

RECORDING REQUESTED BY:  
County of San Mateo

WHEN RECORDED, MAIL TO  
AND MAIL TAX STATEMENTS TO

Mindie Romanowsky  
Jorgenson, Siegel, McClure & Flegel  
1100 Alma Street, Suite 210  
Menlo Park, CA 94025

**NO FEE DOCUMENT Per Gov. Code 6103**

**THIS SPACE FOR RECORDER'S USE ONLY**

APN: 046-041-270

Property Address: 1421 Old County Road, Belmont, CA

## **QUITCLAIM DEED**

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

**THE COUNTY OF SAN MATEO, a political subdivision of the State of California,  
("Grantor"),**

**HEREBY REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to:**

**Robin Thomas Corporation ("Grantee")**

the following described real property in the unincorporated area of County of San Mateo, State of California:

That certain Public Utility easement and Ingress & Egress easement described in Exhibits A and B attached hereto and incorporated herein by reference.

A.P.N. **046-041-270** ("Property").

Grantee acknowledges and agrees that the Property, including specifically all improvements and fixtures contained therein, is conveyed to and accepted by Grantee in its present condition, "AS-IS," "WHERE-IS, and "WITH ALL FAULTS," and that Grantee accepts the Property subject to all patent and/or latent physical conditions, whether or not known or discovered. Grantee, its heirs, successors and/or assigns, agree to defend, indemnify, protect and hold harmless Grantor, its officers, agents, employees, and servants from and against any and all claims, suits, or actions of every name, kind, and description arising out of or in any way connected with the Property, except as a result of Grantor's gross negligence, willful misconduct, or bad faith.

Dated: \_\_\_\_\_

**GRANTOR:**  
COUNTY OF SAN MATEO

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Dave Pine  
President, Board of Supervisors

## 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 \_\_\_\_\_

On \_\_\_\_\_, \_\_\_\_\_, before me, \_\_\_\_\_  
(insert name and title of the officer)

personally appeared \_\_\_\_\_,  
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 \_\_\_\_\_ (Seal)

**EXHIBIT "A"**

**QUITCLAIM OF EASEMENT FOR INGRESS, EGRESS & PUBLIC UTILITIES  
Lands of Robin Thomas Corporation**

SITUATE in the State of California, County of San Mateo, and described as follows:

BEING a portion of the Parcel 3, as said parcel is described on that certain Parcel Map, recorded in Book 48 of Parcel Maps at Page 91, in the office of the County Recorder of San Mateo County; and

BEING all of the easement for Ingress and Egress and Public Utility purposes, as said easement is described in that certain Grant Deed to Charles H. Baer, filed for Record on July 31, 1950 in Book 1908 of Official Records at Pages 519 & 520, in the office of the County Recorder of San Mateo County, hereinafter referred to as Easement; and more particularly described as follows:

**BEGINNING** at the most Westerly corner of Parcel 4, as shown on said Parcel Map, being a point on the Northeasterly sideline of Old County Road; thence from said Point of Beginning, North 43°01'00" East, 110.00 feet to the Northerly corner of said Parcel 4 and the Southerly edge of a public alley, 20 feet wide as said alley is shown on that certain map entitled, "Port of San Francisco, San Mateo County, Cal." recorded in Book 16 of Maps, at Pages 26-28 in the office of the County Recorder of San Mateo County; thence along the Southwesterly line of said alley, South 42°57'20" East, 15.04 feet to the Westerly most corner of the aforesaid Easement and the **TRUE POINT OF BEGINNING** of this description; thence leaving said true point of beginning the following four courses:

1. Along the Northwesterly side of said Easement, North 43°01'00" East, 20.05 feet to the Northerly most corner of said Easement; thence
2. Along the Northeasterly side of said Easement, South 42°57'20" East, 144.96 feet to the most Easterly corner of said Easement; thence
3. Along the Southeasterly side of said Easement, South 43°01'00" West 20.05 feet to the most Southerly corner of said Easement; thence
4. Along the Southwesterly side of said Easement, North 42°57'20" West 144.96 feet, to the **TRUE POINT OF BEGINNING** of this description.

The entirety said Easement to be quitclaimed contains an area of 2,900 square feet more or less.

Description prepared by BKF Engineers, in October, 2021.

**As shown on plat entitled, "EXHIBIT B", attached hereto  
and by this reference made a part hereof.**

Signed David Darling 10/06/2021  
Dated



**LEGEND**

APN ASSESSOR'S PARCEL NUMBER  
 MON. MONUMENT  
 P.O.B. POINT OF BEGINNING FOR  
 LEGAL DESCRIPTION  
 I.E.E. INGRESS EGRESS EASEMENT  
 P.U.E. PUBLIC UTILITY EASEMENT  
 T.P.O.B. TRUE POINT OF BEGINNING

EXHIBIT B

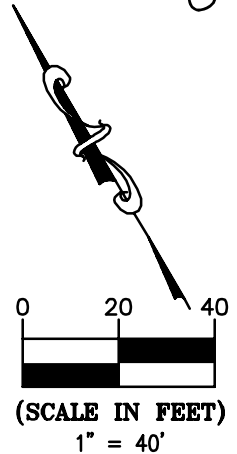


*David Darling*

--- BOUNDARY OF  
 LEGAL DESCRIPTION

**REFERENCES**

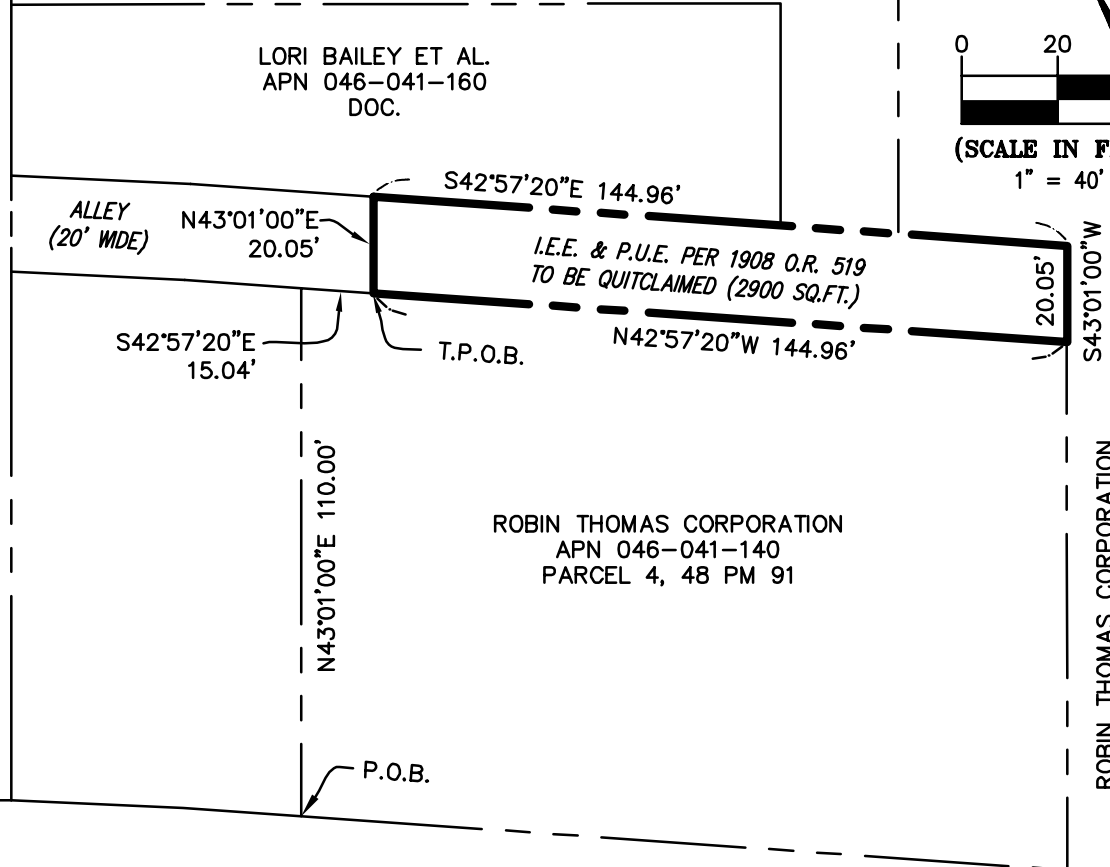
- ( )R1 RECORD PER PARCEL MAP RECORDED  
 IN BOOK 48 ON PAGE 91, SAN  
 MATEO COUNTY RECORDS.
- ( )R2 RECORD PER RECORD OF SURVEY  
 RECORDED IN BOOK 23 ON PAGE 62.
- ( )R3 RECORD PER GRANT DEED,  
 DOC. 2016-131448.



**HARBOR BOULEVARD**  
 (100' WIDE)

APN 046-041-280  
 BARBARA J. MACLENNAN  
 PARCEL 1, 48 PM 91

LORI BAILEY ET AL.  
 APN 046-041-160  
 DOC.



**OLD COUNTY ROAD** (WIDTH VARIES)

ROBIN THOMAS CORPORATION  
 APN 046-041-270  
 PARCEL 3, 48 PM 91

ROBIN THOMAS CORPORATION  
 APN 046-041-140  
 PARCEL 4, 48 PM 91

K: \2020\202096\_OLD\_COUNTY\SUR\DWG\EASEMENTS\QUITCLAIM\202096\_QC\_PLAT\_FINAL.DWG

EXHIBIT "B"  
 PLAT TO ACCOMPANY  
 LEGAL DESCRIPTION



1730 N. FIRST STREET  
 SUITE 600  
 SAN JOSE, CA 95112  
 408-467-9100  
 www.bkf.com

Subject QUITCLAIM OF I.E.E. & P.U.E.  
COUNTY OF SAN MATEO  
 Job No. 20202096  
 By KMD Date 10-06-2021 Chkd. DSD  
 SHEET 1 OF 1