

Mayor
William Siegel
Mayor Pro Tem
Lois Wynne
Council Members
John Gordon
Eddie Neal
Willard Rodarmel



**Office of the
City Manager**

119 Fox Street
Lemoore ♦ CA 93245
Phone ♦ (559) 924-6700
FAX ♦ (559) 924-9003

Staff Report

ITEM 2-7

To: Lemoore City Council
From: Brooke Austin, Executive Secretary 
Date: April 10, 2014
Subject: Certificate of Acceptance – Quit Claim Deed for Property
Purchased for Right of Way Dedication – Portion of 023-430-009

Discussion:

In November of 1999, the City acquired twenty-two feet of right of way from the east side of the property at 620 N. 19th Avenue for the widening of 19th Avenue and the installation of curb, gutter and sidewalk. There are five property owners for this parcel. However, the Grant Deed was prepared and executed by only four of the property owners at that time. Presumably because one of the property owners was deceased.

The remaining parcel is now in the process of being sold and there is nothing to show that the fifth property owner, Tony Farpella, also relinquished his interest in the portion purchased by the City in 1999. In order to correct this oversight, a Quit Claim Deed has been prepared for the portion owned by Tony Farpella and signed by his successor in interest, Mary Jane Duvall.

In order to have the Quit Claim Deed recorded, a Certificate of Acceptance from Council must accompany it. The Quit Claim Deed and Certificate of Acceptance are attached for your review, along with the original Grant Deed previously recorded.

Budget Impact:

None.

Recommendation:

That the Council, by motion, approve the Certificate of Acceptance for the Quit Claim Deed from Tony Farpella so that it may be recorded.

RECORDING REQUESTED BY
AND FOR THE BENEFIT OF:
City of Lemoore

WHEN RECORDED MAIL TO:

City of Lemoore
Attn: Brooke Austin
119 Fox Street
Lemoore, CA 93245

No recording or filing fee required. This document exempt from
fee pursuant to California Government Code §§ 6103, 27383

APN: Portion of 023-430-009

QUIT CLAIM DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$0.00; CITY TRANSFER TAX \$0.00;
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; [] City of Lemoore, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Tony Farpella, deceased,
by and through his successor in interest, Mary Jane Duvall, hereby QUITCLAIMS all of its right, title and
interest to the fee title interest, all that property described in Exhibit "A":

SEE EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

Dated: April 8, 2014.

Mary Jane Duvall
Tony Farpella, deceased by and through his
successor in interest, Mary Jane Duvall

STATE OF CALIFORNIA
COUNTY OF KINGS} SS.

On April 8, 2014 before me B. Austin, Notary Public, personally appeared Mary Jane Duvall
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within
instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her
signatures on the instrument the person, or the entity upon behalf of which the person 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

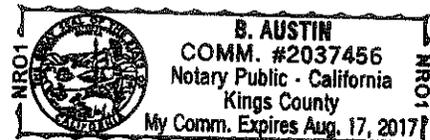


EXHIBIT "A"

LEGAL DESCRIPTION

That portion of Northwest quarter of the Northwest quarter, of the Southwest quarter, of Section 3, Township 19 South, Range 20 East, Mount Diablo Base & Meridian, in the City of Lemoore, County of Kings, State of California, according to the official plat thereof, more particularly described as follows:

Commencing for reference at the Northwest corner of said Southwest quarter:

Thence, South $0^{\circ}00'47''$ West, along said West line of said Southwest quarter, 250.00 feet, to the TRUE POINT OF BEGINNING of the parcel to be described;

Thence, continuing South $0^{\circ}00'47''$ West, along said West line, 113.00 feet;

Thence, North $89^{\circ}36'08''$ East, parallel with the North line of said Southwest quarter, 42.00 feet;

Thence, North $0^{\circ}00'47''$ East, parallel with said West line of the Southwest quarter, 113.00 feet;

Thence, South $89^{\circ}36'08''$ West, parallel with said North line of the Southwest quarter, 42.00 feet, TRUE POINT OF BEGINNING.

CERTIFICATE OF ACCEPTANCE

This is to certify that the QUIT CLAIM DEED from Tony Farpella, deceased, by and through his successor in interest, Mary Jane Duvall (Portion of APN 023-430-009) to the CITY OF LEMOORE was hereby accepted by Order of the Lemoore City Council on _____, 2014, and the Grantee consents to the recordation by its duly authorized officer.

Dated: _____, 2014

CITY OF LEMOORE

By: _____
Jeff Laws, City Manager

PUBLIC AGENCY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF KINGS)
CITY OF LEMOORE)

On _____, 2014, before me, Mary J. Venegas, City Clerk, personally appeared Jeff Laws, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument, the person or the entity upon behalf of which the person 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.

Mary J. Venegas, City Clerk

9924391

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name City of Lemoore
Street 406 "B" Street
Address

City & Lemoore
State California
Zip 93245

Title Order No. Escrow No.

RECORDED IN OFFICIAL RECORDS OF
KINGS COUNTY, CALIFORNIA
AT 11 AM PART 9A
NOV 23 1999
GEORGE J. MISHNER
County Clerk and Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$ _____
Unincorporated area _____ City of Lemoore _____
Parcel NO. _____ Portion 023-430-009 _____
_____ computed on full value of interest or property conveyed, or
_____ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JOSEPH J. FARPELLA, ANDREW J. FARPELLA, NORMAN J. FARPELLA, AND MARY JANE DUVALL, AS
TENANTS IN COMMON,
hereby GRANT(s) to CITY OF LEMOORE, a municipal corporation

the following described real property in the
County of Kings, State of California:



SEE EXHIBIT "A" ATTACHED HERETO

9924391

Dated 11-3-99
STATE OF CALIFORNIA)
COUNTY OF Kings) SS
On 11-3-99 before me, Marilyn Owens
A Notary Public in and for said County and State, personally appeared
Mary Jane Duvall And
Norman J. Farpella
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
acknowledge to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that he/she/they 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
Signature Marilyn Owens

Xxx
Mary Jane Duvall
Mary Jane Duvall
Norman J. Farpella
Norman J. Farpella
Andrew J. Farpella
Andrew J. Farpella

X

RECORDING REQUIRED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

9924391

3

Name City of Lemoore

Street 405 "B" Street
Address

City & State Lemoore California
Zip 93245

Title Order No. _____ Encow No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ _____

Unincorporated area _____ City of Lemoore _____

Parcel NO. _____ Portion 024-430-009

_____ computed on full value of interest or property conveyed, or

_____ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JOSEPH J. FARPELLA, ANDREW J. FARPELLA, NORMAN J. FARPELLA, AND MARY JANE DUVALL, AS
TENANTS IN COMMON,

hereby GRANT(S) to CITY OF LEMOORE, a municipal corporation

the following described real property in the
County of Kings, State of California:

SEE EXHIBIT "A" ATTACHED HERETO

Dated _____
STATE OF CALIFORNIA)
COUNTY OF _____) SS

Xcc

Joseph J. Farpella
Joseph J. Farpella

On _____ before me,
A Notary Public in and for said County and State, personally appeared _____

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
acknowledge 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

Signature _____

X

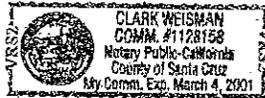
9924391

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Santa Cruz } ss.

On 11-19-99, before me, Clark Weisman, Notary Public
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)
personally appeared Joseph M. Farpella
Name(s) of Signer(s)

- personally known to me
- 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 it/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.

Clark Weisman
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

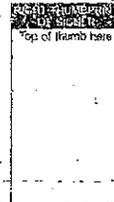
Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

- Signer's Name: _____
- Individual
 - Corporate Officer --- Title(s): _____
 - Partner --- Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other _____



Signer is Representing: _____

X

9924391 6

Exhibit "A"

That portion of Northwest quarter of the Northwest quarter, of the Southwest quarter, of Section 2, Township 19 South, Range 20 East, Mount Diablo Base & Meridian, in the City of Lemoore, County of Kings, State of California, according to the official plat thereof, more particularly described as follows:

Commencing for reference at the Northwest corner of said Southwest quarter;

Thence, South 0°00'47" West, along the West line of said Southwest quarter, 250.00 feet, to the TRUE POINT OF BEGINNING of the parcel to be described;

Thence, continuing South 0°00'47" West, along said West line, 113.00 feet;

Thence, North 89°36'08" East, parallel with the North line of said Southwest quarter, 42.00 feet;

Thence, North 0°00'47" East, parallel with said West line of the Southwest quarter, 113.00 feet;

Thence, South 89°36'08" West, parallel with said North line of the Southwest quarter, 42.00 feet, TRUE POINT OF BEGINNING.



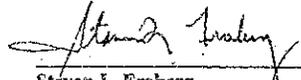
9924391 6

CERTIFICATE OF ACCEPTANCE

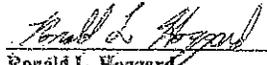
This is to certify that the interest in the real property conveyed by the GRANT DEED dated November 3, 1999 for Street Right of Way (19th Avenue) that portion of the Northwest quarter of the Northwest quarter, of the Southwest quarter, of Section 3, Township 19 South, Range 20 East, in the City of Lemoore, described on the attached legal description and exhibit from JOSEPH J. FARPELLA, ANDREW J. FARPELLA, NORMAN J. FARPELLA AND MARY JANE DUVALL as Tenants In Common, to the CITY OF LEMOORE, a Municipal Corporation, is hereby accepted by Order of the City Council of the City of Lemoore on November 16, 1999 and the Grantee consents to the recordation by its duly authorized officer.

DATED: November 22, 1999

CITY OF LEMOORE


Steven L. Froberg
City Manager

ATTEST:


Ronald L. Hoggard
Deputy City Clerk

PUBLIC AGENCY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss.
CITY OF LEMOORE)

On November 22, 1999 before me, Ronald L. Hoggard, Deputy City Clerk, personally appeared Steven L. Froberg, 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, of which he/she/they are a part, and of which the person(s) acted, executed the instrument.




Ronald L. Hoggard, Deputy City Clerk

END OF DOCUMENT

X