



RECORDING REQUESTED BY

Chigago Title

WHEN RECORDED MAIL TO

NAME Walter Michael Russell

MAILING ADDRESS 1318 Powderhorn Way

CITY, STATE ZIP CODE Sacramento CA 95834

Sacramento County  
Donna Allred, Clerk/Recorder

Doc #	<b>202201140608</b>	Fees	\$26.00
1/14/2022	10:51:21 AM	Taxes	\$0.00
JRW	Electronic	PCOR	\$0.00
Titles	1	Paid	\$26.00
Pages	3		

73724016231-PCM

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

Quitclaim Deed

DOCUMENTARY TRANSFER TAX \$	0.00
EXEMPTION (R&T CODE)	11911
EXPLANATION	Gift
<i>J. Castro</i>	
Signature of Declarant or Agent determining tax	

Exempt from the fee imposed by the Building Homes & Jobs Act (SB2-2017) (GC 27388.1):

- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225 reached
- Exempt from the fee per GC 27388.1 (a) (1) document not related to real property

Failure to include an exemption reason will result in the imposition of the \$75 Building Homes and Jobs Act fee. Fees collected are deposited to the State and may not be available for refund.

**RECORDING REQUESTED BY  
Chicago Title Company  
WHEN RECORDED MAIL THIS  
DOCUMENT AND TAX STATEMENTS TO:**

Walter Michael Russell and Karina Elaine Russell  
1318 Powderhorn Way  
Sacramento, CA 95834

APN: 225-0823-010-0000  
Escrow No: TEL26836-LT144-AB  
Title No: 73721016231-PCM

Space above this line for Recorder's use

**QUITCLAIM DEED**

**THE UNDERSIGNED GRANTOR(S) DECLARE(S)**  
DOCUMENTARY TRANSFER TAX IS \$0.00, CITY TRANSFER TAX \$0.00  
 computed on full value of property conveyed, AND

R&T 11911 - Gift

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged,

**Walter Michael Russell, a single man and Karina Elaine Russell (who acquired title as Karina Elaine Smith), a single woman, as Joint Tenants**

do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

**Walter Michael Russell and Karina Elaine Russell, husband and wife as joint tenants**

the following described real property in the City of Sacramento, County of Sacramento, State of CALIFORNIA:

**For legal description of the real property herein, see Exhibit A attached hereto and made a part hereof.**

Commonly known as: 1318 Powderhorn Way, Sacramento, CA 95834

Dated: January 7, 2022

  
Walter Michael Russell

  
Karina Elaine Russell

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.

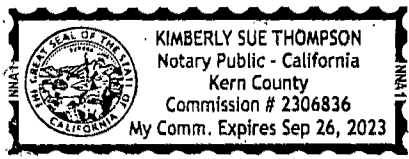
STATE OF CALIFORNIA )  
COUNTY OF Kern ) SS.

On January 8, 2022 before me, Kimberly Sue Thompson, Notary Public, personally appeared Walter Michael Russell and Karina Elaine Russell, 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.

Signature Kimberly Sue Thompson



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 225-0823-010-0000**

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

LOT 240, AS SHOWN ON THE "PLAT OF RESUBDIVISION OF MEADOW WOOD UNIT NO. 3", FILED MAY 3, 1984, IN THE OFFICE OF THE SACRAMENTO COUNTY RECORDER, CALIFORNIA, IN BOOK 157 OF MAPS, PAGE 17, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM ALL METALS, MINERALS, PETROLEUM, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND AND THAT MAY BE PRODUCED FROM A DEPTH BELOW 500 FEET BENEATH THE SURFACE THEREOF, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE THEREOF, AS RESERVED IN DEED RECORDED NOVEMBER 21, 1984, IN BOOK 841121, PAGE 395, SERIES NO. 201449 OF OFFICIAL RECORDS.