

CLOVIS CITY COUNCIL MEETING

November 12, 2024

6:00 P.M.

Council Chamber

Meeting called to order by Mayor Ashbeck at 6:01

Flag Salute led by Councilmember Bessinger

Roll Call: Present: Councilmembers, Basgall, Bessinger, Mouanoutoua, Pearce
Mayor Ashbeck

PUBLIC COMMENTS – 6:01

Paul Dictos, Fresno County Assessor-Recorder, spoke regarding Property Owners Protection Alert (POPA).

Steve Trevino, resident, expressed concern with long City Council meetings extending into the late evening, making it difficult for people with other commitments to participate.

Zachary Just, resident, expressed concerns about a neighbor's property with multiple liens and unresolved grievances, questioning what options neighbors have since the liens seem ineffective.

CONSENT CALENDAR – 6:16

Upon call, there was no public comment.

Motion by Councilmember Bessinger, seconded by Councilmember Basgall, that the items on the Consent Calendar be approved.

1. Administration - Approval - Minutes for November 4, 2024, Regular Council Meeting.
2. Police – Approval - Authorize the City Manager to enter into a new five (5) year agreement with Axon allowing the purchase of 118 Axon Body-Worn Camera 4's, 143 Taser-10 Conducted Energy Weapons, and technology software in the amount of \$2,489,074.13.

ADMINISTRATIVE ITEMS – 6:16

6:16 ITEM 3 - CONSIDER APPROVAL – **RES. 24-116**, ADOPTION OF A RESOLUTION AMENDING THE 2024-2025 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN TO INCREASE FUNDING FOR THE MICRO-ENTERPRISE CULINARY KITCHEN PROJECT BY \$30,000, FOR A TOTAL OF \$85,000, AND THE LOW-INCOME OWNER OCCUPIED HOUSING REHABILITATION PROGRAM BY \$55,000, FOR A TOTAL OF \$155,000; AND CONSIDER APPROVAL – **RES. 24-117**, AMENDING THE FY 2024-2025 HOUSING AND COMMUNITY DEVELOPMENT BUDGET TO ALLOW FOR EXPENDITURE OF PRIOR YEAR UNUSED AND CARRY OVER CDBG FUNDS.

Upon call, there was no public comment.

Motion for approval by Councilmember Bessinger, seconded by Councilmember Mouanoutoua. Motion carried by unanimous vote.

- 6:23 ITEM 4 - CONSIDER ADOPTION – **ORD. 24-16**, AMENDING SECTION 2.1.01 OF CHAPTER 2 OF TITLE 2 OF THE CLOVIS MUNICIPAL CODE RELATING TO CITY COUNCIL MEETING DAY AND TIME. (3-2, WITH MAYOR ASHBECK AND MAYOR PRO TEM MOUANOUTOUA VOTING NO).

Steve Trevino, resident, expressed concerns with changing City Council meetings from Monday to Tuesday, suggesting it would confuse the public since people are accustomed to the Monday night meetings.

Mayor Ashbeck and Mayor Pro Tem Mouanoutoua expressed reservations about changing the City Council meeting day from Monday to Tuesday, noting it should be the new City Manager's decision.

Motion for adoption by Councilmember Pearce, seconded by Councilmember Basgall. Motion carried 3-2, with Mayor Ashbeck and Mayor Pro Tem voting no.

- 6:28 ITEM 5 - PROVIDE DIRECTION – CONSIDER UPDATE ON THE IMPACT OF SHORT-TERM RENTALS IN CLOVIS AND PROVIDE DIRECTION ON DESIRED POLICY CHANGES.

Zachary Just, resident, commended the City's compliance efforts but voiced concerns that short-term rentals disrupt neighborhood cohesion and don't align with the "Clovis way of life," suggesting stricter regulation.

The Council discussed balancing enforcement with the benefits the short-term rentals provide and expressed interest in adding specific regulations to reduce nuisances, such as limiting rentals to certain nights or enforcing penalties more strictly.

The Council gave direction to gather more data and exploring updates to the ordinance, particularly to address issues like citation frequency and timely enforcement.

COUNCIL ITEMS – 7:03

- 7:03 ITEM 6 - Consider Approval - **Res. 24-118**, Agreement for Professional Legal Services as City Attorney.

Kristina Mansfield, resident, asked if Lozano Smith was the same firm who represents the County of Madera.

The Council discussed the terms of the proposed contract, including concerns about automatic increases and the need for flexibility in future evaluations. The Council expressed a preference for a periodic review process, rather than allowing indefinite increases without oversight, and decided to implement an annual performance review for the City Attorney in closed session.

Motion to approve as presented by Councilmember Basgall, seconded by Councilmember Bessinger. Motion carried 3-2, with Mayor Ashbeck and Mayor Pro Tem voting no.

Motion amended by Councilmember Basgall, seconded by Councilmember Bessinger to add an annual performance review to evaluate the City Attorney in closed session. Motion carried 4-1, with Mayor Pro Tem voting no.

7:20 ITEM 7 - CONSIDER RE-APPOINTMENT – FRESNO COUNTY TRANSPORTATION AUTHORITY URBAN AT LARGE BOARD MEMBER, WITH A TERM ENDING OCTOBER 10, 2026.

Upon call, there was no public comment.

Motion for approval by Councilmember Mouanoutoua, seconded by Councilmember Bessinger. Motion carried by unanimous vote.

CITY MANAGER COMMENTS – 7:23

None.

COUNCIL COMMENTS – 7:24

It was consensus of the Council to direct staff to return in January or February 2025 with draft plans for possible roll out of spending for Measure Y due to its passage.

CLOSED SESSION – 7:49

Upon call, there was no public comment.

ITEM 8 - GOVERNMENT CODE SECTION 54956.9(D)(2) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION SIGNIFICANT EXPOSURE TO LITIGATION ONE POTENTIAL CASE

RECONVENE INTO OPEN SESSION AND REPORT FROM CLOSED SESSION

No action taken.

ADJOURNMENT

Mayor Ashbeck adjourned the meeting of the Council to November 18, 2024.

Meeting adjourned: 8:05 p.m.



Mayor



City Clerk



Public comment for November 12, 2024

Briana Parra

From: City of Clovis Website <wp-donotreply@ci.clovis.ca.us>
Sent: Monday, November 11, 2024 5:51 AM
To: Andrew Haussler; Rebecca Simonian; Briana Parra
Subject: [External] Public Comment for City Council

Council Meeting Date: 2024-11-04

Item Number (put "0" if your comment is regarding an item not on the agenda): 13

Full Name: Rachel Youdelman

Email: rachel27@berkeley.edu

Comment: On Nov 8, 2021, Chief Fleming, in his address to the Clovis City Council, noted that the 2021 study of the Clovis Police Dept was "data driven."

Fleming said the study shows that the dept is significantly understaffed, per five years of CAD data (dispatch calls), based on GPS and how many officers responded. Fleming didn't make broad, unsupported statements, such as that "unfunded Sacramento mandates" were driving police understaffing.

Council member Pearce, commenting after the discussion of agenda item 13 re the housing-element section of the General Plan, said that the state government is "forcing" housing requirements on the city, hence the city budget is compromised, leaving little money for "other aspects of city services."

Was Pearce alluding to the assertion she made on her public Facebook page about "unfunded Sacramento mandates" being the reason for the lack of city money to hire more police officers to serve the growing population?

Pearce and other city officials have made the same claim about "unfunded Sacramento mandates" to promote support of Measure Y.

When I asked Pearce to name these "unfunded mandates," she cited only AB109, which, as I pointed out to her, is funded by the state.

At the Feb 23, 2022, Citizens Advisory Committee meeting (I was a member), a committee member asked, "Why is the city of Clovis allowing city growth without adequate police-protection funding?" The question was in response to a statement made by Lynne Ashbeck: "We allowed this to happen."

At the Mar 23 CAC meeting, there was discussion by staff about the state government's requirement for Clovis to build "9,000 rooftops," and if not built, a lawsuit could ensue. The implication was that planning for corresponding public safety infrastructure was not the state's concern. Attorney Cross, however, pointed out that it is the city's responsibility only to plan for those houses, that developers will build them, and that 9K is a "market-driven" number, contradicting what the city staff person had implied. Cross added that the 9K houses were to be built over an eight-year period. When asked if infrastructure planning, including public safety staffing, was a part of real-estate-development approvals, the reply from staff was, "Yes, with exceptions." But if such planning had been done adequately, would not police and fire staffing have better mirrored population increase over the last couple of decades?

So far, the only lawsuit regarding housing has been the one which Clovis lost against the state, when the city failed to plan (not build) the required number of units of affordable housing.

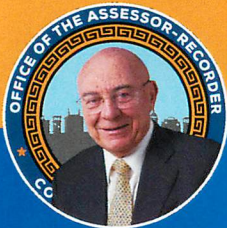
If there are in fact “unfunded Sacramento mandates” which have made the hiring of Clovis public-safety staff impossible, please explain to constituents what those are.

Supporting Files (2 Max.):

Date: November 11, 2024

Time: 5:50 am

Remote IP: 67.181.166.166



PAUL DICTOS, CPA
ASSESSOR-RECORDER
FRESNO COUNTY

YOUR FRESNO COUNTY ASSESSOR-RECORDER IS EXCITED TO ANNOUNCE **POPA** (PROPERTY OWNER'S PROTECTION ALERT)

Protect yourself from real estate fraud by signing up for **PROPERTY OWNER'S PROTECTION ALERT** a **FREE FRAUD NOTICE SERVICE** from your Fresno County Assessor-Recorder.

PROPERTY OWNER'S PROTECTION ALERT sends an email notification to subscribed property owners anytime a document is recorded with our office affecting your property.

PROPERTY OWNER'S PROTECTION ALERT is key to protecting you against real estate fraud.

WHAT YOU NEED TO ENROLL:

1. Your Email Address
2. Your Name
3. Assessor's Parcel Number (APN) found on our website or your property tax bill.

Our quick enrollment process takes less than 5 minutes.

If you need assistance, please call (559) 600-5317 or email us at recorderwebmail@fresnocountyca.gov.

*We are here
to help you
protect your
property!*



PROPERTY OWNER'S PROTECTION ALERT

SCAN HERE
FOR MORE DETAILS



OR VISIT US ONLINE AT:
[www.fresnocountyca.gov/
Departments/Recorder/Property-
Owners-Alert](http://www.fresnocountyca.gov/Departments/Recorder/Property-Owners-Alert)

Property Owner's Protection Alert (POPA)



Office of the Fresno County Assessor-Recorder

October 22, 2024

POPA Phone Number: (559) 600-5317



Executive Summary (POPA)

The FBI reports that Title Theft is one of the fastest growing cyber-crimes in America. Your Assessor-Recorder is stepping up to the plate to be the crime stopper to protect your property.

Known as deed fraud or home title theft, the scheme involves forging documents to record a phony transfer of property ownership. Criminals can then sell the home, take out a mortgage on it, or even rent it out to tenants to turn a profit.

- Zina Thomas, a 60-year-old director of United Community Housing Coalition in Detroit, Michigan, is said to have stolen more than 30 homes by forging Quitclaim Deeds, transferring the properties to fictitious entities, and then selling them to innocent third parties.
- An elderly homeowner was evicted from her own house, with her equity wiped out, after crooks forged foreclosure documents.
- The FBI's 2023 Internet Crime Report tracked 9,521 complaints of real estate and rental fraud with losses totaling more than \$145 million.
- Deed fraud often involves QUITCLAIM DEEDS, which are simple, one-page legal documents that transfer ownership without any guarantees about the property. Their common legitimate use is to pass ownership between family members.
- Twenty years ago, it wasn't easy to forge documents. Today, every computer has the technology to create a believable forgery, because you can buy a fake notary stamp online.
- Unfortunately, these crooks target some of our most financially vulnerable citizens.



Executive Summary - Continued

Today, there are four County Recorders in California [San Diego, LA, Stanislaus and Fresno] that automatically send emails to homeowners when a document is recorded on their property. There are also commercial enterprises who get the information from the County Recorder and offer the same service for a fee. Both they and your County Recorder can only alert the homeowner after a fraudulent title is filed.

We cannot prevent crime from happening; however our POPA system will send copies of all documents filed to owner's who have signed up. If the property owner detects suspicious activity, he/she is advised to immediately contact the District Attorney's Real Estate Fraud Unit, before the crooks mortgage or sell their property

The only true protection against title theft is buying a specific type of policy known as Homeowner's Policy of Title Insurance. (Not to be confused with a similarly named Owner's Policy of Title Insurance that we all get when we buy a house at the close of escrow from the Title company). All big title insurances now offer this policy.

Your County Recorder has set up checks and balances to verify the validity of Notary Public names, Identification Numbers, and license status, directly with the California Secretary of State.



What is Property Owner's Protection Alert?

- Property Owner's Protection Alert (**POPA**) is a **free notification service** offered by the Assessor-Recorder that emails Fresno County residents when a document is recorded with their name or Assessor parcel number (APN).
- The Assessor-Recorder provides **POPA** free of charge as a valuable courtesy to all Fresno County residents who subscribe to the notification service.
- **POPA** is a significant step forward to protecting Fresno County property owners from title fraud and unwarranted liens.
- The Fresno County Recorder's Office has partnered with the Fresno County District Attorney's Office to fight real estate fraud.



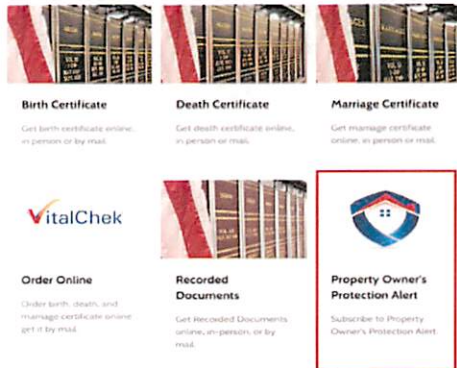
How to Sign Up

1. Go to the Recorder Website and Click Property Owner's Protection Alert (Slide 6)
2. Property Owner's Protection Alert Self Service Page (Slide 7)
3. **Create An Account** (Slide 8)
4. Click Account Activation Email Link (Slide 9)
5. **Activate Your Account** (Slide 10)
6. System Takes You to Fresno County Recorder's Office Self-Service website (Slide 11)
7. **Subscribe to Property Owner's Protection Alert** (Slide 12)
8. Create Property Owner's Protection Alerts (Slide 13)
9. Receive Property Owner's Protection Alert Subscription Confirmation (Slide 14)
10. Email Alert Sample (Slide 15)
11. Document Sample (Slide 16 and 17)



Select Property Owner's Protection Alert on the Fresno County Recorder's Office website

1. Go to <https://www.fresnocountyca.gov/Departments/Recorder>
2. Select the Property Owner's Protection Alert Icon
I want ...



3. Use the [Click here to sign up](#) link.

Property Owner's Protection Alert

Welcome to Property Owner's Protection Alert!



PROPERTY OWNER'S PROTECTION ALERT is a FREE REAL ESTATE FRAUD NOTICE SERVICE from the County of Fresno Assessor-Recorder.

Click on protecting your register real estate fraud!

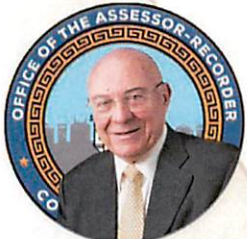
The service sends an email notification to subscriber property owners anytime a document is recorded with our office.

We work together with the Fresno County District Attorney's Office - Real Estate Fraud Unit to fight real estate fraud - **Don't Let It Leave Your Home!**

PROPERTY OWNER'S PROTECTION ALERT is a free service provided by your Assessor-Recorder's Office to notify the public when a document with their name and parcel number has been recorded in Fresno County.

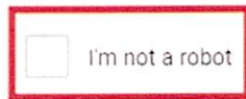
PROPERTY OWNER'S PROTECTION ALERT is a great step forward to protecting Fresno County property owners from real estate fraud and unauthorized liens.

[Click here to sign up.](#)



Property Owner's Protection Alert Self Service Page

1. Read Disclaimer.
2. Check the "I'm not a robot" box.
3. Click "I Accept".



I Accept

4. Click "Sign Up" to create an account.

Subscribe to Property Owner's Protection Alert

Welcome to Self Service Property Owner's Protection Alert!

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Create Account

1. Create a User ID.
Examples: john1990, Fresno_-1.5, jsmith.
User ID must contain only A-Z, a-z, 0-9, . - _
2. Add your email address.
3. Create a password. It must be eight characters. **Password must contain numbers and letters.**
4. Confirm password.
5. Enter Profile Information.
6. Click on I'm not a robot.
7. Submit.
8. Account Activation email will be sent to your email address.



Add Account Details

User ID * Email Address *

Password ① * Confirm Password *

Profile Information

First Name * Last Name *

Phone Number

Company

Mailing Address

Mailing Address


Address 1

Address 2

City State Zip

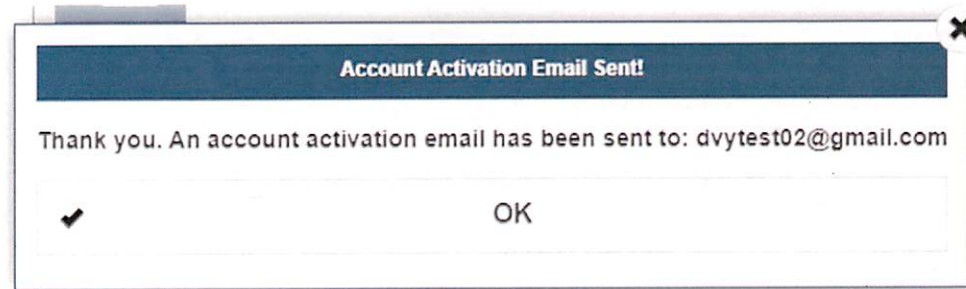
Billing Address

☒ Same as Mailing Address


☐ I'm not a robot 

☒ Submit

Account Activation Email



Activate Your Account

1. Go to your email to verify your Property Owner's Protection Alert account.
2. Retrieve the Property Owner's Alert Subscription Notification email. See example 
3. Follow the link on the email.
4. The link will take you back to the Fresno County Self Service website.
5. **This step Activates your account.**



Activate your account Inbox x

Fresno County <donotreply@tylerhost.net>
to me ▾

dvytest02,

Thank you for creating a new account! Click the link below to activate your account.

[Verify email address for dvytest02](#)

If you did not create an account with us, you may ignore this email.

Fresno, County Recorder
1250 Van Ness Ave
Fresno, CA 93721

Fresno County Recorder's Office Self-Service Website.

1. Select Property Owner's Protection Alert.
2. Login.



Home Instructions	
<p>Welcome to the Fresno County Recorder Self-Service System. All public records are available for viewing in our office at no charge during office hours.</p> <p>Requests for official records, military discharge records, and vital records cannot be combined. They must be placed separately.</p> <p>All sales of official records copies made via this website are final. Please be careful when selecting documents for purchase, as they cannot be refunded. A \$2.50 fee is charged as a separate transaction with every credit card purchase.</p> <p>To maximize search results you are advised to search all possible spelling variations of names, as well as other search criteria.</p> <p>This search site is provided as a service to our customers. The Fresno County Recorder's Office makes no warranty or guarantee regarding the accuracy or reliability of the content on this site or other sites to which we are linked. All data contained herein is subject to change without notice.</p>	<div> Property Owner's Protection Alert Register for email notifications when documents are recorded in your name to avoid being the victim of property fraud. </div> <div> Military Discharge Request certified copies of a Military Discharge Record. Military Discharge requests CAN NOT be combined with a birth, death or marriage request - they must be submitted separately. </div> <div> Official Records Search and Copies (Web) Search land records. Request copies and certified copies of documents. </div> <div> Vital Records Certified Copies Request certified copies of birth, death, and marriage records. </div>

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Continue



Create Property Owner's Protection Alerts

1. Create Property Owner's Protection Alerts.
2. Select the drop box arrow.
 1. Individual – Names of Property Owner by Last Name, First Middle Name
Example: **Smith, John Henry**
 2. Business – Name of the business.
 3. Assessor Parcel Number – APN
Example: **123-45-678**
3. Enter names or APN
4. Add up to ten Alerts.
5. Click on Add Alert.
6. Save.

Property Owner's Protection Alert

Note: Alerts are not saved until you click "Save"

Individual Name Tips:
Enter your full last name and full first name.
For hyphenated last names, enter each last name as a separate name search.
To see the frequency of notifications you will receive, enter your name (last first) into the search field for both names on the search page.

Business Name Tips:
Enter the first part of your business name.
Do not enter punctuation.
To see the frequency of notifications you will receive, enter your business name into the search field for both names on the search page.

To Unsubscribe remove all added alerts and click "Save"

Add Property Owner's Protection Alert:

Individual

Individual

Business

Assessor Parcel Number

+ Refine my Alert

Add Alert

My Alerts:

Individuals

SMITH JOHN and SMITH JOE

SMITH DOE

Assessor Parcel Number

123-45-123

← Back Save



Property Owner's Protection Alert Subscription Confirmation

1. Receive Property Owner's Protection Alert confirmation email.
2. View Property Owner's Protection Alert(s) created.
3. Option to unsubscribe.



New Property Owner's Protection Alert Subscription Notification

Inbox x

Fresno County <donotreply@tylerhost.net> [Unsubscribe](#)
to me ▾

Please add RecorderWebmail@FresnoCountyCA.gov to your safe sender list.

**View my Property
Owner's Protection
Alerts**

1 Saved Alerts

[Unsubscribe](#) | [Change Property Owner's Protection Alerts](#) | [Fresno County Recorder](#)

October 08, 2024

You have signed up to receive Property Owner's Protection Alerts on the following names

123-45-123

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Fresno County Recorder

1250 Van Ness Ave
Fresno, CA 93721
559-600-5317

Email Alert Sample

1. Alert Name
Example: Gold
2. Document Number
3. Recording Date
4. Document Type
5. Grantor & Grantee Name

Fresno County <donotreply@tylerhost.net>
To: Yang, Dou

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[GOLD](#)

Recording Number	Grantor	Grantee
2024-0055554	RODRIGUEZMENA LUIS DAVID MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	
Recording Date: 06/25/2024		
Document Type: DEED OF TRUST	GOLD STANDARD MORTGAGE	
2024-0056650	DERKSEN LLOYD GOLD STANDARD MORTGAGE	
Recording Date: 06/27/2024		
Document Type: DEED OF TRUST	DERKSEN DENISE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	
2024-0056673	DODENHOFF MICHAEL ROBERT GOLD STANDARD MORTGAGE	
Recording Date: 06/27/2024		
Document Type: DEED OF TRUST	DODENHOFF TAYLOR ELIZABETH MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	
2024-0056780	RODRIGUEZ RENE GOLD STANDARD MORTGAGE	
Recording Date: 06/27/2024		
Document Type: DEED OF TRUST	RODRIGUEZ CHRISSY E MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	

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Document Sample

Quit Claim Deed

RECORDING REQUESTED BY:
Old Republic Title Company

Escrow No.: 1411029242
APN No.: 551-031-07

When Recorded Mail Document and Tax Statements to:
Armen Zadoyan
1933 Morris Ave
Fresno, CA 93611

Fresno County Recorder
Paul Dictos, CPA
2024-0092866
Recorded at the request of:
ERECORDING PARTNERS NETWORK
10/08/2024 11:46:51
Titles: 1 Pages: 3
Fees: \$17.00
CA SB2 Fees: \$0.00
Taxes: \$0.00
Total: \$17.00

Recording Requested By & When Recorded, Return To:

Name: Brian K. Cuttone, Esq.
Street: 5380 North Fresno Street Suite 102
Post Office Box #: _____
City / St / Zip: Fresno, CA 93710

Fresno County Recorder
Paul Dictos, CPA
2024-0093277
Recorded at the request of:
CSC, LOGAN
10/09/2024 02:26:40
Titles: 1 Pages: 4
Fees: \$28.00
CA SB2 Fees: \$75.00
Taxes: \$0.00
Total: \$103.00

This space for recorder's use only

Quit Claim Deed

Exempt from fee per GC27388.1(a)(2) and GC27388.2(b); document recorded in connection with a concurrent transfer subject to the imposition of documentary transfer tax

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$0.00 This conveyance establishes sole and separate property of a spouse, R&T 11911
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: (X) City of Clovis
() Realty not sold.

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

Hermine Zadoyan, wife of grantee herein

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

Armen Zadoyan, a married man, as his sole and separate property

that property in City of Clovis, Fresno County, State of California, described as:
* * * See "Exhibit A" attached hereto and made a part hereof. * * *

This Deed is given to establish of record that the undersigned Grantor, spouse of the Grantee herein, acquired no interest to said property by reason of the Deed to said Grantee recording concurrently herewith and the interest acquired by said Grantee is his/her sole and separate property.
Mail Tax Statements to Grantee at address above

Quit Claim Deed

(Document Title)

This page added to provide adequate space for the above information only.

(Government Code 27361.6)
(Additional recording fee applies)

Mail Tax Bills to Sheikh Abdul Kaikum at 12277 East Herndon, Clovis, CA 93619

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FTGIS-100 4/01

Page 1 of 2



Document Sample

Trust Transfer Deed

RECORDING REQUESTED BY

Jose Mendez Wong and Ye Fen Zhou Wong

MAIL, TAX STATEMENTS TO AND WHEN RECORDED MAIL TO

Jose Mendez Wong
Ye Fen Zhou Wong
9637 N Shennandoah Lane
Fresno, CA 93720

2024-0098512
FRESNO County Recorder
Paul Dicles, CPA
Thursday, Oct 24, 2024 11:19:04 AM
Titles: 1 Pages: 2
Fees: \$22.00
CA S&S Fee: \$10.00
Taxes: \$0.00
Total: \$32.00
J.N.U.

Space above line for Recorder's Use
CONSIDERATION, NOT PURSUANT TO SALE. NO TAX DUE.

TRUST TRANSFER DEED

(Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A(1) et. seq.)
The undersigned Grantor declares under the penalty of perjury that the following is true and correct: Documentary transfer tax, \$0.00, Rev. & Tax Code Section 11930. A transfer into or out of a trust. Grantee is a Trust for the benefit of the Grantor(s). This is a transfer into or out of a revocable trust excludable from reassessment under Rev. & Tax Code Section 62(d).

X City of Fresno 324 S Dearing Avenue, Fresno, CA 93701 (APN 461-233-07)
334 S Dearing Avenue, Fresno, CA 93701 (APN 460-303-01)

FOR NO CONSIDERATION, GRANTOR(S) Jose Mendez Wong and Ye Fen Zhou Wong, husband and wife, as Community Property, hereby GRANT(S) TO Jose Mendez Wong and Ye Fen Zhou Wong, Trustees of the Jose Mendez Wong and Ye Fen Zhou Wong Revocable Trust dated September 20, 2024 and amendments thereto, as Community Property, the following real property in the City of Fresno, County of Fresno, State of California: See Legal Description Exhibit A attached hereto and made a part hereof.

Date: September 20, 2024

Jose Mendez Wong

Ye Fen Zhou Wong

A notary public, or other officer completing this certificate verifies only the identity of the individual who signed the document, in which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

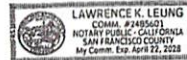
State of California

County of Alameda

On September 20, 2024 before me, Lawrence K. Leung, a notary public, personally appeared Jose Mendez Wong and Ye Fen Zhou Wong, 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.

(Seal)



Mail tax statements to same address as above

RECORDING REQUESTED BY

Jose Mendez Wong and Ye Fen Zhou Wong

MAIL, TAX STATEMENTS TO AND WHEN RECORDED MAIL TO

Jose Mendez Wong
Ye Fen Zhou Wong
9637 N Shennandoah Lane
Fresno, CA 93720

2024-0098512
FRESNO County Recorder
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Date: September 20, 2024

Jose Mendez Wong

Ye Fen Zhou Wong

A notary public, or other officer completing this certificate verifies only the identity of the individual who signed the document, in which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

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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.

(Seal)



Mail tax statements to same address as above

