RECORDING REQUESTED BY
First American Title Guaranty Company
Order No.
Escrow No.   155985
Loan No.
WHEN RECORDED MAIL TO:

John S. Givens, Jr.

7701 Outlook Avenue

Oakland, CA 94605

SPACE ABOVE THIS LINE FOR RECORDERS USE

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

The undersigned grantor(s) declare(s):
CITY TRANSFER TAX $ 3,525.00
DOCUMENTARY TRANSFER TAX $ 258.50
SURVEY MONUMENT FEE $
X Computed on the consideration or value of property conveyed; OR
   Computed on the consideration or value less liens or encumbrances remaining at time of sale.

APN 013-1161-001

CORPORATION GRANT DEED

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

Ligure Club, a corporation

a corporation organized under the laws of the State of   , hereby GRANT(S) to

John S. Givens, Jr., an unmarried man

the real property in the City of   **Oakland**
County of   **Alameda**   , State of California, described as

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated January 30, 1995

STATE OF CALIFORNIA   }
COUNTY OF _ALAmeda_   }ss.

On _FEbRUARY 28, 1995_
before me, _JOSEph BRIGNOle, JR_, personally
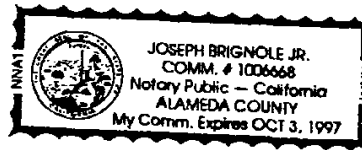appeared _AlbeRT CRisTiANi_

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 _____

CGD.DOC (Rev 4/94)

Ligure Club, a corporation

By: _____

JOSEPH BRIGNOLE JR.
COMM. # 1006668
Notary Public — California
ALAMEDA COUNTY
My Comm. Expires OCT 3, 1997

(This area for official notarial seal)

A

LEGAL DESCRIPTION

REAL PROPERTY in the City of Oakland, County of Alameda, State of California, described as follows:

Lots 17 and 18, Block 2118, Map of the Alden Tract at Temescal, filed December 10, 1869, Map Book 17, Page 48, Alameda County Records.

A.P. No. 013-1161-001

*****

EXHIBIT A

FIRST AMERICAN TITLE