

[ADD COUNTY RECORDER'S COVER SHEET]

**GRANT DEED**

---

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED

**GRANT DEED**  
(Homekey Parcel)

**The undersigned grantor(s) declare(s)**

**Documentary transfer tax \$** \_\_\_\_\_ **—**

- ☐ computed on full value of property conveyed, or  
☐ computed on full value less value of liens or encumbrances remaining at time of sale,  
☐ Unincorporated Area

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** San Bernardino County, a political subdivision of the State of California **hereby GRANT(S) to** San Bernardino County, a political subdivision of the State of California, the following described real property in the City of San Bernardino, County of San Bernardino, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF

Which Property is being conveyed for the purposes of providing housing and services for homeless households and at risk of homelessness in accordance with the Standard Agreement 20-HK-00130.

**GRANTOR:**

SAN BERNARDINO COUNTY, a political subdivision of the State of California

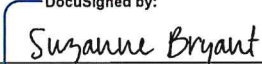
By:   
Dawn Rowe, Chair of Board of Supervisors

Date: JUL 23 2024

APPROVED AS TO LEGAL FORM:

TOM BUNTON

County Counsel

By:   
Suzanne Bryant, Deputy County Counsel

Date: July 17, 2024

Dated: \_\_\_\_\_, 20\_\_

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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 )

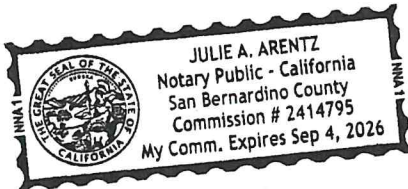
)

COUNTY OF San Bernardino )

On 7/23/2024, before me, Julie A. Arentz, Notary Public, personally appeared Dawn M. Rowe, 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.



Julie A. Arentz  
Name: Julie A. Arentz

Notary Public

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED

## CERTIFICATE OF ACCEPTANCE

(Pursuant to Government Code 27281)

This is to certify that the interest in real property, conveyed by that certain Grant Deed dated as of \_\_\_\_\_, 20\_\_, from San Bernardino County, a political subdivision of the State of California (the "Grantor"), to San Bernardino County, a political subdivision of the State of California (the "Grantee"), located in San Bernardino County, State of California, is hereby accepted by and consent to recordation of the Grant Deed in the Office of the Recorder of San Bernardino County, State of California, is hereby given by the undersigned, its duly authorized officer, on behalf of the County pursuant to the Standard Agreement 20-HK-00130.

Dated: \_\_\_\_\_, 20\_\_

**COUNTY:**

SAN BERNARDINO COUNTY, a political subdivision  
of the State of California

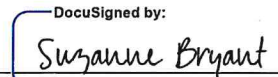
By:

  
Dawn Rowe, Chair of Board of Supervisors

APPROVED AS TO FORM:

TOM BUNTON, COUNTY COUNSEL

By:

  
Suzanne Bryant,  
Deputy County Counsel

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED

**EXHIBIT A**

Legal Description

The land is situated in the County of San Bernardino, State of California, and is described as follows:

**PARCEL "B"**

ALL THAT PORTION OF PARCEL 3 OF PARCEL MAP 5102, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED IN BOOK 46 OF PARCEL MAPS, PAGE 98, RECORDS OF SAID COUNTY, SAID PORTION DESCRIBED AS FOLLOWS:

**COMMENCING** AT NORTHEAST CORNER OF SAID PARCEL 3, SAID CORNER LYING ON THE SOUTHERLY RIGHT-OF-WAY OF 17TH STREET AS SHOWN ON SAID PARCEL MAP;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY AND NORTH LINE OF SAID PARCEL 3, NORTH 89°55'39" WEST A DISTANCE OF 10.08 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°03'06" WEST A DISTANCE OF 266.86 FEET;

THENCE NORTH 89°56'54" WEST A DISTANCE OF 75.84 FEET;

THENCE NORTH 00°03'06" EAST A DISTANCE OF 130.44 FEET;

THENCE NORTH 89°56'54" WEST A DISTANCE OF 244.48 FEET TO THE WEST LINE OF SAID PARCEL 3, SAID WEST LINE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF VALERIA DRIVE, 20 FEET WIDE, AS SHOWN ON SAID PARCEL MAP;


THENCE NORTH 00°01'33" EAST A DISTANCE OF 136.53 FEET ALONG THE WESTERLY LINE OF PARCEL 3 TO THE NORTHWEST CORNER OF SAID PARCEL 3;

THENCE SOUTH 89°55'39" EAST A DISTANCE OF 320.38 FEET ALONG THE NORTH LINE OF SAID PARCEL 3 TO THE **POINT OF BEGINNING**.

SUBJECT TO OFFERS OF DEDICATION AND EASEMENTS OF RECORD.

CONTAINING 50,112 SQUARE FEET OR 1.15 ACRES, MORE OR LESS, EXCLUDING RIGHTS-OF-WAY AND OFFERS OF DEDICATION.

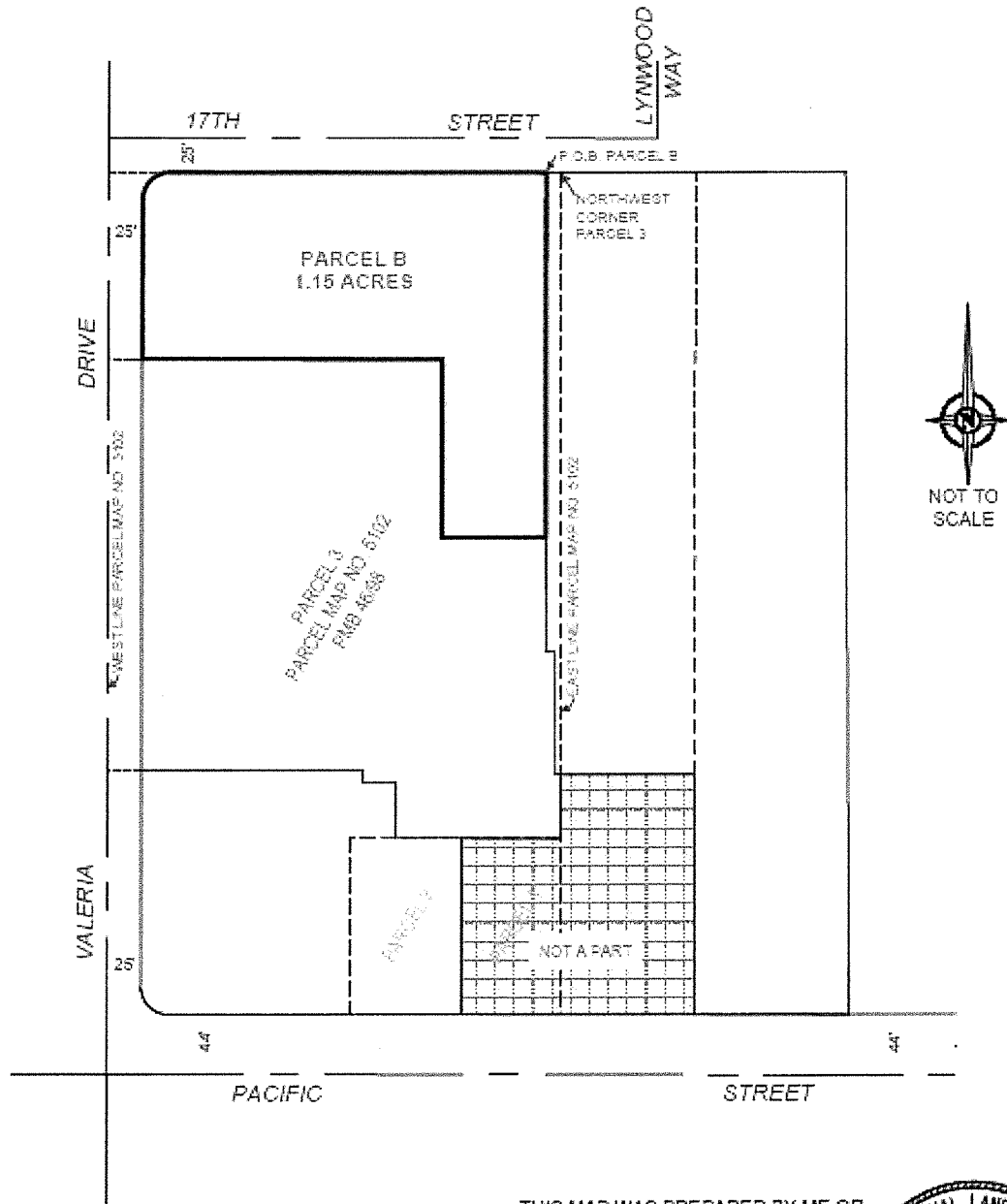
THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION,

BY:   
THOMAS P. HERRIN, PLS 8062  
COUNTY SURVEYOR

04/16/2024  
DATE



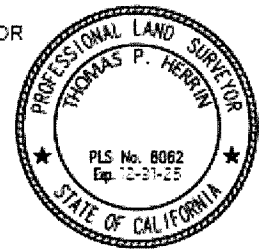
EXHIBIT "B"



THIS MAP WAS PREPARED BY ME OR  
UNDER MY DIRECTION,

BY:

THOMAS P. HERRIN,  
COUNTY SURVEYOR



[ADD COUNTY RECORDER'S COVER SHEET]

**GRANT DEED**

---

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED

**GRANT DEED**  
(County Parcel)

**The undersigned grantor(s) declare(s)**

**Documentary transfer tax \$** \_\_\_\_\_ **—**

- ☐ computed on full value of property conveyed, or  
☐ computed on full value less value of liens or encumbrances remaining at time of sale,  
☐ Unincorporated Area

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, San Bernardino County, a political subdivision of the State of California hereby GRANT(S) to San Bernardino County, a political subdivision of the State of California, the following described real property in the City of \_San Bernardino, County of San Bernardino, State of California:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF

Which Property is being conveyed for the purposes of providing housing and services for homeless households and at risk of homelessness, and other qualified residents.

**GRANTOR:**

SAN BERNARDINO COUNTY, a political subdivision of the State of California

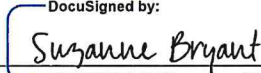
By:   
Dawn Rowe, Chair of Board of Supervisors

Date: JUL 23 2024

APPROVED AS TO LEGAL FORM:

TOM BUNTON

County Counsel

By:   
Suzanne Bryant, Deputy County Counsel

Date: July 17, 2024

Dated: \_\_\_\_\_, 20\_\_

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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 )

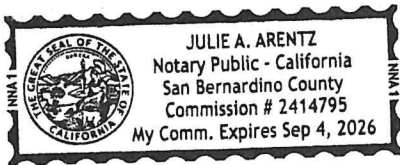
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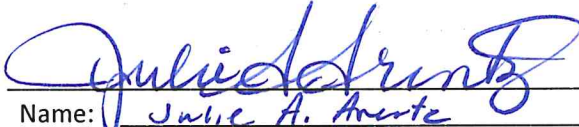
COUNTY OF San Bernardino )

On 7/23/2024, before me, Julie A. Arentz, Notary Public, personally appeared Dawn M. Rowe, 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.



  
Name: Julie A. Arentz  
Notary Public

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED

## CERTIFICATE OF ACCEPTANCE

(Pursuant to Government Code 27281)

This is to certify that the interest in real property, conveyed by that certain Grant Deed dated as of \_\_\_\_\_, 20\_\_, from San Bernardino County, a political subdivision of the State of California (the "Grantor"), to San Bernardino County, a political subdivision of the State of California (the "Grantee"), located in San Bernardino County, State of California, is hereby accepted by and consent to recordation of the Grant Deed in the Office of the Recorder of San Bernardino County, State of California, is hereby given by the undersigned, its duly authorized officer, on behalf of the County .

Dated: \_\_\_\_\_

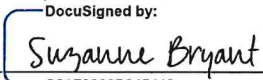
### COUNTY:

SAN BERNARDINO COUNTY, a political subdivision  
of the State of California

By:   
Dawn Rowe, Chair of Board of Supervisors

APPROVED AS TO FORM:

TOM BUNTON, COUNTY COUNSEL

By:   
Suzanne Bryant,  
Deputy County Counsel

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED

**EXHIBIT A**

Legal Description

The land is situated in the County of San Bernardino, State of California, and is described as follows:

**PARCEL "C"**

ALL THAT PORTION OF PARCEL 3 OF PARCEL MAP 5102, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED IN BOOK 46 OF PARCEL MAPS, PAGE 98, RECORDS OF SAID COUNTY, SAID PORTION DESCRIBED AS FOLLOWS:

**COMMENCING** AT NORTHEAST CORNER OF SAID PARCEL 3, SAID CORNER LYING ON THE SOUTHERLY RIGHT-OF-WAY OF 17TH STREET AS SHOWN ON SAID PARCEL MAP;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY AND NORTH LINE OF SAID PARCEL 3, NORTH 89°55'39" WEST A DISTANCE OF 10.08 FEET;

THENCE SOUTH 00°03'06" WEST A DISTANCE OF 266.86 FEET TO THE **POINT OF BEGINNING**;  
THENCE NORTH 89°56'54" WEST A DISTANCE OF 75.84 FEET;

THENCE NORTH 00°03'06" EAST A DISTANCE OF 130.44 FEET;

THENCE NORTH 89°56'54" WEST A DISTANCE OF 244.48 FEET TO THE WEST LINE OF SAID PARCEL 3, SAID WEST LINE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF VALERIA DRIVE, 20 FEET WIDE, AS SHOWN ON SAID PARCEL MAP;

THENCE SOUTH 00°01'33" WEST A DISTANCE OF 301.29 FEET ALONG SAID WESTERLY LINE OF PARCEL 3;

THENCE SOUTH 89°56'54" EAST A DISTANCE OF 187.37 FEET;

THENCE SOUTH 00°03'06" WEST A DISTANCE OF 9.17 FEET;

THENCE SOUTH 89°56'54" EAST A DISTANCE OF 23.15 FEET;

THENCE SOUTH 00°03'06" WEST A DISTANCE OF 40.59 FEET TO A POINT ON THE NORTH LINE OF PARCEL 2 OF SAID PARCEL MAP;

THENCE ALONG SAID NORTH LINE AND ITS EASTERLY PROLONGATION THEREOF, SOUTH 89°54'30" EAST A DISTANCE OF 119.97 FEET TO THE NORTHEAST CORNER OF PARCEL 1 OF SAID PARCEL MAP;

THENCE ALONG THE EAST LINE OF SAID PARCEL 3, NORTH 00°01'33" EAST A DISTANCE OF 47.00 FEET;

THENCE NORTH 89°54'30" WEST A DISTANCE OF 3.64 FEET;

THENCE NORTH 00°03'06" EAST A DISTANCE OF 90.13 FEET;


THENCE NORTH 89°56'54" WEST A DISTANCE OF 6.65 FEET;

THENCE NORTH 00°03'06" EAST A DISTANCE OF 83.56 FEET TO THE **POINT OF BEGINNING**.

SUBJECT TO OFFERS OF DEDICATION AND EASEMENTS OF RECORD.

CONTAINING 85,820 SQUARE FEET OR 1.97 ACRES, MORE OR LESS, EXCLUDING RIGHTS-OF-WAY AND OFFERS OF DEDICATION.

THIS LEGAL DESCRIPTION WAS PREPARED  
BY ME OR UNDER MY DIRECTION,

BY:   
THOMAS P. HERRIN, PLS 8062  
COUNTY SURVEYOR

04/16/2024  
DATE

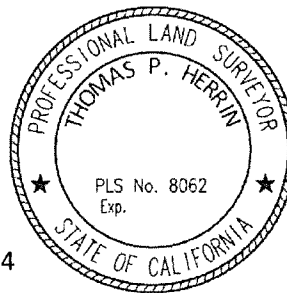
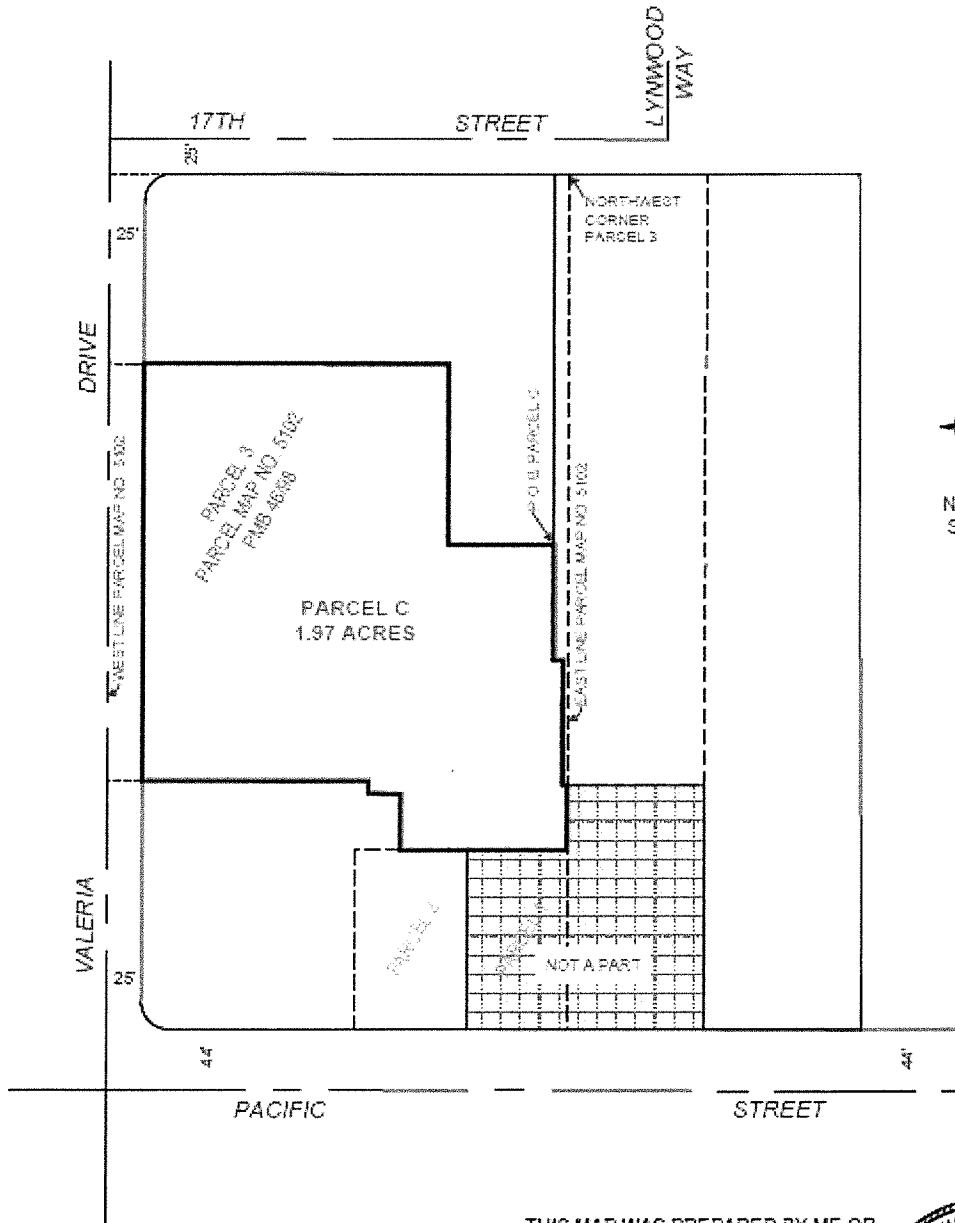

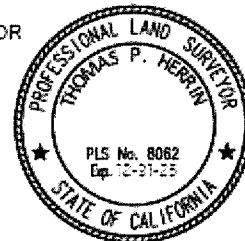


EXHIBIT "B"



THIS MAP WAS PREPARED BY ME OR  
UNDER MY DIRECTION.

BY:   
THOMAS P. HERRIN,  
COUNTY SURVEYOR



[ADD COUNTY RECORDER'S COVER SHEET]

**GRANT DEED**

---

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

GRANT DEED

**GRANT DEED**  
(CCE Parcel)

**The undersigned grantor(s) declare(s)**

**Documentary transfer tax \$** \_\_\_\_\_ **—**

- ☐ computed on full value of property conveyed, or  
☐ computed on full value less value of liens or encumbrances remaining at time of sale,  
☐ Unincorporated Area

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** San Bernardino County, a political subdivision of the State of California **hereby GRANT(S) to** San Bernardino County, a political subdivision of the State of California, the following described real property in the City of San Bernardino, County of San Bernardino, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF

Which Property is being conveyed for the purposes of providing housing and services for homeless households and at risk of homelessness, and other qualified residents under the Community Care Expansion (CCE) Program.

**GRANTOR:**

SAN BERNARDINO COUNTY, a political subdivision of the State of California

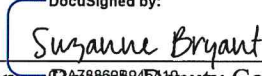
By:   
Dawn Rowe, Chair of Board of Supervisors

Date: JUL 23 2024

APPROVED AS TO LEGAL FORM:

TOM BUNTON

County Counsel

By:   
Suzanne Bryant, Deputy County Counsel

Date: July 17, 2024

Dated: \_\_\_\_\_, 20\_\_

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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 )

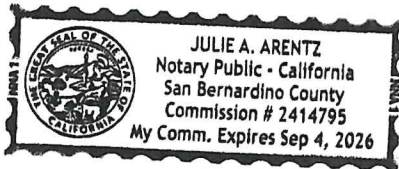
)

COUNTY OF San Bernardino )

On 7/23/2024, before me, Julie A. Arentz, Notary Public, personally appeared Dawn M. Rowe, 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.



Julie A. Arentz  
Name: Julie A. Arentz  
Notary Public

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED



**CERTIFICATE OF ACCEPTANCE**

**(Pursuant to Government Code 27281)**

This is to certify that the interest in real property, conveyed by that certain Grant Deed dated as of \_\_\_\_\_, 20\_\_, from San Bernardino County, a political subdivision of the State of California (the "Grantor"), to San Bernardino County, a political subdivision of the State of California (the "Grantee"), located in San Bernardino County, State of California, is hereby accepted by and consent to recordation of the Grant Deed in the Office of the Recorder of San Bernardino County, State of California, is hereby given by the undersigned, its duly authorized officer, on behalf of the County.

Dated: \_\_\_\_\_

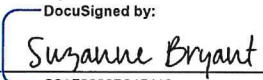
**COUNTY:**

SAN BERNARDINO COUNTY, a political subdivision  
of the State of California

By:   
Dawn Rowe, Chair of Board of Supervisors

APPROVED AS TO FORM:

TOM BUNTON, COUNTY COUNSEL

By:   
Suzanne Bryant,  
Deputy County Counsel

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED

**EXHIBIT A**

Legal Description

The land is situated in the County of San Bernardino, State of California, and is described as follows:

**PARCEL "A"**

Parcel 1 (APN 1191-141-36, Portion of 1191-141-37):

PARCEL 2 AND ALL THAT PORTION OF PARCEL 3 OF PARCEL MAP 5102, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED IN BOOK 46 OF PARCEL MAPS, PAGE 98, RECORDS OF SAID COUNTY, EXCEPTING THAT PORTION OF PARCEL 3 DESCRIBED AS FOLLOWS:

**COMMENCING** AT NORTHEAST CORNER OF SAID PARCEL 3, SAID CORNER LYING ON THE SOUTHERLY RIGHT-OF-WAY OF 17TH STREET AS SHOWN ON SAID PARCEL MAP;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY AND NORTH LINE OF SAID PARCEL 3, NORTH 89°55'39" WEST A DISTANCE OF 10.08 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°03'06" WEST A DISTANCE OF 266.86 FEET;

THENCE CONTINUING SOUTH 00°03'06" WEST A DISTANCE OF 83.56 FEET;

THENCE SOUTH 89°56'54" EAST A DISTANCE OF 6.65 FEET;

THENCE SOUTH 00°03'06" WEST A DISTANCE OF 90.13 FEET;

THENCE SOUTH 89°54'30" EAST A DISTANCE OF 3.64 FEET TO THE EAST LINE OF SAID PARCEL 3;

THENCE ALONG THE EAST LINE OF SAID PARCEL 3, SOUTH 00°01'33" WEST A DISTANCE OF 47.00 FEET TO THE NORTHEAST CORNER OF PARCEL 1 OF SAID PARCEL MAP;

THENCE ALONG THE NORTH LINE OF SAID PARCEL 1 AND ITS WESTERLY PROLONGATION THEREOF, NORTH 89°54'30" WEST A DISTANCE OF 119.97 FEET;

THENCE NORTH 00°03'06" EAST A DISTANCE OF 40.59 FEET;

THENCE NORTH 89°56'54" WEST A DISTANCE OF 23.15 FEET;

THENCE NORTH 00°03'06" EAST A DISTANCE OF 9.17 FEET;

THENCE NORTH 89°56'54" WEST A DISTANCE OF 187.37 FEET TO THE WEST LINE OF SAID PARCEL 3, SAID WEST LINE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF VALERIA DRIVE, 20 FEET WIDE, AS SHOWN ON SAID PARCEL MAP;

THENCE NORTH 00°01'33" EAST A DISTANCE OF 437.82 FEET ALONG SAID WESTERLY LINE OF PARCEL 3 TO THE NORTHWEST CORNER OF SAID PARCEL 3;

THENCE SOUTH 89°55'39" EAST A DISTANCE OF 320.38 FEET ALONG THE NORTH LINE OF SAID PARCEL 3 TO THE **POINT OF BEGINNING**.

Parcel 2 (APN 1191-141-40, 1191-141-42):

THAT PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 3 WEST, MUSCUIABE RANCHO, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 23 OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID RANCHO, 780 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 660 FEET, THENCE WEST 111 FEET, THENCE SOUTH 660 FEET THENCE EAST 111 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO THE WELL LOCATED ON SAID PROPERTY.

Parcel 3 (APN 1191-141-38):

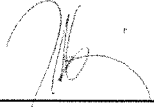
THE NORTH 440 FEET OF THAT PORTION OF SECTION 31, TOWNSHIP 1 NORTH RANGE 3 WEST, RANCHO MUSCUIABE, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID RANCHO, 891 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 660 FEET, THENCE WEST 99 FEET, THENCE SOUTH 660 FEET THENCE EAST 99 FEET TO THE POINT OF BEGINNING.

SUBJECT TO OFFERS OF DEDICATION AND EASEMENTS OF RECORD.

CONTAINING A TOTAL OF 152,956 SQUARE FEET OR 3.56 ACRES, MORE OR LESS, EXCLUDING RIGHTS-OF-WAY AND OFFERS OF DEDICATION.

THIS LEGAL DESCRIPTION WAS PREPARED  
BY ME OR UNDER MY DIRECTION,

BY:   
THOMAS P. HERRIN, PLS 8062  
COUNTY SURVEYOR

04/16/2024  
DATE

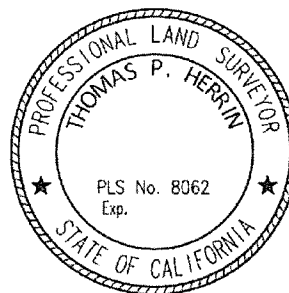
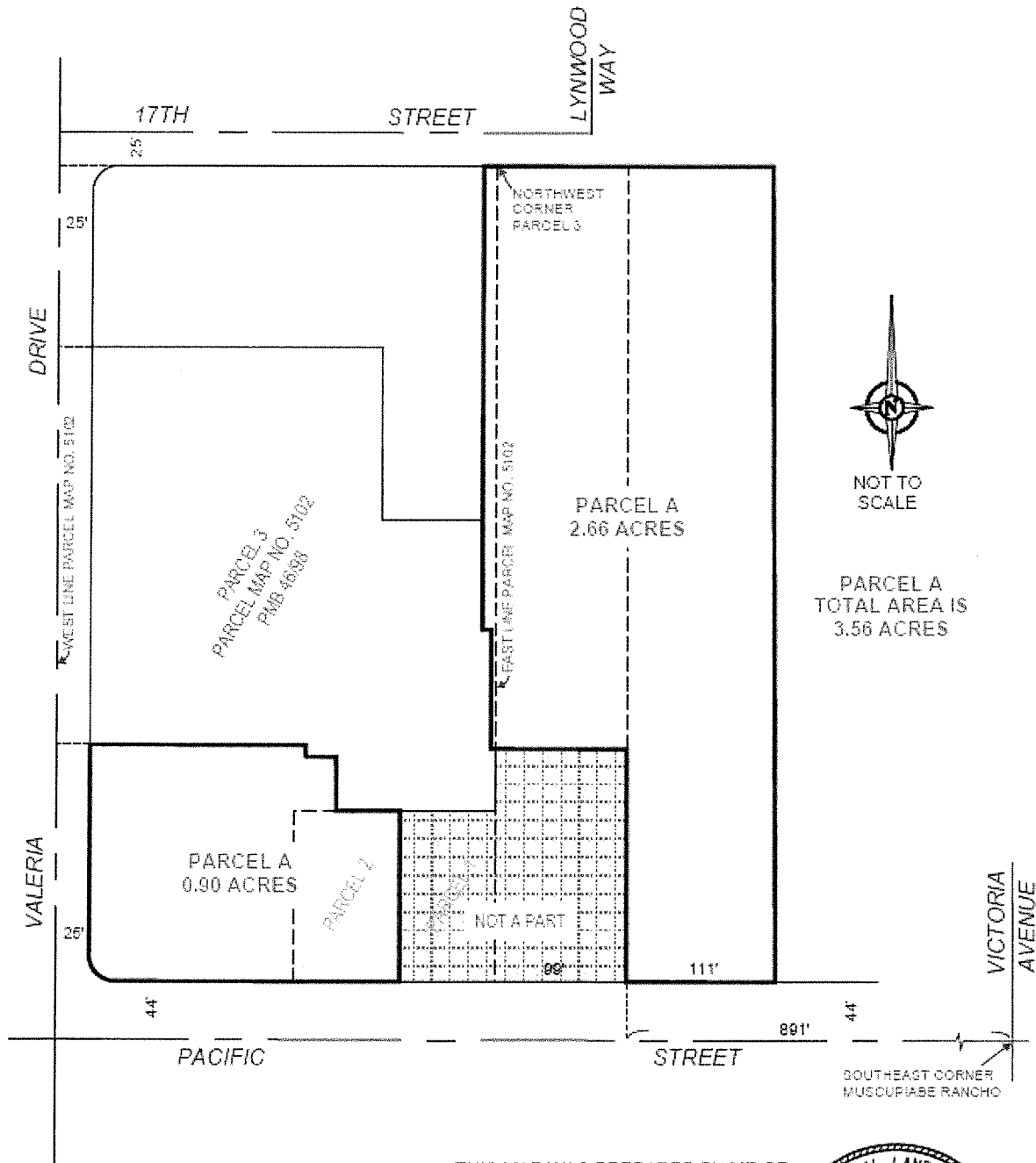



EXHIBIT "B"



THIS MAP WAS PREPARED BY ME OR  
UNDER MY DIRECTION,

BY:   
THOMAS P. HERRIN,  
COUNTY SURVEYOR

