

Parcel No. 047-144-360
Order No. 55010424
Escrow No. 55910-55010424-CAI
Loan No.

WHEN RECORDED MAIL TO:
Steve Alms, Manager
Real Property Services
County of San Mateo
455 County Center, 5th Floor
Redwood City, CA 94063

MAIL TAX STATEMENTS TO:
North American Title Company
248 Main Street, Suite 110
Half Moon Bay, CA 94019

Documentary Transfer Tax: None
Government entity transferring title exempt
under G.C. 6103

QUITCLAIM DEED

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

The COUNTY OF SAN MATEO, a political subdivision of the State of California
does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

JOHN H. MUSSER and CAROL MUSSER, husband and wife, as community property
that property in the Unincorporated Area known as El Granada, San Mateo County, California, as
described in Exhibit "A" attached hereto and incorporated by reference.

Dated: July 7, 2005

STATE OF CALIFORNIA}
COUNTY OF SAN MATEO}

On _____ before me,
_____, personally appeared

Personally known to me, OR, 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 acted,
executed the instrument.

WITNESS my hand and official seal.

Signature _____
Mail Tax Statements To: Same as above

COUNTY OF SAN MATEO

BY: _____
President, Board of Supervisors

Attest: _____
Clerk of the Board of Supervisors

(This area for official notarial seal)

Exhibit A

All that certain real property situate in the County of San Mateo, State of California, and more particularly described as follows:

A street easement over a portion of Lot 3 in Block 11, as shown on that certain map entitled, "EL GRANADA HIGHLANDS SUBDIVISION NO. 2, SAN MATEO COUNTY, CALIFORNIA", which was filed in the Office of the County Recorder of the County of San Mateo, State of California, on March 1, 1927, in Book 15 of Maps at Pages 26, 27 and 28, more particularly described as follows:

The westerly 15.00 feet of said Lot 3, being a strip of land of the uniform width of 15.00 feet, extending from the southerly line of said Lot 3 to the northerly line of said Lot 3 and lying contiguous with and easterly of the easterly line of Avenue Portola as said Avenue is shown on said map.

ESCROW INSTRUCTIONS

DATE: July 1, 2005

TO: NORTH AMERICAN TITLE COMPANY
248 Main Street, Suite 110
Half Moon Bay, CA 94019

I/We, County of San Mateo, a Political Subdivision, of the State of California hereinafter referred to as Grantor(s), hand you herewith a Deed executed by the undersigned in favor of John H. Musser and Carol Musser, Husband and Wife, as Community Property, hereinafter referred to as Grantee(s), covering that certain property commonly known as Unimproved Land, APN: 047-144-360, El Granada, CA and which is the subject property described under Escrow No. 55910-55010424-CAI. Said deed is given to said Grantee(s) and you are directed to use and/or record said deed on the instructions of said Grantee(s) **without** collection or consideration for the account of the undersigned. We will not be charged any expenses in this matter for the preparation or recordation of said Deed and no transfer tax is to be charged.

The undersigned Grantor(s) understand and hereby acknowledge that they are aware that there may be tax consequences imposed by IRS upon the recordation of said Deed and that the undersigned Grantor(s) have had sufficient time to seek the advice of their tax attorney and/or tax accountant.

In the event escrow cancels said Deed is to be returned to the Grantor(s) for their further disposition.

**County of San Mateo, a Political Subdivision of the
State of California**

By: _____

DATE: _____

The undersigned Grantee(s) hereby authorize North American Title Company to record the above referenced Deed as part of Escrow No. 55910-55010424-CAI. The undersigned further agree to pay any drawing fees, recording fees, notary fees and Transfer Tax as may be applicable in connection with the preparation and recordation of said deed.

The undersigned understands and acknowledges that no examination has been made as to the effect or validity of this document or its execution and North American Title Company is not required to issue a policy of Title Insurance in connection with the recording of said Deed.

John H. Musser

Carol Musser

DATE: _____

DATE: _____