



2023-0011521

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 0216036922  
APN: 015 163 03

When Recorded Mail Document and Tax Statements to:

Dominican Valley LLC  
PO Box 150173  
San Rafael, CA 94915

|                     |  |               |         |
|---------------------|--|---------------|---------|
| Recorded            |  | REC FEE       | 20.00   |
| Official Records    |  | TAX           | 7750.00 |
| County of           |  | SURVEY MONUME | 10.00   |
| Marin               |  |               |         |
| SHELLY SCOTT        |  |               |         |
| Assessor-Recorder   |  |               |         |
| County Clerk        |  |               |         |
|                     |  | GJ            |         |
| 02:37PM 08-May-2023 |  | Page 1 of 3   |         |

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

### Corporation Grant Deed

**Exempt from fee per GC27388.1(a)(2) and GC27388.2(b) ; document is subject to the imposition of documentary transfer tax**

The undersigned grantor(s) declare(s):  
 Documentary Transfer Tax is \$2,750.00  
 computed on full value of property conveyed, or  
 computed on full value less of liens and encumbrances remaining at time of sale.  
 Unincorporated area:            City of San Rafael \$5,000.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
 Dominican University of California, a California non-profit public benefit corporation, formerly known as Dominican College of San Rafael  
 hereby GRANT(S) to  
 Dominican Valley LLC, a California limited liability company

that property in City of San Rafael, Marin County, State of California, described as:  
 \* \* \* See "Exhibit A" attached hereto and made a part hereof. \* \* \*

Date: April 26, 2023

Dominican University of California, a California non-profit public benefit corporation

By: Robert Kinnard  
 Robert Kinnard, Vice President for Finance and Administration

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 Marin

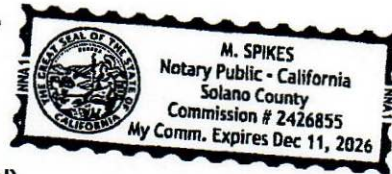
On 5/2/2023 before me, M. Spikes, a Notary Public, personally appeared Robert Kinnard, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in (his) authorized capacity(ies), and that by (his) 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: M. Spikes

Name: M. Spikes  
(Typed or Printed)



(Seal)

**EXHIBIT A**

The land referred to is situated in the County of Marin, City of San Rafael, State of California, and is described as follows:

COMMENCING at a stake driven at the point of intersection of Highland Avenue, West Drive and Deer Park Avenue, which stake is also a monument in the exterior boundary line of the corpora limits of the City of San Rafael;  
thence running from said POINT OF BEGINNING along the center line of a graded road 40 feet wide, North 54° 26' East 250.10 feet, North 78° 54' East 180.7 feet, North 63° 46' East 213.8 feet, North 48° 51' East 67.4 feet, North 20° 01' East 72.3 feet, North 11° 33' West 64.1 feet; North 31° 29' West 152.4 feet, North 8° 13' East 37 feet, North 53° 40' East 125 feet, North 22° 12' East 103 feet, North 66° 41' East 50.1 feet; South 70° 17' East 101.7 feet; North 59° 22' East 32 feet; North 16° 22' East 87.8 feet, North 48° 27' East 125.8 feet; North 41° 03' East 205 feet; North 70° 51' East 117.1 feet and North 61° 10' East 200 feet;  
thence leaving said graded road and running North 47° 31' West 612.5 feet to a stake in the Easterly side of Gold Hill Grade;  
thence North 80° 57' West 20.9 feet to the center of Gold Hill Grade, 40 feet wide;  
thence Southwesterly along the center of Gold Hill Grade, a distance of 630.9 feet to the Easterly end of Locust Avenue, 50 feet wide;  
thence continuing Southwesterly along the center of Locust Avenue 389.2 feet to a stake in the center line of Deer Park Avenue, 40 feet wide;  
thence in a general Southerly direction along the center line of Deer Park Avenue 1841 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM all avenues, streets or roads which are included in the description of the tract of land above described.

ALSO EXCEPTING THEREFROM the following described parcel of land:  
Parcel C, as shown upon that certain map entitled, "Parcel Map Division of Assessors Parcel Nos. 15-142-01, 15-162-01 & 15-163-01, San Rafael, Marin Co., Cal.", filed for record June 29, 1979 in Book 16 of Parcel Maps, page 75, Marin County records.

~ Assessor's Parcel Number (APN): 015-163-03