

RECORDING REQUESTED BY:  
Sylvan Union School District

WHEN RECORDED MAIL DOCUMENT  
AND TAX STATEMENT TO:  
Sylvan Union School District  
605 Sylvan Avenue  
Modesto, Ca. 95350

## GRANT DEED

PRTN. A.P.N: 077-009-058

The Undersigned Grantor(s) Declare(s):

Documentary Transfer Tax \$ \_\_\_\_; City Transfer Tax \$ \_\_\_\_; R & T Code Section \_\_\_\_

[ ] 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,

The property is located in:

[ ] unincorporated area;

[ X ] City of Modesto

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

NHC Holdings, LLC, a California limited liability company

hereby GRANT(S) to

Sylvan Union School District

the following described real property in the City of Modesto, County of Stanislaus, State of California:

FOR DESCRIPTION & ILLUSTRATION: SEE EXHIBITS "A" & "B" ATTACHED HERETO.

NHC Holdings, LLC, a California limited liability company

Dated: 6/13/17 By: Randeep Bling  
Randeep Bling, Manager

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 SAN JOAQUIN

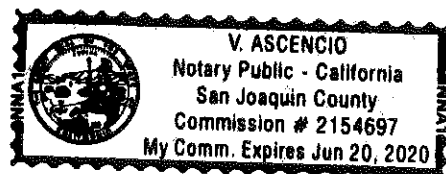
On 6-13-17, before me V. Ascencio, a Notary Public, personally appeared

Randeep Bling  
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 V. Ascencio  
Name: V. Ascencio  
(typed or printed)



MAIL TAX STATEMENTS TO: SAME AS ABOVE

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that certain real property situate in the City of Modesto, County of Stanislaus, State of California, lying within the Southeast quarter of the Southwest quarter of Section 11, Township 3 South, Range 9 East, Mount Diablo Meridian, described as follows:

ALL that portion of that certain parcel of land conveyed to NHC Holdings, LLC, a California limited liability company by Grant Deed filed in the Office of the Recorder of the County of Stanislaus on May 9, 2014 as document number 2014-0029381 of Official Records, being more particularly described as follows:

**BEGINNING** at the Southeast corner of said NHC Holdings parcel of land, said corner lying North 00°30'18" West, a distance of 587.06 feet from the South quarter corner of said Section 11 and also being a point on the West line of that certain parcel of land conveyed to the Sylvan Union School District by Quitclaim Deed filed in the Office of the Recorder of the County of Stanislaus on February 27, 1991 as document number 014584 of Official Records; thence North 89°41'23" West along the south line of said NHC Holdings parcel of land, a distance of 10.00 feet; thence North 00°30'18" West along a line which lies 10.00 feet west of and parallel with the east line of said NHC Holdings parcel of land, a distance of 200.93 feet to a point on the westerly extension of the north line of said Sylvan Union School District parcel of land; thence South 89°41'38" East along last said westerly extension, a distance of 10.00 feet to the Northwest corner of said Sylvan Union School District parcel of land and also being a point on the east line of said NHC Holdings parcel of land; thence South 00°30'18" East along last said line, a distance of 200.93 feet to the point of beginning.

CONTAINING 2,009 square feet more or less

SUBJECT to all easements and/or rights of way of record

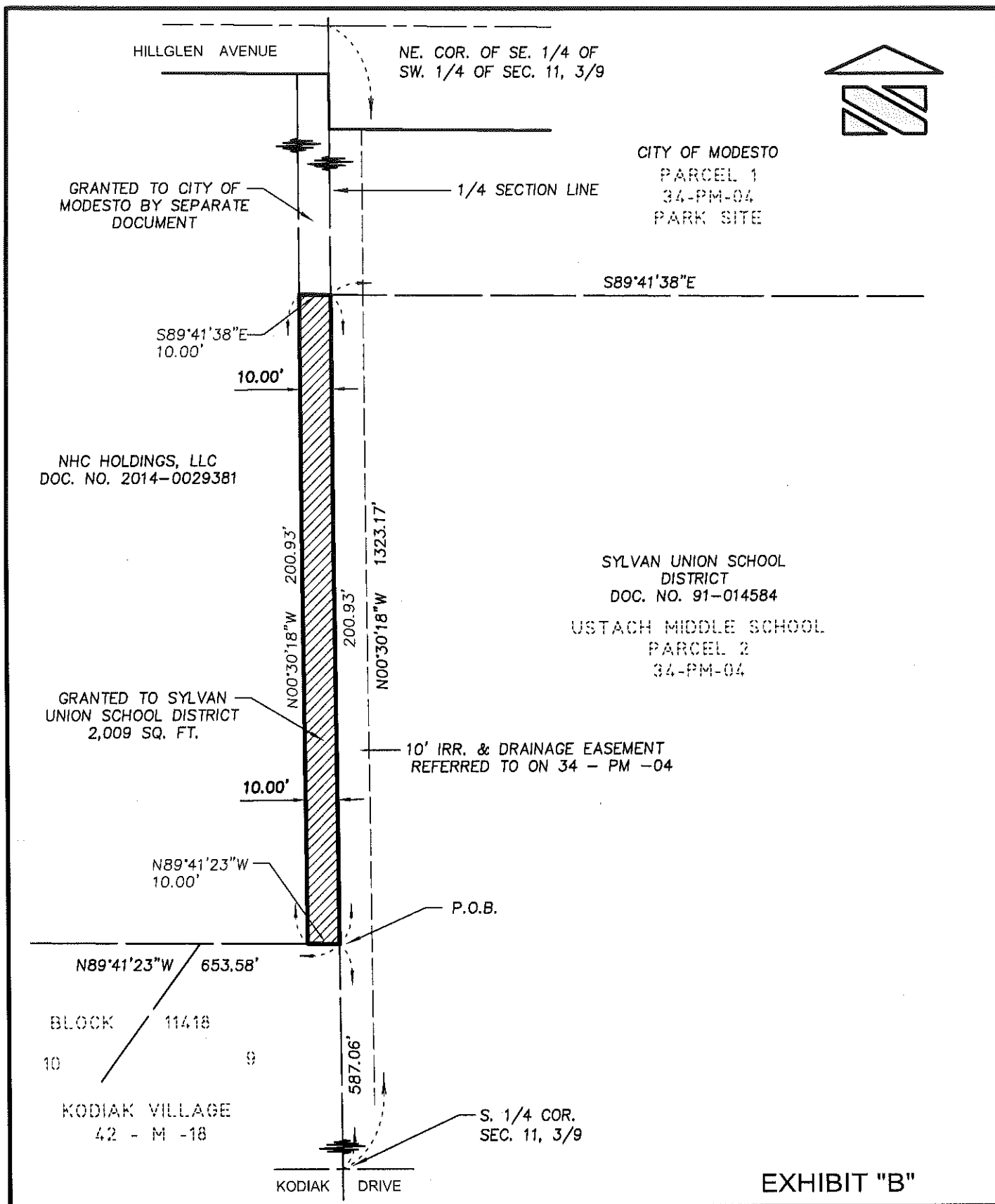


EXHIBIT "B"

DRAWN: DLS

DATE: 5/31/17

SCALE: 1" = 40'

JOB #: 937-13

DWG: GDXB\_Ustach

## PLAT TO ACCOMPANY LEGAL DESCRIPTION

GRANT DEED TO SYLVAN UNION SCHOOL DISTRICT  
PORTION OF THE SW. 1/4 OF SECTION 11, T. 3 S., R. 9 E., M.D.M.  
CITY OF MODESTO CALIFORNIA



**ASSOCIATED  
ENGINEERING  
GROUP**

4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356  
PHONE: (209) 545-3390 FAX: (209) 545-3875 www.assoceng.com



# OLD REPUBLIC TITLE COMPANY

A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP

3425 Brookside Road, Suite C • Stockton CA • 95219 • (209) 951-9460 • FAX (209) 477-8603

## ACCOMMODATION INSTRUCTIONS AND INDEMNITY

To: Old Republic Title Company  
3425 Brookside Road, Suite C  
Stockton, CA 95219

Date: June 13, 2017  
Escrow No.: 1211042362-DC  
Escrow Officer: Diana M. Contreras

The undersigned acknowledges they have read and understand the "Title Insurance Disclosure Statement" required pursuant to California Civil Code Section 1057.6, which is attached hereto and made a part hereof.

You are authorized and instructed to prepare a Grant Deed ("the Document") from NHC Holdings, LLC, a California limited liability company to Sylvan Union School District, Sylvan Union School District, pertaining to real property commonly known as Hillglen Parks, Modesto, CA, to be recorded as an accommodation only.

You shall cause the Document to be recorded with the County Recorder in the County where the property is situated.

The undersigned acknowledges that Old Republic Title Company, hereinafter referred to as "the Company" is making no charge other than a document preparation fee, the recording fee, transfer tax, if any, and other charges incurred by the Company.

The transfer tax, if any, has been affixed at the sole direction of the undersigned. The Company is relieved of any liability and/or responsibility for the validity of said tax, the calculation thereof, or the effect said tax shall have on the future assessments of the property by the County Tax Collector.

The undersigned understand and hereby agree that the Company, its agents, officers or employees, have made no representation and do not assume any liability or responsibility of any kind whatsoever as to the validity or effect of the Document(s) or any provision contained therein.

You are to make no demand in connection therewith, and you are relieved of any liability and responsibility as to the condition of title to the property therein described and as to the validity, sufficiency and effect of the Document(s).

It is understood that the Company may affix it's "Accommodation Only" stamp or a similar stamp to the front of the Document or the following recital may be affixed to the Document(s) which is to be recorded pursuant to this request prior to its recording:

This instrument is delivered to the Recorder's office as an accommodation by Old Republic Title Company for physical convenience only. It has not been examined as to its validity, execution or its effect upon title, if any.

You are not to issue any title insurance policy in regards to the Document(s) or the land described therein, if any. The undersigned has been advised of and having an understanding of the benefits afforded by being named as an insured in a CLTA standard coverage policy of title insurance, nevertheless do not desire to purchase a policy insuring the title to be acquired in the above referenced sale.

The undersigned acknowledge that the Company, its agents, officers and employees, have made no representations, written or oral, to the undersigned as to the condition of title of the subject real property and that the Company has not been directed or employed in any way to search title or otherwise determine the condition of the title to said real property.

The Company is unwilling to act as an agent or as escrow holder as requested unless the undersigned executes this agreement.

In consideration of the Company recording the Document(s) at the request of the undersigned, the undersigned hereby agree to save and hold the Company harmless against any and all loss or damage, including attorneys' fees and costs, arising directly or indirectly out of the recording(s) requested by the undersigned or occasioned by the undersigned's failure to purchase title insurance in connection with the purchase of the subject property.

The undersigned agrees to diligently provide for the defense of any action based upon said recording, counsel for which shall be reasonably approved by the Company. The undersigned will promptly do all things necessary or appropriate to hold harmless, protect and indemnify the Company, all of which shall be done at the sole expense of the undersigned. If the undersigned shall fail to do so, then the Company may do the same, and may pay, compromise or settle any suit, action, claim, or demand based thereon if the Company deems such actions necessary for protection, and the undersigned shall promptly reimburse the Company for any payment, expense or expenditure made or incurred in so doing.

Dated: 6/13/12

NHC Holdings, LLC, a California limited liability company

  
\_\_\_\_\_  
Randeep Bling, Manager

Sylvan Union School District

By: \_\_\_\_\_



# OLD REPUBLIC TITLE COMPANY

A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP

3425 Brookside Road, Suite C • Stockton CA • 95219 • (209) 951-9460 • FAX (209) 477-8603

## TITLE INSURANCE DISCLOSURE STATEMENT

(Required by section 1057.6 of Civil Code)

Date: June 13, 2017  
Property: Hillglen Parks, Modesto, California

Escrow No.: 1211042362-DC

**IMPORTANT: IN A PURCHASE OR EXCHANGE OF REAL PROPERTY, IT MAY BE ADVISABLE TO OBTAIN TITLE INSURANCE IN CONNECTION WITH THE CLOSE OF ESCROW SINCE THERE MAY BE PRIOR RECORDED LIENS AND ENCUMBRANCES WHICH AFFECT YOUR INTEREST IN THE PROPERTY BEING ACQUIRED. A NEW POLICY OF TITLE INSURANCE SHOULD BE OBTAINED IN ORDER TO ENSURE YOUR INTEREST IN THE PROPERTY THAT YOU ARE ACQUIRING.**

The undersigned hereby acknowledges receipt of a copy of this Title Insurance Disclosure Statement.

Date: 6/13/17

[Signature]  
Signature

✓  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature