

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO
City of Milpitas Housing Authority
455 E. Calaveras Blvd.
Milpitas, California, 95035
Attn: Thomas Williams

EXEMPT FROM RECORDING FEE PER
CA GOVERNMENT CODE §§ 6103, 27383

Above Space for Recorder's Use Only

GRANT DEED

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Milpitas Economic Development Corporation, a public benefit corporation (the "Grantor") hereby grants to the Milpitas Housing Authority, a public body corporate and politic (the "Grantee") all that real property in the City of Milpitas, County of Santa Clara of the State of California, known as APN 086-22-029, -030 and described in Exhibit 1 attached hereto and incorporated herein by this reference.

The Grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the Grantee or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of this ____ day of July, 2012.

Grantor:

Milpitas Economic Development Corporation, a public benefit corporation,

By: _____
Thomas C. Williams, President

On July ___, 2012 before me, _____, (here insert name and title of the officer), personally appeared Thomas C. Williams, who provided 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.

Signature _____

(This area for official notarial seal)

MAIL TAX STATEMENTS TO ADDRESS AS SHOWN ABOVE

EXHIBIT 1

Legal Description

APN: 086-22-029, -030

PARCEL ONE:

A PORTION OF THE MILPITAS RANCHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY LINE OF MAIN STREET, ALSO KNOWN AS THE STATE HIGHWAY LEADING FROM SAN JOSE TO MILPITAS, AS THE SAME EXISTED PRIOR TO WIDENING, AT THE WESTERLY CORNER OF THE 1 ACRE TRACT OF LAND CONVEYED TO ANGELO TORRES, ET UX, BY DEED RECORDED MAY 24, 1929 IN BOOK 468 OF OFFICIAL RECORDS, PAGE 50, SANTA CLARA COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING, SOUTH 8° 58' 30" WEST, ALONG SAID LINE OF MAIN STREET TO THE INTERSECTION THEREOF WITH A LINE DRAWN PARALLEL WITH THE DISTANT 105.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF THE 1 ACRE TRACT SO CONVEYED TO TORRES; THENCE SOUTH 84° 28' EAST, ALONG SAID PARALLEL LINE TO THE INTERSECTION THEREOF WITH THE WESTERLY LINE OF THE LANDS OR RIGHT OF WAY OF THE CENTRAL PACIFIC RAILROAD COMPANY; THENCE NORTH 3° 22' WEST, ALONG SAID WESTERLY LINE TO THE INTERSECTION THEREOF WITH THE SOUTHERLY LINE OF SAID 1 ACRE TRACT; THENCE NORTH 84° 28' WEST, ALONG SAID SOUTHERLY LINE, 345.85 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

PORTION OF THE MILPITAS RANCHO, DESCRIBED AS FOLLOWS:

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

A.P.N.: 086-22-029 and 086-22-030

BEGINNING ON THE EASTERLY LINE OF MAIN STREET, ALSO KNOWN AS THE STATE HIGHWAY LEADING FROM SAN JOSE TO MILPITAS, AS THE SAME EXISTED PRIOR TO WIDENING AT THE WESTERLY CORNER OF THE 1 ACRE TRACT OF LAND CONVEYED TO ANGELO TORRES, ET UX, BY DEED RECORDED MAY 24, 1929 IN BOOK 468 OF OFFICIAL RECORDS, PAGE 50; THENCE FROM SAID POINT OF BEGINNING, SOUTH 8° 58' 30" WEST, ALONG SAID LINE OF MAIN STREET, 202.70 FEET; THENCE EASTERLY IN A DIRECT LINE, 393 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF THE LANDS OR RIGHT OF WAY OF THE CENTRAL PACIFIC RAILROAD COMPANY, WHICH BEARS SOUTH 3° 22' EAST 208.10 FEET FROM THE SOUTHEASTERLY CORNER OF SAID 1 ACRE TRACT OF LAND; THENCE NORTH 3° 22' WEST, ALONG SAID WESTERLY LINE, 208.10 FEET TO SAID SOUTHEASTERLY CORNER; THENCE NORTH 84° 28' WEST ALONG THE SOUTHERLY LINE OF SAID 1 ACRE TRACT OF LAND, 345.85 FEET TO THE POINT OF BEGINNING.

EXCEPTING THERFROM THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE MILPITAS RANCHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY LINE OF MAIN STREET, ALSO KNOWN AS THE STATE HIGHWAY LEADING FROM SAN JOSE TO MILPITAS, AS THE SAME EXISTED PRIOR TO WIDENING, AT THE WESTERLY CORNER OF THE 1 ACRE TRACT OF LAND, CONVEYED TO ANGELO TORRES, ET UX, BY DEED RECORDED MAY 24, 1929 IN BOOK 468 OF OFFICIAL RECORDS, PAGE 50, SANTA CLARA COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING, SOUTH W 8° 58' 30" WEST, ALONG SAID LINE OF MAIN STREET TO THE INTERSECTION THEREOF WITH A LINE DRAWN PARALLEL WITH THE DISTANT 105.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF THE 1 ACRE TRACT SO CONVEYED TO TORRES; THENCE SOUTH 84° 28' EAST, ALONG SAID PARALLEL LINE TO THE INTERSECTION THEREOF WITH THE WESTERLY LINE OF THE LANDS OR RIGHT OF WAY OF THE CENTRAL PACIFIC RAILROAD COMPANY; THENCE NORTH 3° 22' WEST, ALONG SAID WESTERLY LINE TO THE INTERSECTION THEREOF WITH THE SOUTHERLY LINE OF SAID 1 ACRE TRACT; THENCE NORTH 84° 28' WEST, ALONG SAID SOUTHERLY LINE, 345.85 FEET TO THE POINT OF BEGINNING, AS DESCRIBED IN THE DEED DATED JANUARY 27, 1972 FROM JACK E. JOHNS, ET UX, TO SHAYA YURFEST, ET AL. RECORDED FEBRUARY 15, 1972 IN BOOK 9703 OF OFFICIAL RECORDS, PAGE 481.

CERTIFICATE OF ACCEPTANCE
(Pursuant to Government Code Section 27281 et seq.)

This is to certify that the interest in real property conveyed by the Grant Deed dated July ____, 2012 from the Milpitas Economic Development Corporation, a public benefit corporation to the Milpitas Housing Authority, a public body corporate and politic (“MHA”), is hereby accepted on July ____, 2012, by the undersigned officer or agent on behalf of MHA pursuant to authority conferred by action of the Commission of the MHA adopted at its July 25, 2012 meeting, and that the MHA Commission consents to the recordation of said document in the Office of the Recorder of Santa Clara County, State of California, by its duly appointed officer or agent.

DATED: _____, 2012

MILPITAS HOUSING AUTHORITY

Thomas C. Williams
Executive Director

ACKNOWLEDGMENT

State of California
County of Santa Clara

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 on 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.

Signature _____