

**2022063622****RECORDING REQUESTED BY:  
AND WHEN RECORDED MAIL DOCUMENT TO:**

City of Santa Rosa  
Elementary School District  
211 Ridgway Ave.  
Santa Rosa, CA 95401

Official Records of Sonoma County  
Deva Marie Proto  
09/30/2022 12:53 PM  
OLD REPUBLIC TITLE COMPANY | SAN FRANCISCO,

DEED 4 Pgs

Fee: \$0.00



Space Above This Line for Recorder's Use Only

Exempt from recording fees pursuant  
to government code section 27383

**QUITCLAIM DEED**

A.P.N.: 173-620-030

The Undersigned Grantor(s) Declare(s):

CITY TRANSFER TAX \$ 0.00 R&amp;T 11922 Transfer to Govt Agency

DOCUMENTARY TRANSFER TAX \$

SURVEY MONUMENT FEE \$

- [ ] 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,  
[ ] unincorporated area; [X] City of Santa Rosa, and

SURVEY MONUMENT FEE \$

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, and pursuant to that certain Resolution No. RES-2022-091, duly passed by the City of Santa Rosa City Council on May 10, 2022, a certified copy of which Resolution is recorded currently herewith;

**THE CITY OF SANTA ROSA, A MUNICIPAL CORPORATION**

hereby remises, releases and forever quitclaims to **CITY OF SANTA ROSA (ELEMENTARY) SCHOOL DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA**

all right, title and interest in the following described real property in the County of Sonoma, State of California, as more particularly described in Exhibit "A" attached, that may exist under the terms of that certain (i) **Holding Agreement** executed by Braewood Development Corp, a Texas Corporation and The City of Santa Rosa, recorded August 2, 1988 as Document No. 1988063213, as amended: (a) September 22, 1992 as Document No. 1992117291, (b) August 23, 1993 as Document No. 19930105642, (c) November 2, 1999 as Document No. 1999136815, (c) April 29, 2003 as Document No. 2003085486, (d) July 8, 2005 as Document No. 2005098418, (e) August 16, 2006 as Document No. 2006101578, (f) July 19, 2007 as Document No. 2007081165, (g) June 26, 2008 as Document No. 2008059249, (h) June 23, 2009 as Document No. 2009061422, (i) July 22, 2011 as Document No. 2011061754, (j) July 2, 2013 as Document No. 2013068304, and (k) July 6, 2015 as Document No. 2015059614; and (ii) **Memorandum of Understanding** executed by Santa Rosa City Schools and The City of Santa Rosa, recorded May 2, 2017 as Document No. 2017034162; and (iii) **Ratification of Memorandum of Understanding between the City of Santa Rosa and City of Santa Rosa (Elementary) School District** executed by City of Santa Rosa (Elementary) School District and The City of Santa Rosa, recorded August 26, 2022 as Document No. 2022-056640.

The purpose of this Quitclaim Deed is to release only all right title and interest in those agreements and memorandums of understanding specifically identified above in order to facilitate the sale of the property identified in Exhibit "A" by City of Santa Rosa (Elementary) School District to Christopherson Builders, LLC, which sale shall occur through a separate Grant Deed. This quitclaim shall in no way affect any other interests the City of Santa Rosa may have in said property, including, without limitation, all rights, title and interest in the above-described property held by the City of Santa Rosa under recorded easements as of the date of this recordation, including easements for Sewer, Storm Drain, Public Storm Drain, Sanitary Sewer, Public Utility, Sidewalk and other public use, which easements shall remain in place, unaffected by this Quitclaim Deed.

THE CITY OF SANTA ROSA,  
A MUNICIPAL CORPORATION

By: *Daryl R. Dunston*

Name: *Daryl R. Dunston*

Title: *Acting City Manager*

A.P.N.: 173-620-030

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* )SS

COUNTY OF *Sonoma* )

On *September 22, 2022* before me, *L. Charlton*, Notary Public, personally appeared *Daryl R. Dunston*

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.

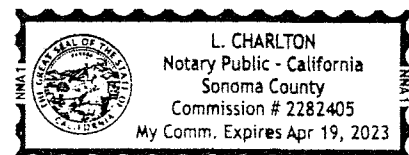
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*This area for official notarial seal.*

*L. Charlton*

Notary Signature



## **EXHIBIT "A"**

The land referred to is situated in the County of Sonoma, City of Santa Rosa, State of California, and is described as follows:

Lot F, as shown and designated upon that Map of Fir Ridge North at Fountaingrove, filed in the Office of the County recorder of Sonoma County, on June 8, 1988, in Book 418 of Maps, at pages 43 through 48, Sonoma County records.

APN: 173-620-030-000

CERTIFICATE OF ACCEPTANCE  
California Government Code Section 27281)

This is to certify that the interest in real property conveyed to the City of Santa Rosa (Elementary) School District by that certain Quitclaim Deed executed September 22, 2022, executed by Darvel Dunston is hereby accepted by the undersigned on behalf of the City of Santa Rosa (Elementary) School District pursuant to authority conferred by School Board Resolution No. 2021/22-44 adopted on March 30, 2022, and the City of Santa Rosa (Elementary) School District consents to recordation thereof by its duly authorized officer.

Dated: September 28 2022

CITY OF SANTA ROSA (Elementary) School District,

By: [Signature]  
Name: Anna Trunnell  
Title: Superintendent

A.P.N.: 173-620-030

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 )SS

COUNTY OF Sonoma )

On Sept. 28, 2022 before me, Miranda Elizabeth Golden London, Notary Public, personally appeared Anna Trunnell

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.

*This area for official notarial seal.*

[Signature]  
Notary Signature

