempt from Documentary Transfer Tax  
Per Rev & Tax Code § 11922,  
*-0- Transfer Tax Due*

APN 017-174-012-000

(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**.

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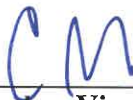
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Dated: JUN 20, 2021

**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**

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State of California )

County of Placer )

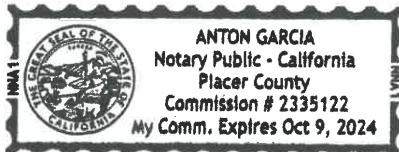
On 7/21/2021, before me, Anton Garcia, Notary Public,  
Date Here Insert Name And Title Of the Officer

personally appeared Cliffen 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.

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]  
Signature of Notary Public

Acknowledgement to Grant Deed

WEST\287817103.3



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:

Lot 36A, as shown on that certain map entitled "Final Map of Whitney Ranch Large Lot  
Subdivision", filed October 6, 2004 in Book Z of Maps at Page 94, Placer County Records.

Assessor's Parcel Number: 017-174-012-000

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,

*-0- Transfer Tax Due*

APN 017-181-002-000

(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.

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Dated: JULY 20, 2021

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**Clifton Taylor, Vice President**

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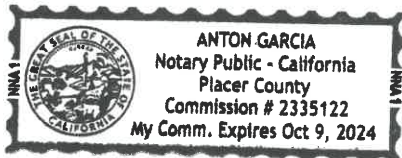
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Date Here Insert Name And Title Of the Officer

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

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Signature of Notary Public

Acknowledgement to Grant Deed

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Legal Description of Property

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COUNTY OF PLACER, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Lot 36B, as shown on that certain map entitled "Final Map of Whitney Ranch Large Lot  
Subdivision", filed October 6, 2004 in Book Z of Maps at Page 94, Placer County Records.

Assessor's Parcel Number: 017-181-002-000

Exhibit 1 to Grant Deed

WEST\287817103.3