

RECORDING REQUESTED BY:
Fidelity National Title Company
Escrow No.: 05-6000478-JS
Locate No.: CAFNT0934-0934-0006-0006000478
Title No.: 05-6000478

**When Recorded Mail Document
and Tax Statement To:**
James Hanks
220 Cadillac Drive,
Sacramento, Ca. 95825

0503114

CERTIFIED TO BE A TRUE COPY OF DOCUMENT
RECORDED 3-3-2005 INSTRUMENT NO.
2037 BOOK 20050303 PAGE
COUNTY RECORDS.
FIDELITY NATIONAL TITLE INSURANCE CO.
BY [Signature]

APN: 012-0054-006

GRANT DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$374.00 City Tax \$938.40

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of Sacramento,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Timothy D. Unruh, an unmarried man

hereby GRANT(S) to James Hanks and Sharon Hanks, husband and wife as joint tenants
the following described real property in the City of Sacramento, County of Sacramento, State of California:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: February 24, 2005

[Signature]
Timothy D. Unruh

STATE OF CALIFORNIA
COUNTY OF Sacramento
ON 2-24-2005 before me,
the undersigned Notary Public personally appeared
Timothy D. Unruh



personally known to me (or 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.

Witness my hand and official seal.

Signature [Signature]

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED

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EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Lot 12, Block 12 of Maple Park, according to the Amended Plat thereof, filed in the office of the Recorder of Sacramento County on May 26, 1910 in Book 10 of Maps, Map 39.

Excepting therefrom that portion of Lot 2, Block 12, described as beginning at the Northwest corner of said Lot 2 and running thence from the point of beginning by a curve to the left having a radius of 120 feet, and whose chord bears S. 18° 57' W. to its intersection with the division line common to Lots 1 and 2 of said Block 12; thence S. 80° 45' W. 6.80 feet along the division line common to Lots 1 and 2 of said Block 12 to the Easterly line of 20th Street, thence N. 9° 15' W. 40 feet along the Easterly line of said 20th Street to the point of beginning.

Initials: _____

0503116

H-050007324



CITY OF SACRAMENTO
PLANNING & BUILDING DEPARTMENT
BUILDING DIVISION
www.cityofsacramento.org

Help Line: 1-916-808-5656 OR 1-866-EZ-PERMIT
Inspection: 1-916-808-5191



Downtown Permit Center
1231 I Street, Suite 200, Sacramento, CA 95814

North Permit Center
2101 Arena Blvd., Suite 200, Sacramento, CA 95834

PRELIMINARY RESIDENTIAL APPLICATION

1-916-808-5656 OR 1-866-EZ-PERMIT

DUPLEX
012-0054-006

2789-2793 DUPLEX FREEPORT BLVD.

BUILDING SITE ADDRESS SUITE INSP. AREA

012 0054 006

ASSESSOR'S PARCEL NO. COMMUNITY PLAN NO. PLAN CHECK NO.

NAME OF APPLICANT	ADDRESS	ZIP CODE	PHONE #	FAX #
JAMES HANKS	7475 CARMEN	95822	601-9105	929-8362
PROPERTY OWNER				
JAMES HANKS				
LICENSED CONTRACTOR		LICENSE #: 791151		
ARCHITECT/ENGINEER				

No. of Stories	No. of Rooms	Roof Covering	Area 1 st Floor	Total Area	Garage Area	Patio Area
7	6					

THIS PERMIT IS FOR:

- BUILDING MECHANICAL PLUMBING ELECTRICAL SITE FIRE

NATURE OF WORK IN DETAIL

10135AMP

HVAC INSTALL & PANEL CHANGE OUT - DRY WALL - KITCHEN REMODEL - BATH REMODEL

\$ 30,000.00
VALUATION

- METROSCAN PROPERTY PROFILE -
Sacramento (CA)

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OWNERSHIP INFORMATION

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Parcel Number :012 0054 006 0000
 Owner :Unruh Timothy D
 CoOwner :
 Site Address :2789 Freeport Blvd Sacramento 95818
 Mail Address :115 Cascade Falls Dr Folsom Ca 95630
 Telephone :Owner: Tenant:

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SALES AND LOAN INFORMATION

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Transferred :03/09/1993 Loan Amount :
 Document # :1560 Lender :
 Sale Price : Loan Type :
 Deed Type :Quit Claim Interest Rate :
 % Owned :100 Vesting Type :

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ASSESSMENT AND TAX INFORMATION

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Land :\$9,987 Exempt Type :
 Structure :\$20,161 Exempt Amount :
 Other : Tax Rate Area :03005
 Total :\$30,148 04-05 Taxes :\$467.40
 % Improved :67

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PROPERTY DESCRIPTION

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Map Grid :297 D7 Recorder's Bk-Pg:010-39
 Census :Tract:23.00 Block:2
 Zoning :R1 City R1... Single Family
 Land Use :A2B00A Res,Duplex
 Sub/Plat :Maple Park Amd
 Legal :MAPLE PARK AMD BLOCK 12 LOT 12

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DISTRICT INFORMATION

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Elem School: Fire :
 High School: Sacramentounified Park/Rec :
 Com College: Los Rios Water : Co

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PROPERTY CHARACTERISTICS

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TotalRms :7	Other Rms :	Lot Acres :.12	Appliance:None
Bedrooms :3	Patio :Yes	Lot SqFt :5,227	Units :2
Bathrms :2.00	Stories :1	Bldg SqFt :1,413	Cnt1Ht/AC:None
DiningRm :	Fireplace :Yes	Addition SF :180	Foundatn :
FamilyRm :	Spa/HotTub :No	Garage SF :432	1st FlrSF:1,233
Utility :	Year Built :1935	BsmtTotSF :	2nd FlrSF:
Pool :No	Roof Type :Composition		

Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.