

RECORDING REQUESTED BY  
City of Merced  
Engineering Department  
678 W. 18<sup>th</sup> Street  
Merced, CA 95340

AND WHEN RECORDED MAIL TO  
City of Merced  
678 West 18<sup>th</sup> Street  
Merced, CA 95340

Recorded in Official Records, MERCED COUNTY

03/15/2022  
08:50 AM  
re14

**MATT H. MAY**

Merced County Clerk – Recorder

CM City of Merced

Doc#: **2022010600**



Titles: 1    Pages: 9  
Fees        NO FEE

(APN 231-040-033)

## GRANT DEED

The undersigned grantor(s) declare(s)  
Documentary transfer tax is \$ R&T 11922

- ☐ computed on full value of property conveyed, or  
☐ computed on full value less of liens or encumbrances remaining at time of sale.  
☐ unincorporated area                      ☒ City of Merced

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

**SHELLEY COX**, Executor of the Estate of Della Wathen, Probate Case No. CE PR 00885, Superior Court of California, County of Fresno,

**SHELLEY COX, TERRY LOMBARDI and CINDY WATHEN**, Successors Co-Trustees of the Spalding G. Wathen Q-Tip Trust;

hereby GRANTS to

**CITY OF MERCED**, a California Charter Municipal Corporation,

The following real property in the City of Merced, County of Merced, State of California: more fully described in Exhibit "A", and shown in Exhibit "B", attached hereto and by reference made a part hereof.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**SHELLEY COX**, Executor of the Estate of Della Wathen, Probate Case No. CE PR 00885, Superior Court of California, County of Fresno

By: Shelley Cox  
Shelley Cox, Executor

Date: 12/29/21

**SHELLEY COX, TERRY LOMBARDI AND CINDY WATHEN**, Successors Co-Trustees of the Spalding G. Wathen Q-Tip Trust,

By: Shelley Cox  
Shelley Cox, Co-Trustee

Date: 12/29/21

By: Terry Lombardi  
Terry Lombardi, Co-Trustee

Date: 12/29/21

By: Cindy Wathen  
Cindy Wathen, Co-Trustee

Date: 29 December 2021

Unofficial Copy

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Fresno )  
 On Dec. 29, 2021 before me, Brenda Naranjo, N  
 Date Here Insert Name and Title of the Officer  
 personally appeared Shelley Cox  
 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.



Signature Brenda Naranjo  
 Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant Deed Document Date: 12-29-21  
 Number of Pages: 3 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Shelley Cox  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☒ Other: Executor  
 Signer Is Representing: self

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_

ACKNOWLEDGMENT

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 ~~Merced~~ Fresno

On Dec 29, 2024, 2021, before me, Brenda Naranjo,  
a Notary Public, Personally appeared Shelley Cox

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

Brenda Naranjo  
Notary Public



(seal)



ACKNOWLEDGMENT

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 ~~Merced~~ Fresno

On Dec 29, 2021, before me, Brenda Naranjo  
a Notary Public, Personally appeared Terry Lombardi

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

Brenda Naranjo  
Notary Public

(seal)



ACKNOWLEDGMENT

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 ~~Merced~~ Fresno

On 12-29, 2021, before me, Susan M. Miller  
a Notary Public, Personally appeared Cindy Wathen

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.

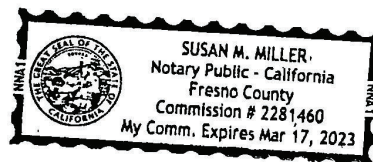
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Susan M. Miller  
Notary Public

(seal)



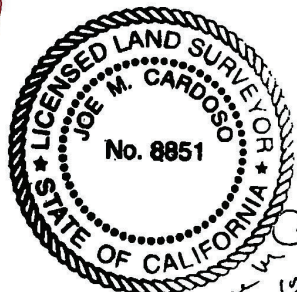
## **EXHIBIT A**

A strip of land situated in the South West One Quarter {SW 1/4} of Section 8, Township 7 South, Range 14 East, M.D.B. & M., City of Merced, County of Merced, State of California, said strip of land being a portion of Remainder D, as said Remainder D is delineated on the certain map entitled, "Final Map for Mansionette Estates Unit 2", recorded in Volume 55 of Official Plats at Pages 12-14, Merced County Records, said strip of land being more particularly described as follows:

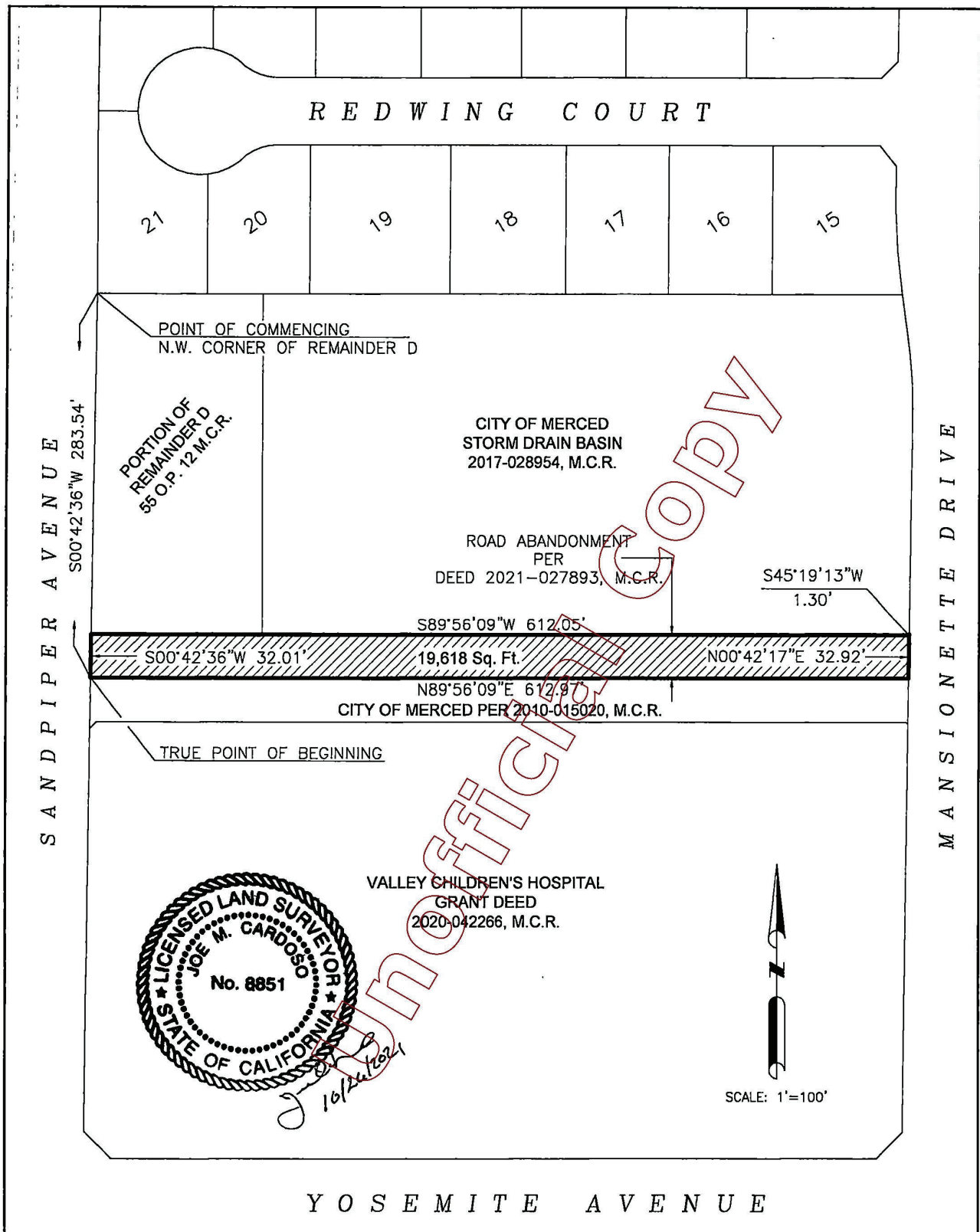
Commencing at the northwest corner of said Remainder D; thence  $S00^{\circ}42'36''W$ , along the west line of said Remainder D, a distance of 283.54 feet to the northwest corner of that certain real property described in Grant Deed to the City of Merced, recorded on April 22, 2010, as Document 2010-015020, Merced County Records and the **POINT OF BEGINNING** of the hereon described strip of land; thence  $N89^{\circ}56'09''E$ , along the north line of thereof, a distance of 612.97 feet to the East line of said Remainder D; thence  $N00^{\circ}42'17''E$ , along the east line of said Remainder D, a distance of 32.92 feet to the southeast corner of that certain real property described in Grant Deed to the City of Merced, recorded as Document Number 2017-028954, Merced County Records; thence  $S45^{\circ}19'13''W$ , along the southeasterly line thereof, a distance of 1.30 feet to the south line thereof; thence  $S89^{\circ}56'09''W$ , along the south line thereof and the prolongation thereof, a distance of 612.05 feet to the west line of said Remainder D, thence  $S00^{\circ}42'36''W$ , along said Remainder D, a distance of 32.01 feet to the **POINT OF BEGINNING**.

The above-described strip of land is delineated on Exhibit B, attached hereto, and made a part thereof.

The above-described strip of land contains 19,618 Sq. Ft., more or less, and is subject to any liens, encumbrances, covenants, restriction, and rights-of-way or easements of record or legally acquired.



*Joe M. Cardoso*  
10/24/2021



**City of Merced**  
"Gateway to Yosemite"

DEVELOPMENT SERVICES  
ENGINEERING PROJECTS AND STANDARDS  
678 W. 18th Street (209) 385-6846

EXHIBIT B

DR. BY: CARDOSO  
DATE: 10/26/21  
CH. BY:  
DATE:  
File No.  
SCALE: 1"=100'





# CITY OF MERCED

## CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by Grant Deed

Dated December 29, 2021

From Shelley Cox, Executor of the Estate of Della Wathen, Probate Case No. CE PR 00885, Superior Court of California, County of Fresno,

Shelley Cox, Terry Lombardi, and Cindy Wathen, Successors Co-Trustees of the Spalding G. Wathen Q-tip Trust

to the CITY OF MERCED is hereby accepted by the undersigned City Clerk on behalf of the City of Merced pursuant to authority conferred by Resolution No. 4217 of the City Council of the City of Merced adopted on May 20, 1974, and the grantee consents to recordation thereof by its duly authorized officer.

DATED: February 23, 2022

STEPHANIE DIETZ, CITY CLERK

BY:

  
John Tresidder, Deputy City Clerk

