

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Nicole McConville
3218 Baumberg Avenue
Hayward, CA 94545



2005261610

06/24/2005 04:36 PM

OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 10.00



2 PGS

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THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.:

Escrow No.:

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is SNONE
 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 City of Hayward **AND**

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

Emerald Park House Corporation, a California Corporation

hereby GRANT(s) to:

Nicole McConville, a single woman

the real property in the City of Hayward, County of Alameda, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 3218 Baumberg Court, Hayward, CA 94545
AP#: 461-0045-018

Sec 11925.D of the revenue and taxation code, transfer by business entity in which direct and indirect proportional interest remain the same.

DATED June 20, 2005

STATE OF CALIFORNIA

COUNTY OF

On

Before me

A Notary Public in and for said State, personally appeared

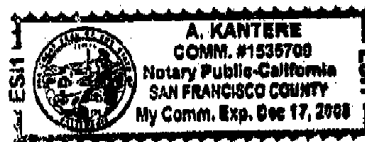
James McConville

Emerald Park House Corporation, a California Corporation

By:

James McConville, President

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(s) acted, executed the instrument.
WITNESS my hand and official seal.



Exp. Dec 17, 2006

Signature

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

Exhibit A

All that certain real property situated in the City of Hayward, County of Alameda, State of California, described as follows:

Beginning at the point of intersection of the Southwestern line of County Road No. 2636 with the center line extended of Ramos Street, as said Road and Street are shown on the certain Map entitled, "Map of Ramos Subdivision Eden Township, Alameda County, California", etc., filed for record October 21, 1919 in Book 6 of Maps at Page 33, records of Alameda County, California, and running thence along said line of County Road No. 2636, South $67^{\circ} 57'$ East a distance of 89.44 feet to a stake; thence leaving the said Road South $4^{\circ} 32'$ West a distance of 84.18 feet to the actual point of beginning of the land to be described; thence South $4^{\circ} 32'$ West a distance of 77.23 feet to a stake; thence North $83^{\circ} 45'$ West a distance of 85.32 feet to a point on the center line of a private road forty feet in width (known as Baumberg Avenue) thence along said center line North $4^{\circ} 32'$ East a distance of 74.67 feet to a point in a line drawn North $85^{\circ} 28'$ West from the actual point of beginning; thence along said line so drawn South $85^{\circ} 28'$ East a distance of 85.28 feet to the actual point of beginning.

Commonly known as 3218 Baumberg Avenue
APN: 461-0045-018