

**RECORDING REQUESTED BY:**

**MAIL TAX STATEMENT  
AND WHEN RECORDED MAIL DOCUMENT TO:**

Santa Rosa Elementary School District  
110 Stony Point Rd, Suite 210  
Santa Rosa, Ca 95401

Space Above This Line for Recorder's Use Only

A.P.N.: 009-043-004-000  
Free Recording - Government Code 2383  
R&T 11922 Deed to Public Agency, -0-  
Transfer Tax Due

**GRANT DEED**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$0.00; CITY TRANSFER TAX \$0.00;

- 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 **Santa Rosa**, and
- Exempt from transfer tax; Reason:
- Survey Monument Preservation Fee

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**Santa Rosa High School District who acquired title as Santa Rosa City Schools District of Sonoma County, California, FKA, Santa Rosa School District,**

hereby GRANT(s) to **Santa Rosa Elementary School District**

the following described property in the City of **Santa Rosa**, County of **Sonoma**, State of **California**:

**PARCEL 1:**

**BEGINNING AT A POINT IN NORTH STREET WHICH IS S. 2° 13' W. 107.42 FEET FROM THE CITY MONUMENT LOCATED AT THE INTERSECTION OF THE CENTER LINES OF NORTH AND FIFTH STREETS IN SAID CITY OF SANTA ROSA. THENCE FROM SAID POINT OF BEGINNING AND ALONG THE CENTER LINE OF NORTH STREET N. 2° 13' E. 662.62 FEET TO THE NORTH LINE OF COLLEGE AVE., THENCE ALONG THE NORTH LINE OF COLLEGE AVE. N. 88° W. 662.50 FEET TO THE EAST LINE OF KING STREET; THENCE S. 2° 08' W. 660.0 FEET TO THE NORTH LINE OF A TRACT OF LAND FORMERLY OWNED BY J. A. HARDIN; THENCE ALONG THE NORTH LINE OF HARDIN TRACT S. 87° 47' E. 307.50 FEET TO THE NORTHWESTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN DEED FROM THE BOARD OF TRUSTEES OF THE COURT HOUSE SCHOOL DISTRICT TO THE PRESIDENT AND BOARD OF TRUSTEES OF THE PACIFIC METHODIST COLLEGE, DATED JUNE 21, 1887; THENCE S. 30° 04' E. ALONG THE WESTERLY LINE OF LAST MENTIONED TRACT 68.3 FEET TO THE NORTH LINE OF FIFTH STREET; THENCE ALONG THE NORTH LINE OF FIFTH STREET N, 59° 49' E. 107.76 FEET; THENCE LEAVING SAID NORTH LINE S. 87° 47' E. 226.55 FEET TO THE POINT OF BEGINNING SAVING AND EXCEPTING ALL THAT PORTION OF ABOVE DESCRIBED TRACT THAT IS NOW USED FOR STREET PURPOSES.**

**EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN THE DEED TO FRANK F. DOYLE, RECORDED APRIL 5, 1926 IN BOOK 138 PAGE 113, OFFICIAL RECORDS, SONOMA COUNTY**

Mail Tax Statements To: **SAME AS ABOVE**

**ALSO EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN THE GRANT DEED TO THE CITY OF SANTA ROSA, A MUNICIPAL CORPORATION, RECORDED JULY 20, 1959 IN BOOK 1683 PAGE 648, OFFICIAL RECORDS, SONOMA COUNTY.**

**PARCEL 2:**

**ALL THAT PORTION OF LOTS 15, 16, 17 AND 18, BLOCK 4, AS NUMBERED AND DESIGNATED UPON THE "MAP OF L. F. CHINN'S ADDITION OF SANTA ROSA, SONOMA COUNTY, CALIFORNIA", ETC. FILED AUGUST 25, 1884, IN BOOK 1 OF MAPS, PAGE 25, SONOMA COUNTY RECORDS, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF FIFTH STREET WITH THE EASTERLY LINE OF NORTH STREET; THENCE FROM SAID POINT OF BEGINNING NORTHERLY ALONG THE EASTERLY LINE OF NORTH STREET, A DISTANCE OF 160.3 FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF THE PROPERTY DESCRIBED IN THE DEED FROM A. B. SWAIN AND WIFE, TO CYNTHIA ELIZA OTIS DATED MAY 29, 1895 AND RECORDED JULY 5, 1895 IN LIBER 161 OF DEEDS, AT PAGE 115, SONOMA COUNTY RECORDS; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PROPERTY 140 FEET, MORE OR LESS, TO THE SOUTHEASTERLY CORNER THEREOF, SAID CORNER BEING ON THE WESTERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILWAY COMPANY; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND AT A UNIFORM DISTANCE OF 30 FEET FROM THE CENTER LINE OF SAID RAILWAY, FOLLOWING THE CURVATURES THEREOF, TO THE NORTHERLY LINE OF FIFTH STREET; THENCE WESTERLY ALONG THE NORTHERLY LINE OF FIFTH STREET, 190.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.**

**EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN THE GRANT DEED TO THE CITY OF SANTA ROSA, A MUNICIPAL CORPORATION, RECORDED APRIL 27, 1984 INSTRUMENT NO. 84028068, OFFICIAL RECORDS, SONOMA COUNTY.**

**PARCEL 3:**

**BEGINNING AT THE NORTHWEST CORNER OF BLOCK NUMBER ONE (1) OF CHINN'S ADDITION; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID BLOCK, 100 FEET; THENCE AT RIGHT ANGLES EASTERLY TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE SANTA ROSA AND CARQUINEZ RAILROAD; THENCE NORTHERLY ALONG THE SAID RIGHT OF WAY LINE TO THE SOUTHERLY LINE OF COLLEGE STREET, THENCE WESTERLY ALONG THE SAID SOUTHERLY LINE OF THE SAID COLLEGE STREET 90 FEET TO THE POINT OF BEGINNING, BEING THE NORTHERLY 100 FEET OF LOTS NUMBERS 1 AND 2, AND THAT PORTION OF LOT NUMBER 3, LYING WESTERLY AND ADJOINING THE RIGHT OF WAY OF THE SAID SANTA ROSA AND CARQUINEZ RAILROAD.**

**SAVING AND EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:**

**ALL THAT PORTION OF LOTS 1, 2, AND 3 IN BLOCK 1 AS NUMBERED AND DESIGNATED ON THE "MAP OF L. F. CHINN'S ADDITION TO SANTA ROSA, SONOMA COUNTY, CALIFORNIA", ETC., DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 1; THENCE SOUTHERLY ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 50 FEET TO A POINT; THENCE AT RIGHT ANGLES EASTERLY TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE SANTA ROSA AND CARQUINEZ RAILROAD; THENCE NORTHERLY ALONG THE SAID RIGHT OF WAY LINE TO THE NORTHERLY LINE OF SAID BLOCK 1, THENCE WESTERLY ALONG THE NORTHERLY LINE OF BLOCK 1, 90 FEET TO THE POINT OF BEGINNING.**

**ALSO EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN THE GRANT DEED TO THE CITY OF SANTA ROSA, A MUNICIPAL CORPORATION, RECORDED, APRIL 27, 1984 INSTRUMENT NO. 84028068, OFFICIAL RECORDS, SONOMA COUNTY.**

**PARCEL 4:**

**COMMENCING AT A POINT ON THE EASTERLY, LINE OF NORTH STREET; BETWEEN FIFTH STREET AND COLLEGE AVENUE AT A POINT THEREON DISTANT 200.3 FEET NORTHERLY FROM THE NORTHEAST CORNER OF FIFTH AND NORTH STREETS, AS SHOWN UPON THE "MAP OF L. F. CHINN'S ADDITION TO THE CITY OF SANTA ROSA, SONOMA COUNTY, CALIFORNIA", FILED AUGUST 25, 1884 IN BOOK 1 OF MAPS, PAGE 25; THENCE NORTHERLY ALONG SAID LINE OF NORTH STREET 50 FEET TO A POINT; THENCE AT RIGHT ANGLES EASTERLY 117 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE 50 FEET, MORE OR LESS, TO A POINT WHICH WOULD INTERSECT THE LINE DRAWN EASTERLY AT RIGHT ANGLES FROM THE POINT OF COMMENCEMENT; THENCE WESTERLY ALONG SAID LINE AND AT RIGHT ANGLES TO NORTH STREET 128.50 FEET, MORE OR LESS, TO THE POINT OF COMMENCEMENT. BEING THE NORTHERLY PORTION OF LOTS NUMBERED 15, 16, AND 17 IN BLOCK 4, AND A PORTION OF THE ALLEY IN SAID BLOCK 4, AS SHOWN UPON THE MAP OF CHINN'S ADDITION TO THE CITY OF SANTA ROSA HEREINABOVE REFERRED TO.**

**EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN THE GRANT DEED TO THE CITY OF SANTA ROSA, A MUNICIPAL CORPORATION; RECORDED APRIL 27, 1984, INSTRUMENT NO. 84028068, OFFICIAL RECORDS, SONOMA COUNTY.**

**PARCEL 5:**

**ALL THAT PORTION OF LOTS 1, 2, AND 3, IN BLOCK 1 AS NUMBERED AND DESIGNATED ON THE "MAP OF L.F. CHINN'S ADDITION TO SANTA ROSA, SONOMA COUNTY, CALIFORNIA", ETC., DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 1; THENCE SOUTHERLY ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 50 FEET TO A POINT; THENCE AT RIGHT ANGLES EASTERLY TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE SANTA ROSA CARQUINEZ RAILROAD; THENCE NORTHERLY ALONG THE SAID RIGHT OF WAY LINE TO THE NORTHERLY LINE OF SAID BLOCK 1; THENCE WESTERLY ALONG THE NORTHERLY LINE OF BLOCK 1, 90 FEET TO THE POINT OF BEGINNING.**

**EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN THE GRANT DEED TO THE CITY OF SANTA ROSA, A MUNICIPAL CORPORATION; RECORDED APRIL 27, 1984, INSTRUMENT NO. 84028068, OFFICIAL RECORDS, SONOMA COUNTY.**

**PARCEL 6:**

**COMMENCING AT A POINT ON THE EASTERLY LINE OF NORTH STREET BETWEEN FIFTH STREET AND COLLEGE AVENUE, SAID POINT BEING NORTH 160.3 FEET FROM THE NORTHEAST CORNER OF THE INTERSECTION OF FIFTH STREET AND NORTH STREET, ACCORDING TO THE MAP OF L. F. CHINN'S ADDITION TO THE CITY OF SANTA ROSA, SONOMA COUNTY, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY, CALIFORNIA, ON AUGUST 25, 1884 IN BOOK 1, OF MAPS, PAGE 25; THENCE RUNNING NORTHERLY ALONG NORTH STREET A DISTANCE OF 40 FEET; THENCE AT RIGHT ANGLES EASTERLY A DISTANCE OF 128.50 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE RAILROAD**

**RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, FORMERLY SANTA ROSA AND CARQUINEZ RAILROAD; THENCE SOUTHERLY ALONG SAID RAILROAD RIGHT OF WAY A DISTANCE OF 40 FEET, MORE OR LESS, TO THE INTERSECTION OF A LINE EXTENDING FROM THE POINT OF BEGINNING AND AT RIGHT ANGLES TO NORTH STREET; THENCE WESTERLY A DISTANCE OF 140 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.**

**EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN THE GRANT DEED TO THE CITY OF SANTA ROSA, A MUNICIPAL CORPORATION; RECORDED APRIL 27, 1984, INSTRUMENT NO. 84028068, OFFICIAL RECORDS, SONOMA COUNTY**

**PARCEL 7:**

**BEGINNING AT A POINT ON THE WESTERLY LINE OF BLOCK 1, OF CHINN'S ADDITION TO THE CITY OF SANTA ROSA, DISTANT THEREON 100 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID BLOCK; THENCE SOUTHERLY ON THE SAID WESTERLY LINE OF SAID BLOCK, 40 FEET; THENCE AT RIGHT ANGLES EASTERLY TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE SANTA ROSA AND CARQUINEZ RAILROAD; THENCE NORTHERLY ALONG THE SAID RIGHT OF WAY LINE TO ITS INTERSECTION WITH A LINE WHICH IS PARALLEL TO AND DISTANT 100 FEET SOUTHERLY FROM THE NORTHERLY LINE OF THE SAID BLOCK 1; THENCE WESTERLY, ALONG THE SAID PARALLEL LINE TO THE POINT OF BEGINNING.**

**BEING PORTIONS OF LOTS 1, 2 AND 3, OF THE SAID BLOCK 1, AS NUMBERED AND DESIGNATED UPON THE MAP ENTITLED "MAP OF L. F. CHINN'S ADDITION TO SANTA ROSA, SONOMA, CO., CAL.", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY, CALIFORNIA, ON AUGUST 25, 1884, IN BOOK 1 OF MAPS, PAGE 25, SONOMA COUNTY RECORDS.**

**EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN THE GRANT DEED TO THE CITY OF SANTA ROSA, A MUNICIPAL CORPORATION; RECORDED APRIL 27, 1984, INSTRUMENT NO. 84028068, OFFICIAL RECORDS, SONOMA COUNTY.**

**PARCEL 8:**

**THE SOUTH 40 FEET OF LOTS 1, 2, AND THAT PORTION OF LOT 3 LYING WEST OF THE RIGHT OF WAY OF THE SANTA ROSA AND CARQUINEZ RAILROAD IN BLOCK 1, AS NUMBERED AND DESIGNATED UPON THE MAP ENTITLED "MAP. OF L. F. CHINN'S ADDITION TO SANTA ROSA", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY, CALIFORNIA, ON AUGUST 25, 1884, IN BOOK 1 OF MAPS, PAGE 25, SONOMA COUNTY RECORDS.**

**EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN THE GRANT DEED TO THE CITY OF SANTA ROSA, A MUNICIPAL CORPORATION; RECORDED APRIL 27, 1984, INSTRUMENT NO. 84028068, OFFICIAL RECORDS, SONOMA COUNTY.**

**PARCEL 9:**

**COMMENCING AT A POINT ON THE EASTERLY LINE OF NORTH STREET BETWEEN FIFTH STREET AND COLLEGE AVENUE, SAID POINT BEING 250 FEET NORTH FROM THE NORTHEAST**

**CORNER OF THE INTERSECTION OF FIFTH STREET AND NORTH STREET; THENCE RUNNING EASTERLY, PARALLEL TO THE SOUTH LINE OF COLLEGE AVENUE AND AT RIGHT ANGLES TO NORTH STREET, 117 FEET TO A POINT 30 FEET FROM THE CENTER OF TRACK OF THE SANTA ROSA AND CARQUINEZ RAILROAD; THENCE NORTHERLY, FOLLOWING THE CURVE OF SAID RAILROAD, AT A UNIFORM DISTANCE OF 30 FEET FROM THE CENTER OF SAID TRACK TO THE NORTH LINE OF AN ALLEY; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID ALLEY, AND PARALLEL TO THE SOUTH LINE OF COLLEGE AVENUE, AND 20 FEET FROM THE SOUTH LINE OF SAID ALLEY TO THE EASTERLY LINE OF NORTH STREET; THENCE SOUTHERLY 10 FEET TO THE PLACE OF BEGINNING, BEING THE NORTHERLY ONE-HALF OF THE PART OF AN ALLEY LYING WEST OF THE AFORESAID RAILROAD, NORTH OF LOTS 15 AND 16, IN BLOCK 4, AS NUMBERED AND DESIGNATED UPON THE MAP ENTITLED "MAP OF L. F. CHINNS' ADDITION TO SANTA ROSA, SONOMA CO., CAL.", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY, CALIFORNIA, ON AUGUST 25, 1884, IN BOOK 1 OF MAPS, PAGE 25, SAID ALLEY HAVING BEEN ABANDONED BY THE CITY COUNCIL OF THE CITY OF SANTA ROSA, AT THEIR REGULAR MEETING MARCH 9, 1897, AND CONVEYED BY LEWIS F. CHINN TO CHARLES W. OTIS, AND BY HIM CONVEYED TO CYNTHIA ELIZA OTIS, HIS WIFE, AS SHOWN BY THE RECORDS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA.**

**EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN THE GRANT DEED TO THE CITY OF SANTA ROSA, A MUNICIPAL CORPORATION; RECORDED APRIL 27, 1984, INSTRUMENT NO. 84028068, OFFICIAL RECORDS, SONOMA COUNTY.**

**PARCEL 10:**

**ALL THAT PORTION OF NOW ABANDONED "NORTH STREET" BOUNDED ON THE NORTH BY COLLEGE AVENUE AND ON THE SOUTH BY FIFTH, STREET, WHICH MAY PASS TITLE BY THE PRESUMPTION OPERATION OF LAW, UPON THE VACATION OF SAID STREET PURSUANT TO CALIFORNIA CIVIL CODE 831, TO THE OWNER OF APN 009-043-004-000.**

Dated: June 15, 2026

**Santa Rosa High School District**

\_\_\_\_\_  
**Lisa August Hulme, Interim Superintendent**

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 \_\_\_\_\_ )SS

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public, 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.

*This area for official notarial seal.*

\_\_\_\_\_  
Notary Signature