

RECORD WITHOUT FEE UNDER
CALIFORNIA GOVERNMENT
CODE SECTION 6103

AFTER RECORDING RETURN TO:
REAL ESTATE SERVICES UNIT
SANTA CLARA VALLEY WATER DISTRICT
5750 ALMADEN EXPRESSWAY
SAN JOSE, CALIFORNIA 95118

APN: 175-14-024 (portion of)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENT NO.: 1010-96.1

QUITCLAIM DEED

SANTA CLARA VALLEY WATER DISTRICT, a Special District created by the California Legislature, hereinafter "Grantor," does hereby release and quitclaim to KHAWAJA SHAMS AND ZEHRA KHAN, husband and wife as community property with right of survivorship, hereinafter "Grantee", all that real property in the City of Los Altos, County of Santa Clara, State of California, described as:

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated this _____ day of _____, 20____

SANTA CLARA VALLEY WATER
DISTRICT

By: _____
Melanie Richardson, P.E.,
Interim Chief Executive Officer

Attest: Candice Kwok-Smith

By: _____
Clerk of the Board

ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE §1189

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 SANTA CLARA } SS

On this ____ day of _____, in the year 20____, before me _____,

Notary Public, personally appeared _____
Name(s) of Signer(s)

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.

Notary Public in and for said County and State

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

<input type="checkbox"/> Individual	<input type="checkbox"/> Trustee (s)
<input type="checkbox"/> Corporate Officer(s): _____	<input type="checkbox"/> Guardian/Conservator
<input type="checkbox"/> Partner(s) <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Attorney-In-Fact _____	

Signer is Representing (Name of Person(s) or Entity (ies))

EXHIBIT "A"

Legal Description of
SCVWD Easement Vacation No. 2
Over 670 University Avenue,
Los Altos, California
(APN 175-14-024)

All that certain real property in the City of Los Altos, County of Santa Clara, State of California, described as follows:

Being a portion of that parcel of land, as shown upon that Easement Deed, for storm drainage purposes, which was recorded on November 14, 1984, as Document Number 8247602, (Book J34, Page 486), in Santa Clara County Official Records, and said parcel of land being a portion of Parcel 2, as shown upon that certain Parcel Map, which was filed for record in Book 540 of Maps, at Page 21, in Santa Clara County Records, and being more particularly described below:

Beginning at the most southerly corner of said Parcel 2, said point being a point on the southwesterly boundary of said Easement, and thence along the southwesterly boundary of said Parcel 2, and said Easement, North 64°15'00" West, 21.15 feet;

Thence, leaving the southwesterly boundary of said Easement, and said Parcel 2, North 27°57'00" West, 61.79 feet, to a point on the northwesterly boundary of said Easement and said Parcel 2, said point being 39.69 feet distant from the most westerly corner of said Easement and said Parcel 2;

Thence, along the northwesterly boundary of said Easement and said Parcel 2, North 62°03'00" East, 30.83 feet, to the most northerly corner of said Easement boundary;;

Thence, along the easterly boundary of said Easement, South 27°57'00" East, 78.94 feet, to an angle point in said Easement boundary, and said point being on the southeasterly boundary of said Parcel 2;

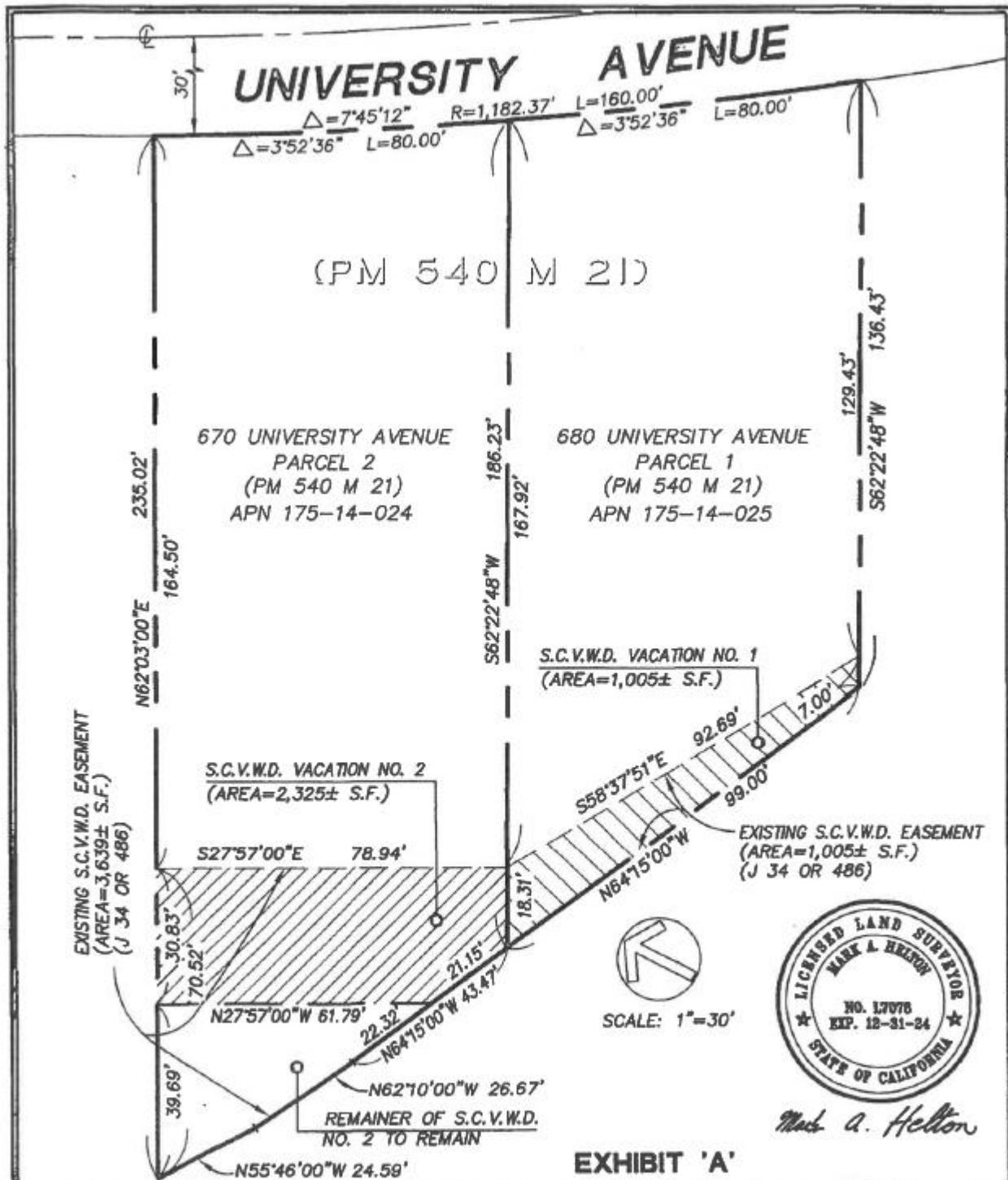
Thence, along said southeasterly boundary of said Easement and said Parcel 2, South 62°22'48" West, 18.31 feet, to the **POINT OF BEGINNING**.

Containing an area of 2,325 square feet, more or less.

A plat, graphically showing this Parcel of Land,
is hereby made a part hereto.

End of Description.





Giuliani & Kull-San Jose Inc.
Engineering & Land Surveyors
4880 Stevens Creek Blvd. Suite 100
San Jose, California 95129
(408) 615-4000

SCALE: 1"=30'
DATE: 7/8/24
DRAWN: E.T.
CHECKED: M.H.
JOB NO.: 20126
SHEETS: 2 OF 2

**PLAT TO ACCOMPANY
LEGAL DESCRIPTION**
**S.C.V.W.D. EASEMENT TO
BE VACATED OVER 670 &
680 UNIVERSITY AVENUE
LOS ALTOS, CALIFORNIA**