

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 175-14-024 (portion of)

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;

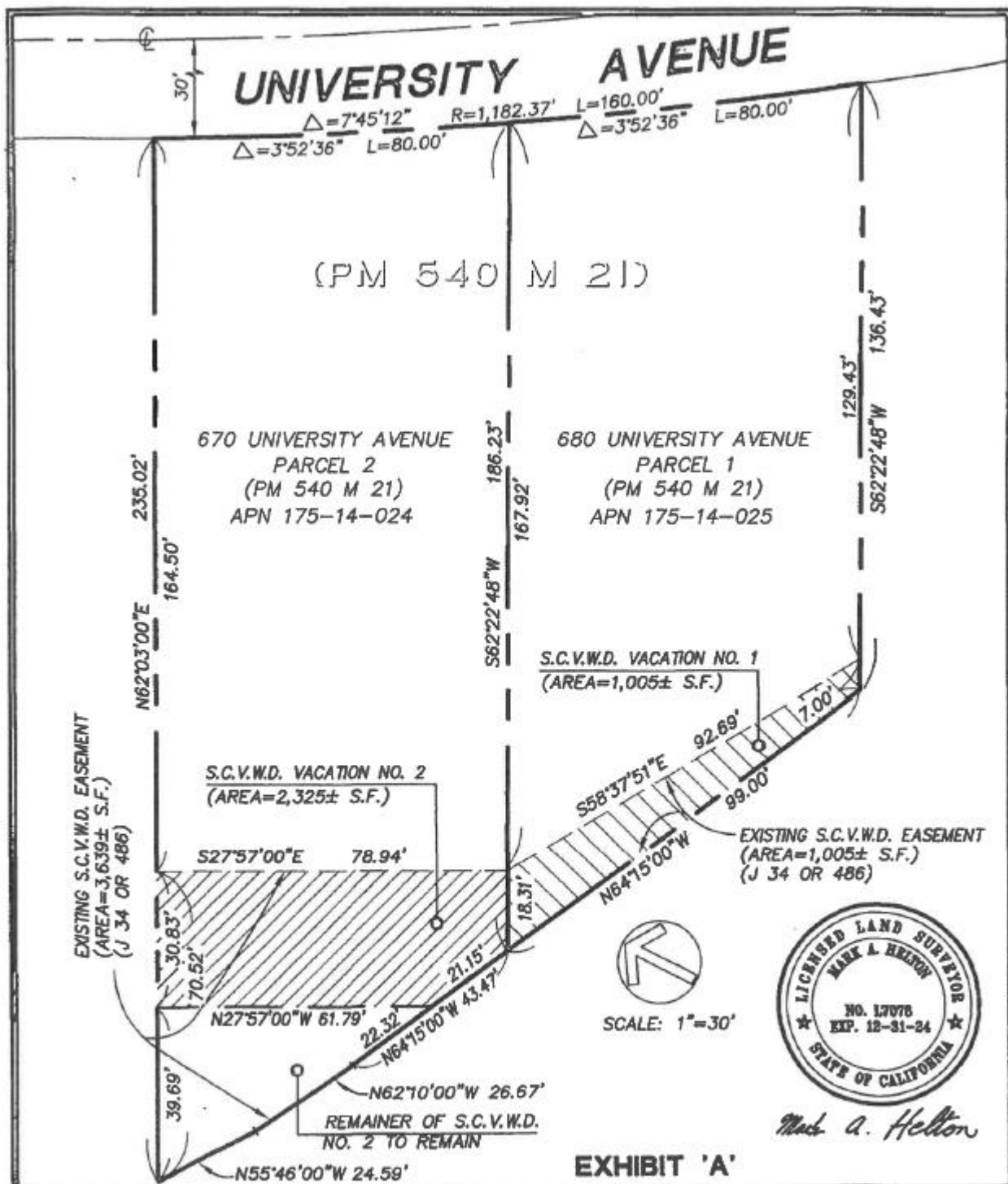
Thence, along said southeasterly boundary of said Easement and said Parcel 2, South 62°22'48" West, 18.31 feet, to the **POINT OF BEGINNING**.

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.**

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**