

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

7-Eleven, Inc.
Attn: Corporate Real Estate Dept
(Store #14141)
3200 Hackberry Road
Irving, Texas 75063

MAIL TAX STATEMENTS TO:

7-Eleven, Inc.
Attn: Ad Valorem Tax Dept. (Store #14141)
3200 Hackberry Road
Irving, Texas 75063

2023007219

Official Records Of Sonoma County
Deva Marie Proto

02/22/2023 11:37 AM

Fee: \$ 118.00 10 Pages



CONFORMED COPY
Not Compared with Original

Space Above This Line for Recorder's Use Only

GRANT DEED

A.P.N.: 182-540-024 and 182-540-025

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$0.00; CITY TRANSFER TAX \$0.00;

- ☐ 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; ☒ City of **Santa Rosa**, and
- ☒ Exempt from transfer tax; Reason: **Lot Merger - R&T 11911 no consideration**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
7-Eleven, Inc., a Texas corporation

hereby GRANT(s) to **7-Eleven, Inc., a Texas corporation**

the following described property in the City of **Santa Rosa**, County of **Sonoma**, State of **California**:

See Exhibit A attached hereto and made a part hereof (the "Property").

Mail Tax Statements To: **SAME AS ABOVE**

Grant Deed - continued

Dated: December __, 2022

Attest

By:

Name: Robin D. Bryant

Title: Assistant Secretary

7-Eleven, Inc., a Texas corporation

By:

Name: Ian C. Williams

Title: Sr. Vice President

[corporate seal]

STATE OF TEXAS

§

COUNTY OF DALLAS

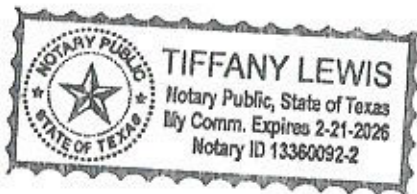
§

§

On this 20 day of December, 2022, before me, the undersigned, a Notary Public in and for the aforesaid County and State, on this day personally appeared Ian C. Williams and Robin D. Bryant, a(n) Sr. Vice President and an Assistant Secretary, respectively, of 7 ELEVEN, INC., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same as the act of such corporation for the purposes therein expressed and in the capacities therein stated.

Witness my hand and official seal.

(seal)



Signature: Tiffany Lewis

Typed or printed name: Tiffany Lewis

My commission expires: 2/21/26

EXHIBIT A

PARCEL 1

THE LAND REFERED TO HEREIN BELOW IS A SINGLE PARCEL OF LAND BEING MADE UP OF PORTIONS OF PARCELS 4, 5, AND 5A AS DESCRIBED IN DEED O.R. 2017076999 RECORDED 29 SEPTEMBER 2017 IN THE OFFICE OF THE SONOMA COUNTY RECORDER AND IS SITUATED IN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE CENTERLINE INTERSECTION OF MIDDLE RINCON ROAD AND SONOMA HIGHWAY 12 AS SHOWN ON CALTRANS RIGHT OF WAY MAP R-138A.7 THENCE ALONG SAID CENTERLINE OF SONOMA HIGHWAY 12 SOUTH 73° 31' 07" WEST A DISTANCE OF 258.38 FEET THENCE NORTH 16° 28' 53" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SONOMA HIGHWAY 12 AND THE SOUTHWESTERLY CORNER OF SAID PARCEL 4 SAID POINT BEING THE TRUE POINT OF BEGINNING. THENCE LEAVING THE NORTHERLY LINE OF SONOMA HIGHWAY 12 NORTH 20° 37' 03" WEST A DISTANCE OF 207.38 FEET, THENCE NORTH 73° 34' 06" EAST 164.89 FEET, THENCE NORTH 16° 27' 05" WEST A DISTANCE OF 26.19 FEET, THENCE NORTH 73° 32' 55" EAST A DISTANCE OF 78.58 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MIDDLE RINCON ROAD, THENCE ALONG SAID WESTERLY LINE SOUTH 16° 27' 05" EAST A DISTANCE OF 217.86 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 89° 58' 12" AND A RADIUS OF 15.00 FEET, THENCE ALONG SAID CURVE A DISTANCE OF 23.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SONOMA HIGHWAY 12, THENCE ALONG SAID LINE SOUTH 73° 31' 07" WEST 106.67 FEET, THENCE SOUTH 16° 28' 53" EAST A DISTANCE OF 4.00 FEET, THENCE SOUTH 73° 31' 07" WEST A DISTANCE OF 44.00 FEET, THENCE NORTH 16° 28' 53" WEST A DISTANCE OF 4.00 FEET, THENCE SOUTH 73° 31' 07" WEST A DISTANCE OF 62.74 FEET TO THE TRUE POINT OF BEGINNING.

The purpose of this deed is for a Lot Line Adjustment for the combination of a portion of the lands of 7-Eleven, Inc, a Texas corporation as described by deed recorded under Document No. O.R. 2017076999, Sonoma County Records, APN 182-540-025, with the lands of 7-Eleven, Inc, a

Texas corporation as described by deed recorded under Document No. O.R. 2017076999,
Sonoma County Records, APN 182-540-024. This is pursuant to LLA20-008.

On file in the office of the Planning and Economic Development, City of Santa Rosa. It is the
express intent of the signatory hereto that the recordation of this deed extinguishes any
underlying parcels or portions of parcels.

Eric Gilbertsen

Eric Gilbertsen PLS 7545 exp. 12/31/23

November 16, 2022



This lot line adjustment
has been approved by the
City of Santa Rosa in
accordance with Government
Code Section 66412(d).

D.C.D. File No. LLA20-008

Approved by: *[Signature]*

Date: 1/18/23

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.

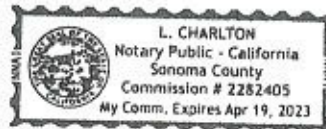
State of California
County of Sonoma)

On January 18, 2023 before me, L. Charlton, Notary Public
(insert name and title of the officer)
personally appeared Jason L Nutt,

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 L. Charlton

(Seal)

DESCRIPTION OF THE ATTACHED DOCUMENT

Exhibit A Parcel 1

(Title or description of attached document)

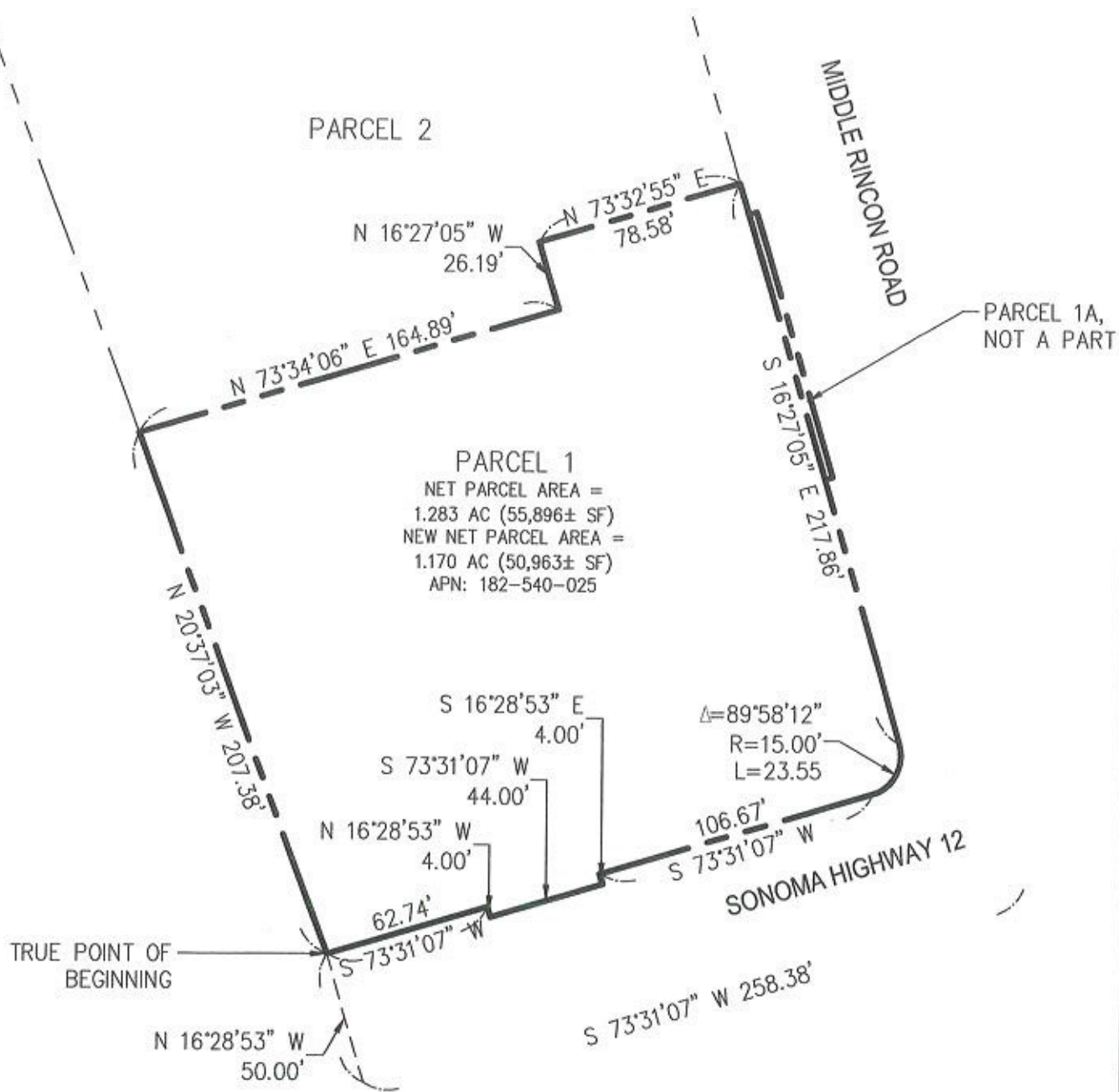
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Number of Pages 3

Document Date 1-18-23

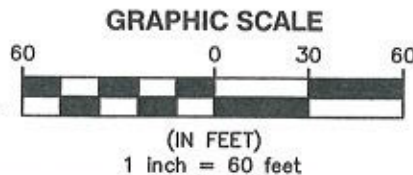
(Additional information)

LLA20-008



Eric Gilbertsen

Eric Gilbertsen PLS 7545 exp.12/31/23
November 16, 2022



3 OF 3

EXHIBIT "B"
7-ELEVEN PARCEL 1/1A LOT LINE ADJUSTMENT
43 MIDDLE RINCON ROAD
SANTA ROSA, CA 94945



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EXHIBIT A

PARCEL 2

THE LAND REFERED TO HEREIN BELOW IS A SINGLE PARCEL OF LAND BEING MADE UP OF PORTIONS OF PARCELS 4, 5, AND 5A AS DESCRIBED IN DEED O.R. 2017076999 RECORDED 29 SEPTEMBER 2017 IN THE OFFICE OF THE SONOMA COUNTY RECORDER AND IS SITUATED IN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

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The purpose of this deed is for a Lot Line Adjustment for the combination of a portion of the lands of 7-Eleven, Inc, a Texas corporation as described by deed recorded under Document No. O.R. 2017076999, Sonoma County Records, APN 182-540-024, with the lands of 7-Eleven, Inc, a Texas corporation as described by deed recorded under Document No. O.R. 2017076999, Sonoma County Records, APN 182-540-025. This is pursuant to LLA20-008.

On file in the office of the Planning and Economic Development, City of Santa Rosa. It is the express intent of the signatory hereto that the recordation of this deed extinguishes any underlying parcels or portions of parcels.

Eric Gilbertsen



Eric Gilbertsen PLS 7545 exp. 12/31/23

November 16, 2022

This lot line adjustment
has been approved by the
City of Santa Rosa in
accordance with Government
Code Section 00412(d).

D.C.D. File No. LLA20-008

Approved by: *[Signature]*

Date: 1/18/23

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 Sonoma)

On January 18, 2023 before me, L. Charlton, Notary Public
(insert name and title of the officer)
personally appeared Jason L Nutt,

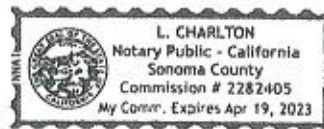
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 L. Charlton

(Seal)



DESCRIPTION OF THE ATTACHED DOCUMENT

Exhibit A Parcel 2

(Title or description of attached document)

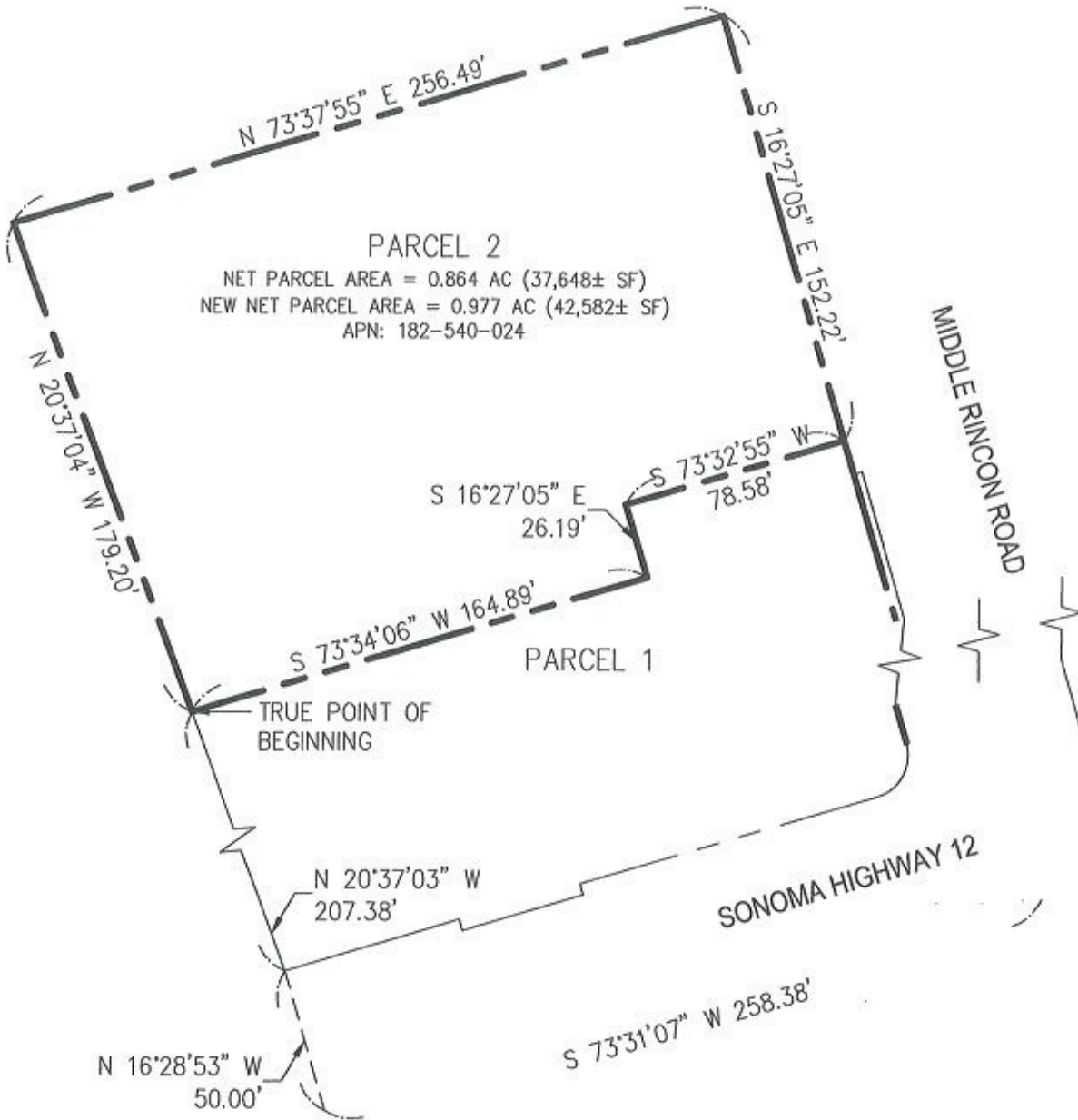
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Number of Pages 3

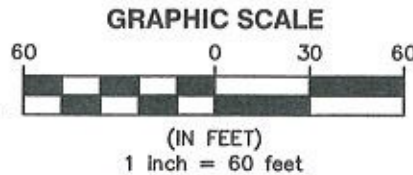
Document Date 1-18-23

(Additional information)

LLA20-008



Eric Gilbertsen
Eric Gilbertsen PLS 7545 exp.12/31/23
November 16, 2022



3 OF 3

EXHIBIT "B"
7-ELEVEN PARCEL 2 LOT LINE ADJUSTMENT
43 MIDDLE RINCON ROAD
SANTA ROSA, CA 94945



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