

CLTA GUARANTEE FORM NO. 6 (06-05-14) CHAIN OF TITLE GUARANTEE

North American Title Insurance Company

Guarantee No.: 55913-20-00296

Amount of Liability: \$1,000.00

Date of Guarantee: April 10, 2020 at 07:00 AM

Fee: \$150.00

SCHEDULE A

1. Name of Assured: Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996
2. The Land referred to in this Guarantee is described as follows:

PORTION OF HERMOSA AVENUE, AS SHOW ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE" FILED IN THE OFFICE OF THE RECORDER OF SAN MATO COUNTY, STATE OF CALIFORNIA ON AUGUST 6, 1907, IN BOOK 5, OF MAPS, PAGE 19, BEING MORE PARTICUALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF HERMOSA AVENUE, WITH THE EASTERLY LINE OF MIRAMAR DRIVE, AS SAID LINES ARE SHOWN THE ABOVE MENTIONED MAP, THENCE NORTH 24° 30' 00" WEST A DISTNACE OF 21.29 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET, A DELTA OF 21° 06' 51", AN ARC LENGHT OF 13.82 FEET, AND A CHORD WHICH BEARS NORTH 57° 34' 57" EAST HAVING A CHORD DISTANCE OF 13.74 FEET TO A POINT ON A LINE; THENCE NORTH 65° 52' 02" EAST A DISTANCE OF 79.95 FEET; THENCE NORTH 24° 45' 14" WEST A DISTANCE OF 27.33 FEET TO THE NORTH LINE OF HERMOSA AVENUE; THENCE ALONG SAID NORTH LINE 65° 30' 00" EAST A DISTANCE OF 159.99 FEET TO A POINT N THE SUBDIVISON BOUNDARY; THENCE ALONG SAID BOUNDARY LINE SOUTH 63° 45' 00" EAST A DISTANCE OF 64.57 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE SOUTH 65° 30' 00" WEST A DISTANCE OF 294.27 FEET TO THE POINT OF BEGINNING.

APN: 048-076-140 JPN: 048-007-075-02-01

3. This Guarantee does not cover:
 - a. Taxes, assessments, and matters related thereto.
 - b. Instruments, proceedings, or other matters which do not specifically describe said Land.

4. ASSURANCES:

According to the Public Records as of the Date of Guarantee,

- a. Brad J. Lucas and Melanie Lucas, husband and wife as community property with right of survivorship purportedly acquired an estate or interest in the Land pursuant to a Grant Deed
- b. Matters affecting the interest described in Paragraph 4a recorded subsequent to January 1, 2007 are shown in Schedule B

SCHEDULE A
(Continued)

North American Title Insurance Company

Emilio Fernandez

President

By



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SCHEDULE B

1. Quitclaim Deed

Grantor: Lyle S. Church successor trustee of the Lyle and Patricia Church Family Trust dated October 19, 1999

Grantee: Kevin E. and Lisa S. Ryan, husband and wife as community property
Recorded June 06, 2007 as Instrument No. 2007-087100

2. A Document entitled "Judgment After Trial Superior Court of California County of San Mateo Case No. CIV464335 Kevin E. Ryan and Lisa S. Ryan, Plaintiffs, vs. Kymco, Inc.; and Does 1 Through 100, inclusive, Defendants" Confirming Title into Plaintiffs, Recorded September 5, 2008 as Document No. 2008-101538.

3. Grant Deed

Grantor: Kevin E. Ryan and Lisa S. Ryan, husband and wife as community property with right of survivorship

Grantee: Erica Steiner, Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996 and Sandra P. Mclver, Trustee of The Sandra P. Mclver Trust Agreement dated May 17, 1991, as tenants in common
Recorded April 29, 2015 as Instrument No. 2015-043005

4. Quitclaim Deed

Grantor: Sandra P. Mclver, Trustee of the Sandra P. Mclver Trust Agreement dated May 17, 1991

Grantee: Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996
Recorded June 12, 2015 as Instrument No. 2015-060811

5. Grant Deed

Grantor: Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996

Grantee: Brad J. Lucas and Melanie Lucas, husband and wife as community property with right of survivorship
Recorded March 18, 2020 as Instrument No. 2020-024263

SCHEDULE B

(Continued)

6. Correction Grant Deed

Grantor: Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996

Grantee: Brad J. Lucas and Melanie Lucas, husband and wife as community property with right of survivorship

Recorded June 11, 2020 as Instrument No. 2020-054201

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North American Title Insurance Company

Guarantee No.: 55913-20-00296

Amount of Liability: \$1,000.00

Date of Guarantee: April 10, 2020 at 07:00 AM

Fee: \$150.00

EXHIBIT A

The land referred to in this Policy is described as follows:

PORTION OF HERMOSA AVENUE, AS SHOW ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE" FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON AUGUST 6, 1907, IN BOOK 5, OF MAPS, PAGE 19, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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APN: 048-076-140 JPN: 048-007-075-02-01

The Doma Family of Companies

FACTS	WHAT DOES THE DOMA FAMILY OF COMPANIES DO WITH YOUR PERSONAL INFORMATION?		
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some, but not all, sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.		
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: <ul style="list-style-type: none"> Social Security number and income Transaction history and payment history Purchase history and account balances 		
How?	All financial companies need to share customers’ personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers’ personal information, the reasons the Doma Family of Companies chooses to share, and whether you can limit this sharing.		
Reasons we can share your personal information		Does Doma share?	Can you limit this sharing?
For our everyday business purposes Such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus		Yes	No
For our marketing purposes To offer our products and services to you		Yes	No
For joint marketing with other financial companies		No	We don’t share
For our affiliates’ everyday business purposes Information about your transactions and experiences		Yes	No
For our affiliates’ everyday business purposes Information about your creditworthiness		No	We don’t share
For our affiliates to market to you		No	We don’t share
For nonaffiliates to market to you		No	We don’t share
Questions?	Call 1 (650) 419-3827		

Other important information

*California Residents – Effective January 1, 2020, the California Consumer Privacy Act allows California residents, upon a verifiable consumer request, to request that a business that collects consumers’ personal information give consumers access, in a portable and (if technically feasible) readily usable form, to the specific pieces and categories of personal information that the business has collected about the consumer, the categories of sources for that information, the business or commercial purposes for collecting the information, and the categories of third parties with which the information was shared. California residents also have the right to submit a request for deletion of information under certain circumstances. If a business does not produce the information or delete the consumer’s personal information as requested, it must provide an explanation in terms of the exemptions and exceptions provided under the CCPA. To contact us with questions about our compliance with the CCPA, call 1 (650) 419-3827 or email info@statestitle.com.

Who we are	
Who is providing this notice?	The Doma Family of Companies (identified below), which offers title insurance and settlement services.
What we do	
How does Doma protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secure files and buildings.
How does Doma collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • Apply for insurance; • Apply for financing; • Give us your contact information • Provide your mortgage information • Show your government-issued ID <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes – information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing.</p>
What happens when I limit sharing for an account I hold jointly with someone else?	Your choices will apply to everyone on your account – unless you tell us otherwise.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies.
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • Nonaffiliates we share with can include collection agencies, IT service providers, companies that perform marketing services on our behalf, and consumer reporting agencies.
Joint marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • Doma doesn't jointly market.

The Doma Family of Companies consists of the following entities:

Doma Holdings, Inc.

States Title, LLC

States Title Agency, Inc.

Spear Agency Acquisition Inc.

Title Agency Holdco, LLC.

States Settlement Services, Inc.

NASSA LLC

North American Title Insurance Company

North American Title Agency, Inc.

North American Title Company, Inc.

North American Title Company

North American Title Company, LLC

North American Asset Development, LLC

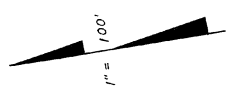
North American Services, LLC

North American Title, LLC

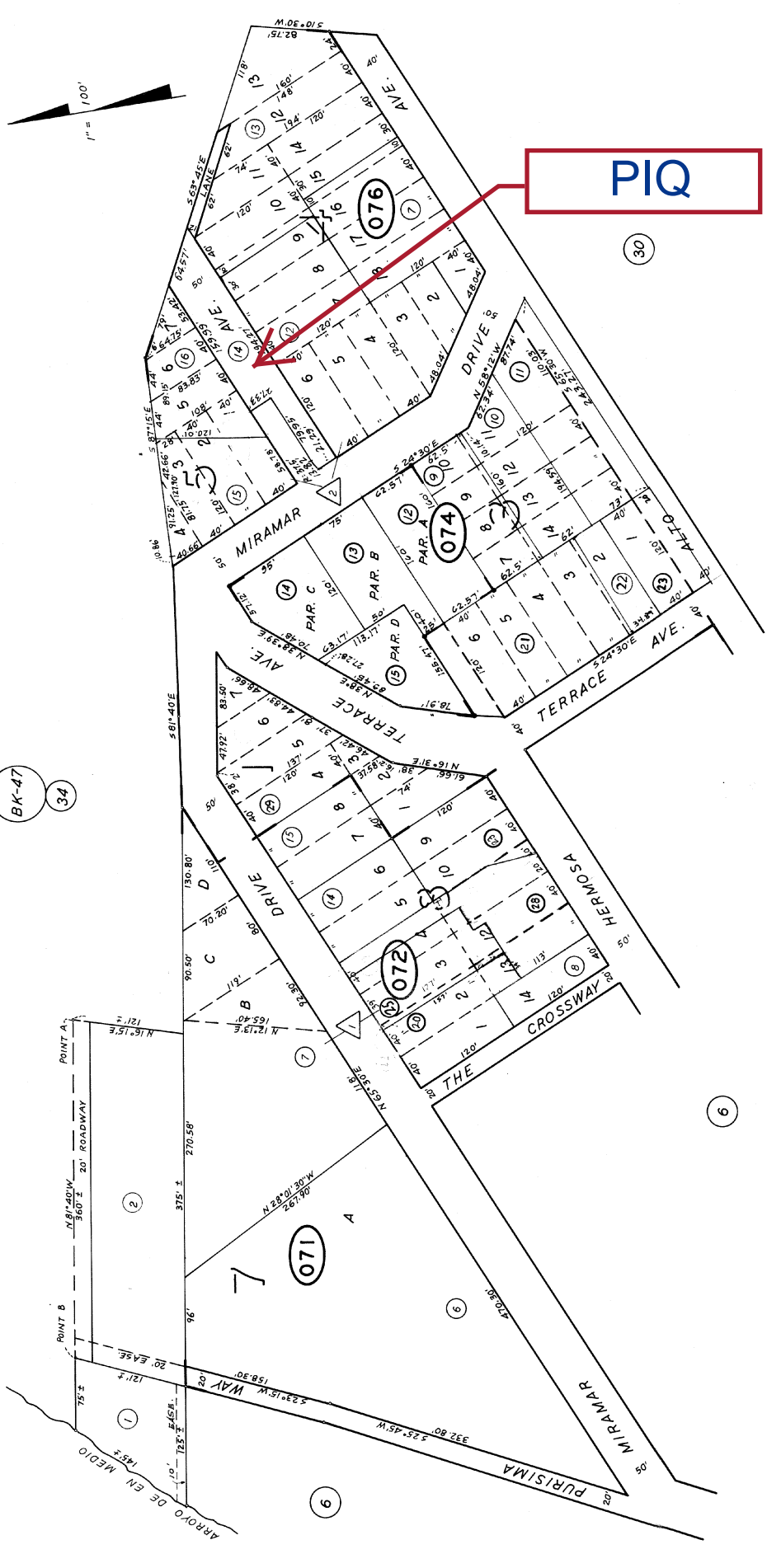
North American Title Company of Colorado

48-7

TAX CODE AREA



BK-47
34



PIQ

- △ PARCEL MAP VOL 66/97-98
- △ 1 MIRAMAR TERRACE RSM 4/12
- △ 2 SUB OF BLOCK 10 MIRAMAR TERRACE RSM 5/19