

PREPARED FOR:

Peggy L. Bennington
Law Offices of Peggy L. Bennington
409 Throckmorton Ave.
Mill Valley, CA 94941

PROPERTY ADDRESS:

Effective Date: Tuesday, May 14, 2019

331 BRET HARTE RD
SAN RAFAEL, CA 94901-5252

A review of recorded documents in the county where the subject property is located that purport to convey an interest in the subject property indicate that as of the Effective Date of this Marital Property Report title is vested as:

**SEAN T.W. BOYD, AN UNMARRIED MAN AND JOAN A. VALLIANT, AN UNMARRIED WOMAN,
AS JOINT TENANTS**

DISCLAIMER AND LIMITATION OF LIABILITY

Marital Property Reports and legal descriptions prepared by CentRealTech, Inc. are based on publically available documents that have been organized and indexed to facilitate a search of those records. There is no assurance that Marital Property Reports and/or Legal Descriptions are complete or accurate. They may fail to identify recorded documents that impact the subject real property or named individuals and may include and/or refer to recorded documents that do not create interests in the subject real property.

Therefore, while reasonable efforts are made to create an accurate and complete product, the information included in Marital Property Reports and Legal Descriptions is not guaranteed, is not subject to claim, and no liability is assumed hereby. If you desire that liability be assumed, there are insured title products that can be obtained from title insurers and include an insured title search. Those products are sold at much higher prices to reflect the risk that they might not be complete or accurate. As part of the consideration for the purchase of a Marital Property Report or Legal Description, purchaser agrees that CentRealTech's sole liability for any loss or damage arising by any error or omission shall be limited to the cost of the product. Purchaser recognizes and accepts this limitation of liability notwithstanding the fee charged for the products is nominal in relation to the potential damages or liabilities arising from an error or omission in the product.

TITLE

The below information is based on a review of recorded documents in the county where the subject property is located that purport to convey an interest in the subject property. The period covered begins when either of two identified parties first acquired an interest in the subject property through the date when neither owned an interest in the property or the date of this MPR. The most recently recorded instrument is highlighted in **GREEN**.

1. Document Type: GRANT DEED
Dated: 05/07/2019
Instrument No.: [2019-15556](#) Recorded Date: 05/09/2019
Grantor: ALYSSA YEOMANS ABBEY, TRUSTEE OF THE
SYMONS/ABBAY LIVING TRUST DATED APRIL 19, 2016
Grantee: SEAN T.W. BOYD, AN UNMARRIED MAN AND JOAN A.
VALLIANT, AN UNMARRIED WOMAN, AS JOINT TENANTS

 2. Document Type: TRUST TRANSFER DEED
Dated: 01/09/2019
Instrument No.: [2019-3001](#) Recorded Date: 02/01/2019
Grantor: ALYSSA Y. ABBEY
Grantee: ALYSSA YEOMANS ABBEY, TRUSTEE OF THE
SYMONS/ABBAY LIVING TRUST DATED APRIL 19, 2016

 3. Document Type: GRANT DEED
Dated: 10/04/2013
Instrument No.: [2013-71292](#) Recorded Date: 11/20/2013
Grantor: BONNIE NIXON, AN UNMARRIED WOMAN
Grantee: JONATHAN R. SYMONS AND ALYSSA Y. ABBEY, HUSBAND
AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF
SURVIVORSHIP
- Document Type: AFFIDAVIT - DEATH OF SPOUSE
Instrument No.: [2019-0003000](#)
Recorded Date: 02/01/2019

FINANCIAL LIENS AND ENCUMBRANCES

The below information is based on a review of recorded documents in the county where the subject property is located along with other public information and reflects Liens and Encumbrances that have a specific financial component. The period covered is the same as above. Documents highlighted in **RED** DO NOT appear to have been released, reconveyed, satisfied, or canceled as of the date of this MPR.

1. Document Type: Mortgage/Deed of Trust
Instrument No.: [10/13/2015](#) Recorded Date: 2015-48911
Loan Amount: \$1,312,500.00
Trustor/Mortgagor: JONATHAN R. SYMONS AND ALYSSA Y. ABBEY, HUSBAND
AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF
SURVIVORSHIP

THE ABOVE DEED OF TRUST WAS PAID OFF WHEN THE NEW OWNER PURCHASED PROPERTY ON MAY 9, 2019 SINCE THE DEED TRANSFERRING PROPERTY WAS A FULL VALUE DEED. RECONVEYANCE HAS PROBABLY NOT HAD ENOUGH TIME TO RECORD.

OTHER LIENS AND ENCUMBRANCES

The below information is based on a review of recorded documents in the county where the subject property is located along with other public information and reflects Liens and Encumbrances that are not included in the section above. Items listed below are those that were recorded during the period beginning when either of two identified parties first acquired an interest in the subject property through the date when neither owned an interest in the property or the date of this MPR. Documents highlighted in **RED** DO NOT appear to have been released, reconveyed, satisfied, or canceled as of the date of this MPR. To learn more about the types of Liens and Encumbrances included in this Section please click [here](#).

1. Document Type: POWER OF ATTORNEY -
SPECIAL
Instrument No.: [2019-15557](#)
Recorded Date: 5/9/2017

REAL PROPERTY TAXES

The Assessment Rolls of the Tax Assessor's office in the County where the property is located shows:

Parcel ID:	013-181-06
Fiscal	2018-2019
1 st Installment	\$8,934.02 PAID
2 nd Installment	\$8,934.02 PAID

Assessment Info:

Land	\$1,077,360
Improvements	\$716,444
Exemptions	[\$7,000]
Total	\$1,786,804

The above does not reflect Supplemental, Escape, Redemption, or other taxes that may be assessed in the future but impact the period covered by this Marital Property Report. For more information, please contact the local tax collector.

LEGAL DESCRIPTION

A search of the Public Record shows the land referred to in this Report is described as follows:

The land referred to is situated in the County of Marin, City of San Rafael, State of California, and is described as follows:

PARCEL ONE:

Beginning at a point that bears South 13° 22' East 119.3 feet from the Southwesterly corner of the land conveyed to William L. Courtwright by Deed dated July 22, 1907 and recorded August 1, 1907 in Book 103 of Deeds, at Page 375; thence South 87° 59' East 150.00 feet to the Northwestern corner of the land conveyed to W. Jimmy Fox and Sharon Fox, his wife, by Deed recorded September 27, 1971 in Book 2505 of Official Records, at Page 252; thence along the Westerly boundary thereof, South 2° 23' 37" East 120.403 feet to an angle point in said Westerly boundary line, said point being on the Northerly line of the land conveyed to Jack W. Skinner and Kathleen M. Skinner, his wife, by Deed recorded September 21, 1971 in Book 2503 of Official Records, at Page 621; thence along the last said line, South 84° 59' West 122.6 feet to a point on the Westerly line of land conveyed to J. Sheldon Brandenburger and Sharon F. Brandenburger, his wife, by Deed recorded August 20, 1970 in Book 2396 of Official Records, at Page 275; thence along the last named line, North 13° 32' West 140.19 feet to the point of beginning.

PARCEL TWO:

An Easement for egress, ingress, travel and installation of utilities over the following described Parcel:

Beginning at the Northwesterly corner of that certain Parcel of land conveyed to Charles E. Gillis, and his wife by Virgil C. Conklin and Ralph C. Conklin, by Deed dated September 21, 1959 and recorded in Book 1335 of Official Records, at Page 145; thence from said point of beginning, running along the Northerly boundary line of said Parcel of land, North 84° 59' East 20 feet; thence leaving said Northerly boundary line and running Southerly parallel with the Westerly boundary line of said Parcel of land to a point in the Northerly boundary line of a graded road; thence following said Northerly boundary line of said road, South 79° 56' West to the Southwesterly corner of said Parcel of land; thence along the Westerly boundary line of said Parcel of land, North 13° 32' West 63.8 feet, more or less, to the point of beginning.

PARCEL THREE:

An Easement for ingress, egress, travel and installation of utilities over the following described Parcel of land:

Beginning at a point which bears South 13° 32' East 259.49 feet from the Southwesterly corner of that certain Tract of land which was conveyed to William L. Courtwright by Jas L. Flood and wife, by Deed dated July 22, 1907 and recorded in Book 103 of Deeds, at Page 375; thence North 84° 59' East 20.0 feet; thence South 6° 11' East 37.35 feet; thence South 13° 32' East 75.25 feet to the Northerly line of the Parcel of land conveyed to Douglas L. Gillis, Et Ux., by Deed recorded December 31, 1959 in Book 1335 of Official Records, at Page 145; thence along said Northerly line, South 84° 59' West 15.17 feet to the Northwesterly corner of said Gillis Parcel; thence North 13° 32' West 113.00 feet to the point of beginning.

APN: 013-181-06

