

1 DAVID CHIU, SBN 189542
City Attorney
2 YVONNE R. MERÉ, SBN 173594
Chief Deputy City Attorney
3 WADE CHOW, SBN 168527
Chief Attorney
4 Code Enforcement Team
HUNTER W. SIMS III, SBN 266039
5 Deputy City Attorney
Fox Plaza
6 1390 Market Street, Seventh Floor
San Francisco, California 94102-5408
7 Telephone: (415) 554-4259
Facsimile: (415) 437-4644
8 E-Mail: hunter.sims@sfcityatty.org

9 Attorneys for Plaintiff
10 PEOPLE OF THE STATE OF CALIFORNIA

**EXEMPT FROM FILING FEES
PURSUANT TO GOVERNMENT
CODE SECTION 6103**

11 SUPERIOR COURT OF THE STATE OF CALIFORNIA

12 COUNTY OF SAN FRANCISCO

13 UNLIMITED JURISDICTION

14 PEOPLE OF THE STATE OF CALIFORNIA,
15 by and through David Chiu, City Attorney for
16 the City and County of San Francisco,

17 Plaintiff,

18 vs.

19 BRANDON AADÉE; DIANA PENG; and
DOE ONE through DOE TEN,

20 Defendants.
21
22
23
24
25
26
27
28

Case No.

**COMPLAINT FOR INJUNCTIVE AND
OTHER RELIEF**

**VIOLATION OF THE STATE UNFAIR
COMPETITION LAW (CAL. BUSINESS AND
PROFESSIONS CODE §§ 17200-17210)**

1 The PEOPLE OF THE STATE OF CALIFORNIA, by and through San Francisco City
2 Attorney DAVID CHIU (“PEOPLE”), (collectively “PLAINTIFF”), file their Complaint against
3 Defendants BRANDON AADEE (“AADEE”); DIANA PENG (“PENG”); and DOE ONE through
4 DOE TEN (collectively “DEFENDANTS”). PLAINTIFF hereby alleges as set forth below:

5 INTRODUCTION

6 1. This action arises from AADEE and PENG’s unlawful scheme to obtain ownership of a
7 property located at 250 32nd Avenue, Assessor’s Block 1391, Lot 014, in the City and County of San
8 Francisco, State of California 94121 (“PROPERTY”), through the recording of forged deeds with the
9 San Francisco Assessor-Recorder’s Office that were fraudulently notarized. As alleged herein,
10 AADEE and PENG knowingly misrepresented the veracity of these forged documents.

11 2. DEFENDANTS’ fraudulent conduct has threatened the integrity of multiple City
12 agencies. Their repeated filing of forged deeds has undermined the integrity of the City’s land-
13 recording system, which depends on accurate documentation to maintain lawful chains of title. Fraud
14 of this nature erodes public trust in the reliability of official records and destabilizes real property
15 transactions.

16 2. DEFENDANTS’ actions, among other things, constitute an unlawful, fraudulent, and
17 unfair business practice under the Unfair Competition Law, as codified in California Business and
18 Professions Code sections 17200-17210 (“UCL”).

19 PARTIES

20 3. Plaintiff PEOPLE OF THE STATE OF CALIFORNIA, by and through David Chiu,
21 City Attorney of the City and County of San Francisco, brings this action pursuant to California
22 Business and Professions Code section 17204.

23 4. AADEE is an individual who unlawfully holds himself out as someone who resides at
24 and owns the PROPERTY. AADEE has filed forged deeds with the San Francisco Assessor-
25 Recorder’s Office that purportedly show his ownership of the PROPERTY.

26 5. PENG is an individual who unlawfully holds herself out as someone who owns the
27 PROPERTY. PENG has filed forged deeds with the San Francisco Assessor-Recorder’s Office that
28 purportedly show her ownership of the PROPERTY.

6. Defendants DOE ONE through DOE TEN are sued herein under fictitious names. PLAINTIFF does not at this time know the true names or capacities of said defendants but pray that the same may be alleged herein when ascertained.

7. At all times herein mentioned, each DEFENDANT was an agent, servant, employee, partner, franchisee, and joint venturer of each other DEFENDANT and at all times was acting within the course and scope of said agency, service, employment, partnership, franchise, and joint venture.

8. At all times herein mentioned, all the acts and omissions described in this Complaint by any individual DEFENDANT were aided and abetted by all other DEFENDANTS. DEFENDANTS were aware of the illegality of the acts and omissions described in this Complaint, and either directly participated in, or encouraged, these acts and omissions.

9. Whenever reference is made in this Complaint to any act of DEFENDANTS each such allegation shall mean that each DEFENDANT acted both individually and jointly with the other DEFENDANTS. Actions taken by or omissions made by DEFENDANTS' employees or agents in the course of their employment or agency are considered to be actions or omissions of DEFENDANTS for the purposes of this Complaint.

JURISDICTION AND VENUE

10. The Superior Court has jurisdiction over this action.

11. Venue is proper because the PROPERTY is located in San Francisco, California and all the acts complained of, including those giving rise to penalties, occurred in this venue. (Code of Civ. Proc. §§ 392, 393 and 395.)

GENERAL ALLEGATIONS

12. DEFENDANTS AADEE and PENG have engaged in continued efforts to obtain control of the PROPERTY through the recording of forged deeds with the San Francisco Assessor-Recorder's Office.

13. The PROPERTY was purchased on October 8, 2013 by Wei Wang and Xiangdong Guo. In September 2015 Guo conveyed his interest to Wang, making her the sole owner.

14. Beginning in July 2025, AADEE and PENG filed eight successive deeds purporting to transfer ownership of the PROPERTY. At least five of these deeds are fraudulently notarized, either

1 because the named notary did not notarize the document or because the notarial document was altered
2 between the notarization and the filing of the document with the San Francisco Assessor-Recorder's
3 Office. On information and belief, at least five of the eight deeds are forged.

4 15. On July 30, 2025, AADEE filed a deed (Document No. 2025063155) that purportedly
5 transferred the PROPERTY to AADEE from Wang. A true and correct copy of the July 30, 2025 deed
6 is attached hereto as Exhibit A and incorporated as part of this Complaint. The attestation on this deed
7 bears the signature and seal of notary public Steven Korbin. The notary's signature and stamp on this
8 deed were forged.

9 16. On January 16, 2026, AADEE filed a deed (Document No. 2026003447) purportedly
10 transferring the Property from Brandon Eugene Aadee to Brandon E. Aadee. A true and correct copy
11 of this January 16, 2026 deed is attached hereto as Exhibit B and incorporated as part of this
12 Complaint.

13 17. On May 13, 2026, PENG filed a deed (Document No. 2026046468) purportedly
14 transferring the Property from AADEE to PENG. A true and correct copy of this May 13, 2026 deed is
15 attached hereto as Exhibit C and incorporated as part of this Complaint. The deed contains an
16 attestation from notary Lauren N. Fridley that AADEE appeared before them on May 11, 2026.
17 Lauren N. Fridley, who conducts business in Chesterfield County, Virginia, purportedly notarized a
18 document for PENG on May 11, 2026. However, we are informed and believe that AADEE did not
19 appear before the notary and that the false attestation was added to the document after the notarization.
20 On the deed, PENG declares the transaction is exempt from the transfer tax because the transfer was
21 the result of a "dissolution of marriage." On information and belief, PENG and AADEE have never
22 been married.

23 18. On July 7, 2026, AADEE filed a deed (Document No. 2026064826) purportedly
24 transferring the PROPERTY from PENG to AADEE. A true and correct copy of the July 7, 2026 deed
25 is attached hereto as Exhibit D and incorporated as part of this Complaint. The attestation on this deed
26 bears the signature and seal of notary public Joe Ventura. The notary's signature and stamp on this
27 deed were forged. On the deed, AADE declares the transaction is exempt from the transfer tax because
28 of "divorce." On information and belief, PENG and AADEE have never been married.

1 19. On July 28, 2026, PENG filed a deed (Document No. 2026086651) purportedly
2 transferring the PROPERTY from AADEE to PENG. A true and correct copy of the July 28, 2026
3 deed is attached hereto as Exhibit E and incorporated as part of this Complaint.

4 20. On August 12, 2026, AADEE filed a deed (Document No. 2026090072) purportedly
5 transferring the PROPERTY from PENG to AADEE. A true and correct copy of the August 12, 2026
6 deed is attached hereto as Exhibit F and incorporated as part of this Complaint. The attestation on this
7 deed bears the signature and seal of notary public Joe Ventura. The notary's signature and stamp on
8 this deed were forged. On the deed, PENG declares the transaction is exempt from the transfer tax
9 because of "divorce." On information and belief, PENG and AADEE have never been married.

10 21. On August 19, 2026, PENG filed a deed (Document No. 2026093128) purportedly
11 transferring the Property from AADEE to PENG. A true and correct copy of the August 19, 2026 deed
12 is attached hereto as Exhibit G and incorporated as part of this Complaint. The deed contains an
13 attestation from notary public Crystal Morgan that AADEE appeared before the notary on August 18,
14 2026. The notary on the deed, who conducts business in Henrico County, Virginia, notarized a
15 document for PENG on August 18, 2026. However, we are informed and believe that AADEE did not
16 appear before the notary and that the false attestation was added to the document after the notarization.

17 22. On August 25, 2026, PENG filed a deed (Document No. 2026094155) again
18 purportedly transferring the PROPERTY from AADEE to PENG. A true and correct copy of this
19 August 25, 2026 deed is attached hereto as Exhibit H and incorporated as part of this Complaint. On
20 the deed, AADEE declares the transaction is exempt from the transfer tax because of "dissolution of
21 marriage."

22 23. The deed to the PROPERTY is purportedly presently held by PENG pursuant to this
23 transfer.

24 24. Between July 2025 and present, AADEE and PENG each have attempted to sell the
25 PROPERTY. On information and belief, AADEE and PENG are seeking to sell the PROPERTY
26 under market value, and without posting signs in front of the PROPERTY, in order to execute a quick
27 sale without drawing attention to the PROPERTY and DEFENDANTS' unlawful actions. AADEE
28 and PENG's attempts to sell the PROPERTY are business acts or practices.

25. The actions of AADEE and PENG have harmed the public by corrupting the integrity of the San Francisco's official land records, undermining tax administration, impeding law enforcement, consuming public resources, and creating instability and confusion in real-property governance.

CAUSE OF ACTION
FOR UNLAWFUL, UNFAIR, AND FRAUDULENT BUSINESS PRACTICES BROUGHT BY
PLAINTIFF PEOPLE OF THE STATE OF CALIFORNIA AGAINST DEFENDANTS
(California Business and Professions Code Sections 17200-17210)

26. Plaintiff PEOPLE hereby incorporate by reference all of the foregoing paragraphs, as though fully set forth herein.

27. The PEOPLE bring this cause of action in the name of the People of the State of California, pursuant to Business and Professions Code section 17204, to protect the public and similarly-situated individuals from the unlawful, unfair, and fraudulent business practices committed by DEFENDANTS within the City and County of San Francisco, State of California.

28. The violations of law described herein have been, and are being, carried out within the City and County of San Francisco. DEFENDANTS are in violation of the laws and public policies of the City and County of San Francisco and the State of California, and their conduct is inimical to the rights and interests of the general public.

29. DEFENDANTS are now engaging in and, for a considerable period of time and at all times pertinent to the allegations of this Complaint, have engaged in unlawful business practices prohibited by California's Unfair Competition Law by operating in violation of the following laws:

- California Penal Code section 115 by knowingly offering a false or forged instrument to be filed, registered, or recorded in in San Francisco, which instrument, if genuine, might be filed, registered, or recorded under the law;
- California Penal Code section 115.5 by recording false and forged documents with the San Francisco Assessor-Recorder's Office purporting to affect title to the PROPERTY, a single-family residence containing not more than four dwelling units, and doing so with knowledge the document is false or forged; and

30. DEFENDANTS are now engaging in and, for a considerable period of time and at all

1 times pertinent to the allegations of this Complaint, have engaged in unfair business practices
2 prohibited by the Unfair Competition Law as follows:

- 3 • By fraudulently attempting to take ownership of the PROPERTY, DEFENDANTS
4 have threatened the integrity of San Francisco's official land records;
- 5 • By fraudulently attempting to take ownership of the PROPERTY, DEFENDANTS
6 have threatened to confuse and undermine the lawful assessment and collection of taxes
7 within San Francisco;
- 8 • By fraudulently attempting to take ownership of the PROPERTY, DEFENDANTS
9 have created confusion and instability in the governance of real property within San
10 Francisco.
- 11 • By fraudulently attempting to take ownership of the PROPERTY, DEFENDANTS
12 have unduly consumed scarce San Francisco resources.
- 13 • By recording fraudulently notarized deeds, DEFENDANTS have clouded the title to
14 the PROPERTY.
- 15 • By recording fraudulently notarized deeds, DEFENDANTS have threatened to defraud
16 the public, in that potential buyers of the PROPERTY rely upon recorded documents to
17 accurately reflect title.
- 18 • By attempting to sell the PROPERTY, DEFENDANTS have attempted to profit from
19 their fraudulent activity.

20 31. DEFENDANTS are now engaging in and, for a considerable period of time and at all
21 times pertinent to the allegations of this Complaint have engaged in, fraudulent business practices
22 prohibited by California's Unfair Competition Law by recording deeds with the San Francisco
23 Assessor-Recorder's Office that contain inaccurate, misleading, and forged information. The
24 fraudulent business practices DEFENDANTS are now engaging in and, for a considerable period of
25 time and at all times pertinent to the allegations of this Complaint have engaged in, are likely to
26 deceive the public.

27 32. The PEOPLE have no adequate remedy at law in that damages are insufficient to
28 protect the public from the harm caused by the conditions described in this complaint.

33. Unless injunctive relief is granted to enjoin the unfair, fraudulent, and unlawful business practices of DEFENDANTS, the PEOPLE will suffer irreparable injury and damage.

34. By engaging in the unfair, fraudulent, and unlawful business practices described herein, DEFENDANTS are subject to civil penalties in the amount of up to \$2,500 per violation, pursuant to California Business and Professions Code section 17206.

PRAAYER

WHEREFORE, PLAINTIFFS pray that:

1. DEFENDANTS be declared to have engaged in unfair, fraudulent, and unlawful business acts and practices in violation of California Business and Professions Code sections 17200-17210;

2. The deeds recorded with the San Francisco Assessor-Recorder's Office on July 30, 2025 (Document No. 2025063155), January 16, 2026 (Document No. 2026003447), May 13, 2026 (Document No. 2026046468), July 7, 2026 (Document No. 2026064826), July 28, 2026 (Document No. 2026086651), August 12, 2026 (Document No. 2026090072), August 19, 2026 (Document No. 2026093128) and August 25, 2026 (Document No. 2026094155) be ordered cancelled and declared invalid or void *ab initio* from the date of execution.

3. DEFENDANTS be enjoined from committing unlawful, fraudulent, and unfair business practices in the ownership, use, occupation, and/or maintenance of the PROPERTY;

4. DEFENDANTS be required to execute any future transfers of the PROPERTY before a San Francisco employee of San Francisco's choosing during the pendency of this lawsuit.

5. Pursuant to California Business and Professions Code section 17206, DEFENDANTS be ordered to pay a civil penalty of up to \$2,500 for each violation.

///

///

///

///

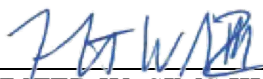
/ / /

///

1 6. Other and further relief as this Court should find just and proper.

2
3 Dated: September 8, 2026

4 DAVID CHIU
5 City Attorney
6 YVONNE R. MERÉ
7 Chief Deputy City Attorney
8 WADE CHOW
9 Chief Attorney
10 Code Enforcement Team
11 HUNTER W. SIMS III
12 Deputy City Attorney

13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
By: _____
HUNTER W. SIMS III

Attorneys for Plaintiffs
PEOPLE OF THE STATE OF CALIFORNIA

INDEX TO EXHIBITS

<u>Exhibit</u>	<u>Description</u>
A	Quitclaim Deed, recorded July 30, 2025 (Document No. 2025063155)
B	Grant Deed, recorded January 16, 2026 (Document No. 2026003447)
C	Grant Deed, recorded May 13, 2026 (Document No. 2026046468)
D	Grant Deed, recorded July 7, 2026 (Document No. 2026064826)
E	Warranty Deed, recorded July 28, 2026 (Document No. 2026086651)
F	Grant Deed, recorded August 12, 2026 (Document No. 2026090072)
G	Warranty Deed, recorded August 19, 2026 (Document No. 2026093128)
H	Grant Deed, recorded August 25, 2026 (Document No. 2026094155)

4931-1081-1597, v. 2

EXHIBIT A

Recording requested by (name):
Wang Wei

When recorded mail to
and mail tax statements to:

Brandon E. Aadee

250 32nd Avenue

San Francisco, California 94121



Doc # **2025063155**

City and County of San Francisco
Joaquin Torres, Assessor – Recorder

7/30/2025	1:51:48 PM	Fees	\$20.00
Pages 3	Title 001 DS	Taxes	\$0.00
Customer 001		Other	\$0.00
		SB2 Fees	\$0.00
		Paid	\$20.00

Recorder's Use Only

QUITCLAIM DEED

Documentary Transfer Tax: \$ 0.
City Transfer Tax: \$ 0.
☐ Computed on full value of property conveyed
☐ Computed on full value less liens and encumbrances assumed
City of _____ ☐ Unincorporated
If exempt, enter R&T code: 11927
Explanation Dissolution Of Marriage.

Signature of Declarant or Agent determining tax

Declaration of Exemption From Gov't Code § 27388.1 Fee

☒ Transfer is exempt from fee per GC § 27388.1(a)(2):
☐ recorded concurrently "in connection with" transfer subject to Documentary Transfer Tax
☒ recorded concurrently "in connection with" a transfer of residential dwelling to an owner-occupier
☒ Transfer is exempt from fee per GC 27388.1(a)(1):
☐ Fee cap of \$225.00 reached ☐ Not related to real property

Assessor's Parcel No. (APN):
1391014

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

Wang Wei

(Disclaiming Part(ies))

hereby REMISE, RELEASE AND FOREVER QUITCLAIM(S) to

Brandon Eugene Aadee

(Receiving Part(ies))

the following real property in the City of San Francisco, County of San Francisco, California.

250 32nd Avenue San Francisco CA, 94121

See Attached "Exhibit A".

Date: July 24-2025



(Signature of declarant)

Wang Wei
(Print name)

Date: _____

(Signature of declarant)

(Print name)

Exhibit "A"

For APN/Parcel ID(s): Lot 014, Block 1391

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

BEGINNING AT A POINT ON THE EASTERLY LINE OF 32ND AVENUE. DISTANT THEREON 275 FEET NORTHERLY FROM THE NORTHERLY LINE OF CALIFORNIA STREET: RUNNING THENCE NORTHERLY ALONG SAID LINE OF 32ND AVENUE 25 FEET; THENCE AT A RIGHT ANGLE EASTERLY 120 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 25 FEET; THENCE AT A RIGHT ANGLE WESTERLY 120 FEET TO THE POINT OF BEGINNING BEING LOT 31. OF MAP OF LYON AND HOAG'S SUBDIVISION OF THE PROPERTY OF BAKER'S BEACH LAND COMPANY OF SAN FRANCISCO. CALIFORNIA

ACKNOWLEDGMENT

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 LOS ANGELES)

On JULY 24 2025 before me, STEVEN KORBIN NOTARY PUBLIC

personally appeared WANG WEI

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 Steven Korbin

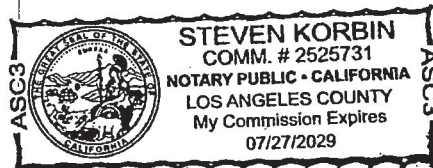


EXHIBIT B



Doc # 2026003447

Recording requested by (name):

BRANDON EUGENE AADEE

And when recorded, mail this deed and tax
statements to (name and address):250 32ND AVE SAN FRANCISCO CA 94121City and County of San Francisco
Joaquin Torres, Assessor - Recorder

1/16/2026	4:15:26 PM	Fees	\$17.00
Pages	2	Title 001 DS Taxes	\$0.00
Customer	001	Other	\$0.00
		SB2 Fees	\$75.00
		Paid	\$92.00

GRANT DEED

APN: 1391-014

EXPLANATION: Q.T. TRANSFER TAX

Signature of Declarant or Agent determining tax

For a valuable consideration, receipt of which is hereby acknowledged,

BRANDON EUGENE AADEE AN UNMARRIED PERSON

(Current Owner(s), including form of title)

hereby grant(s) to **BRANDON E. AADEE**

(New Owner(s))

AN UNMARRIED PERSON

(An Unmarried Person / Joint Tenants / Tenants in Common / Community Property / Community Property with Right of Survivorship / etc.)

the following real property in the City of SAN FRANCISCO, County of
SAN FRANCISCO, California: (insert legal description)

PLEASE SEE ATTACHED DESCRIPTION

Date: 12/02/2025

(Signature of declarant)

BRANDON EUGENE AADEE

(Typed or written name of declarant)

Date: _____

(Signature of declarant)

(Typed or written name of declarant)

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 San FranciscoOn Jan 16, 2026, before me,Alan Leonga notary public, personally appeared
Brandon Eugene Aadee, 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 of Notary

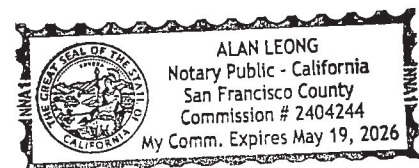
NOTARY SEAL

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): Lot 014, Block 1391

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

BEGINNING AT A POINT ON THE EASTERLY LINE OF 32ND AVENUE, DISTANT THEREON 275 FEET NORTHERLY FROM THE NORTHERLY LINE OF CALIFORNIA STREET; RUNNING THENCE NORTHERLY ALONG SAID LINE OF 32ND AVENUE 25 FEET; THENCE AT A RIGHT ANGLE EASTERLY 120 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 25 FEET; THENCE AT A RIGHT ANGLE WESTERLY 120 FEET TO THE POINT OF BEGINNING.

BEING LOT 31, OF MAP OF LYON AND HOAG'S SUBDIVISION OF THE PROPERTY OF BAKER'S BEACH LAND COMPANY OF SAN FRANCISCO, CALIFORNIA.

EXHIBIT C

Recording requested by (name):

Diana Elizabeth Peng

When recorded mail to
and mail tax statements to:

Diana Elizabeth Peng

250 32nd Ave

San Francisco, CA 94121



Doc # **2026046468**

City and County of San Francisco
Joaquin Torres, Assessor-Recorder

5/13/2026	2:06:21 PM	Fees	\$26.00
Pages	5	Title	001 GS
Customer	001	Taxes	\$0.00
		Other	\$10.70
		SB2 Fees	\$0.00
		Paid	\$36.70

Recorder's Use Only

GRANT DEED

Documentary Transfer Tax: \$ 0

City Transfer Tax: \$ 0

☐ Computed on full value of property conveyed
☐ Computed on full value less liens and
encumbrances assumed
City of San Francisco ☐ Unincorporated

If exempt, enter R&T code: 11927

Explanation: Dissolution of Marriage

Diana E Peng
Signature of Declarant or Agent determining tax

Declaration of Exemption From Gov't Code § 27388.1 Fee

- ☒ Transfer is exempt from fee per GC § 27388.1(a)(2):
☐ recorded concurrently "in connection with" transfer subject to
Documentary Transfer Tax
☒ recorded concurrently "in connection with" a transfer of
residential dwelling to an owner-occupier
☒ Transfer is exempt from fee per GC 27388.1(a)(1):
☐ Fee cap of \$225.00 reached ☐ Not related to real property

Assessor's Parcel No. (APN):

1391014 250 32nd Ave

For a valuable consideration, receipt of which is hereby acknowledged,

GRANTOR(S) Bramdon Eugene Aadee

(owners who are signing deed)

who hold(s) title as Current Owner

(current owner(s) form of title)

hereby grant(s) to GRANTEE(S) Diana Elizabeth Peng

(new owners, including current owners if staying on title)

(new owners, continued)

as New Owner

(new owner(s) form of title)

the following real property in the City of San Francisco

County of San Francisco, California (insert legal description):

PLEASE ATTACHED EXHIBIT A

Date: 05/11/2026

Brandon Eugene Aadee
(Signature of declarant)

(Signature of declarant)

Brandon Eugene Aadee

(Print name)

Date: _____

(Signature of declarant)

(Print name)

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.

Virginia LNF
STATE OF ~~CALIFORNIA~~ }
COUNTY OF Chesterfield }

On May 11th, 2026 before me,
Lauren N. Fridley, Notary Public,

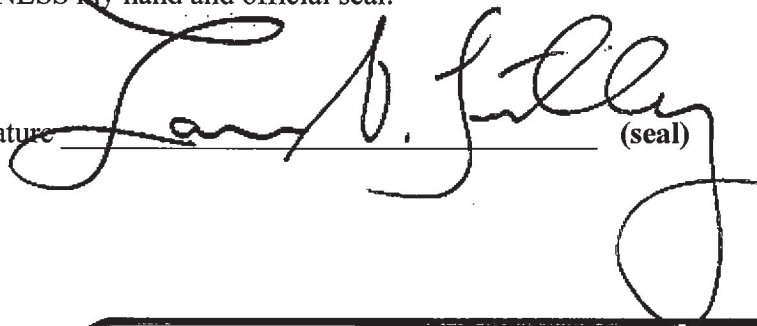
(insert name and title of the officer)

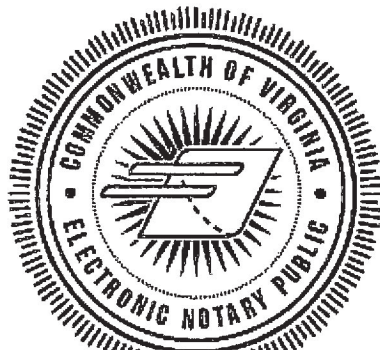
personally appeared Brandon E. Aadee, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) 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

 (seal)



Lauren N. Fridley

REGISTRATION NUMBER

7699515

COMMISSION EXPIRES

June 30, 2028

This notarial act was performed
via remote notarization.

EXHIBIT "A" Legal Description

For APN/Parcel (D(s): Lot 014, Block 1391

THE LAND REFERRED OT HEREIN BELOW SI SITUATED NI THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT APOINT ON THE EASTERLY LINE OF 32ND AVENUE, DISTANT THEREON 275 FEET NORTHERLY FROM THE NORTHERLY LINE OF CALIFORNIA STREET; RUNNING THENCE NORTHERLY ALONG SAID LINE OF 32ND AVENUE 25 FEET; THENCE AT ARIGHT ANGLE EASTERLY 120 FEET: THENCE AT ARIGHT ANGLE SOUTHERLY 25 FEET; THENCE AT A RIGHT ANGLE WESTERLY 120 FEET TO THE POINT OF BEGINNING

BEING LOT 31. OF MAP OF LYON AND HOAG'S SUBDIVISION OF THE PROPERTY OF BAKER'S BEACH.LAND COMPANY OF SAN FRANCISCO, CALIFORNIA

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 Alameda

Subscribed and sworn to (or affirmed) before me on this 13th
day of May, 2026 by Diana Peng

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature

Karen L. Kelly

Certification of a Printed Copy of an Electronic Record

California Government Code 27201.1 (a) (1)

I hereby certify that the attached instrument entitled Grant Deed
dated 5/13/2026, containing 7 pages, is an accurate reproduction
of an electronic record printed by me or under my supervision. At the time of printing, I had
access to the electronic record displaying intact tamper-evident security procedures. No
security procedures used on the electronic record indicated any changes or errors in an
electronic signature or other information in the electronic record after the completion of
the electronic record's creation, execution, or notarization.

I am not a grantee, beneficiary, or otherwise a person who directly benefits from the
attached instrument or electronic record.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraphs are true and correct.

Dated: 5/13/2026

Name: Diana Peng

Signature: Diana

EXHIBIT D

RECORDING REQUESTED BY:
DIANA ELIZABETH PENG



Doc # 2026064826

AND WHEN RECORDED MAIL TO:
BRANDON E AADEE
250 32ND AVE
SF, CA 94121

City and County of San Francisco
Joaquin Torres, Assessor - Recorder

7/7/2026	3:59:44 PM	Fees	\$20.00
Pages	3	Title 001 MQ Taxes	\$0.00
Customer	001	Other	\$0.00
		SB2 Fees	\$0.00
		Paid	\$20.00

Order No.:
Escrow No.:

APN: ~~4419-014~~

1391

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE
Exempt from SB2 fee per GC 27388.1, transfer of
real property that is a residential dwelling to an
owner-occupier.

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS: \$0.00 (RT#11927) - Divorce

- ☐ Computed on the full value of the property conveyed, or
- ☐ Computed on full value less value of liens or encumbrances remaining at the time of sale,
- ☐ Realty not sold
- ☐ Unincorporated area City of SAN FRANCISCO, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
DIANA ELIZABETH PENG (UNMARRIED PERSON)

Hereby GRANT(S) to:
BRANDON EUGENE AADEE (UNMARRIED PERSON)

The following described real property in the city of SAN FRANCISCO, State of California:
As shown in Exhibit "A" attached hereto and made a part hereof, and commonly known as:
250 32ND AVE. SAN FRANCISCO, CA, 94121

Dated: 5/14/2026

Signature of Grantor

DIANA ELIZABETH PENG

Print Name

Dated: _____

Signature of Grantor

Print Name

Mail Tax Statements To: Same As Above

Exhibit "A"

For APN/Parcel ID(s): Lot 014, Block 1391

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

BEGINNING AT A POINT ON THE EASTERLY LINE OF 32ND AVENUE. DISTANT THEREON 275 FEET NORTHERLY FROM THE NORTHERLY LINE OF CALIFORNIA STREET: RUNNING THENCE NORTHERLY ALONG SAID LINE OF 32ND AVENUE 25 FEET; THENCE AT A RIGHT ANGLE EASTERLY 120 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 25 FEET; THENCE AT A RIGHT ANGLE WESTERLY 120 FEET TO THE POINT OF BEGINNING BEING LOT 31. OF MAP OF LYON AND HOAG'S SUBDIVISION OF THE PROPERTY OF BAKER'S BEACH LAND COMPANY OF SAN FRANCISCO. CALIFORNIA

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 Contra Costa

On May 14 2020, before me, Joe Ventura, a Notary Public,
Date Name of Notary

personally appeared Diana Elizabeth Peng, who
Name of signor(s)

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 Joe Ventura (Seal)

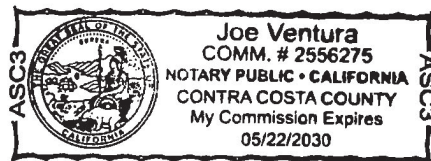


EXHIBIT E

Requested by: BRANDON E. AADEE



Doc # **2026086651**

After recording, return to:

DIANA E. PENG
250 32ND AVE
SAN FRANCISCO, CA 94121

City and County of San Francisco
Joaquin Torres, Assessor – Recorder

7/28/2026	3:39:28 PM	Fees	\$23.00
Pages 4	Title 001 LGA	Taxes	\$0.00
Customer 001		Other	\$0.00
		SB2 Fees	\$0.00
		Paid	\$23.00

WARRANTY DEED

(Individual Grantor)

California Civil Code Sections 1091 and 1113

Assessor's Parcel Number (APN): 1391014

MAIL TAX STATEMENTS TO:

DIANA E. PENG
250 32ND AVE
SAN FRANCISCO, CA 94121

DOCUMENTARY TRANSFER TAX DECLARATION (Revenue and Taxation Code Sections 11932 and 11933)

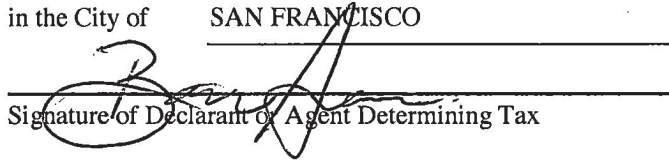
Documentary Transfer Tax due: \$ 0

 Computed on the full value of the property conveyed, or

 computed on the full value less the value of liens and encumbrances remaining at the time of sale.

 The property is located in an unincorporated area of the county named in this deed, or

in the City of SAN FRANCISCO


Signature of Declarant or Agent Determining Tax

Printed Name: BRANDON EUGENE AADEE

1. Grantor:

BRANDON EUGENE AADDEE

2. Grantee:

DIANA ELIZABETH PENG

3. Consideration:

4. Legal Description of the Property situated in:

San Francisco

County, California.

Legal description:

APN/PARCEL (D (s): LOT 014, BLOCK 1391 is situated in the City of San Francisco, County of San Francisco, State of California and is described as follows;

Beginning at a point on the easterly line of 32nd Avenue, Distant thereon 275 feet northerly from the northerly line of California street; Running thence northerly along said line of 32nd Avenue 25 feet; Thence at a right angle easterly 120 feet; Thence at aright angle southerly 25 feet; Thence at aright angle westerly 120 feet to the point of beginning;

Being LOT 31 of map of Lyon and Hoag's subdivision of the property of Baker's Beach, Land Company of San Francisco, California

5. Address of the Property:

250 32nd Avenue, San Francisco, California 94121

6. Source of Title:

7. Exceptions and Encumbrances:

The conveyance and the covenants in this deed are subject to the matters stated in this section:

8. Conveyance and Warranty Covenants

For the consideration stated in this deed, the Grantor GRANTS, CONVEYS, AND WARRANTS to the Grantee the Property described in this deed, in fee simple, together with all tenements, hereditaments, and appurtenances belonging to it, subject to the matters stated in Section 7.

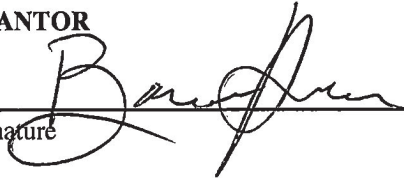
The Grantor covenants with the Grantee, and with the Grantee's heirs, successors, and assigns: that the Grantor is lawfully seized of the Property in fee simple and has good right and lawful authority to convey it; that the Property is free from encumbrances, except the matters stated in Section 7; that the Grantee will have quiet enjoyment of the Property; and that the Grantor will warrant and forever defend title to the Property in the Grantee against the lawful claims and demands of all persons, subject only to the matters stated in Section 7.

This deed uses the word grant as its operative word of conveyance. The covenants stated in this section are express covenants and are in addition to, and do not restrain, the covenants implied by California Civil Code Section 1113.

Construe all terms with the gender and number required by the sense of this deed.

9. Signature of Grantor:

GRANTOR

Signature 

Printed Name: BRANDON EUGENE AADEE

Date: 07/27/2026

BELOW LINE FOR NOTARY ONLY

ACKNOWLEDGMENT (Grantor)

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 ALAMEDA

On 07/28/2026 (date) before me, OLUWATOYIN OMOTOSHO, Notary Public

(here insert name and title of the officer), personally appeared

Brandon Andee

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]

Notary Public Signature

Printed Name: OLUWATOYIN OMOTOSHO

Notary Public, State of: CA

My commission expires: 11/17/2028

This instrument was prepared by:

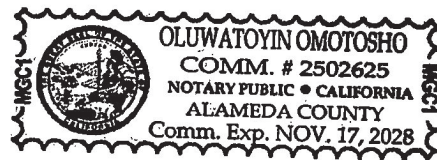


EXHIBIT F

RECORDING REQUESTED BY:
Diana Elizabeth Peng



Doc # 2026090072

AND WHEN RECORDED MAIL TO:

BRANDON E. AADEE

250 32ND AVE

SAN FRANCISCO, CA 94121

Order No.:

Escrow No.:

City and County of San Francisco
Joaquin Torres, Assessor - Recorder

8/12/2026	3:51:41 PM	Fees	\$20.00
Pages 3	Title 001 CT	Taxes	\$0.00
Customer 001		Other	\$0.00
		SB2 Fees	\$0.00
		Paid	\$20.00

APN: 13-10-014

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

91

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS: \$0.00 RT11927 DIVORCE

- ☐ Computed on the full value of the property conveyed, or
- ☐ Computed on full value less value of liens or encumbrances remaining at the time of sale,
- ☐ Realty not sold
- ☐ Unincorporated area City of SAN FRANCISCO, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
DIANA ELIZABETH PENG AN UNMARRIED PERSON

Hereby GRANT(S) to:

BRANDON E. AADEE AN UNMARRIED PERSON

The following described real property in the city of SAN FRANCISCO, State of California:
As shown in Exhibit "A" attached hereto and made a part hereof, and commonly known as:
250 32ND AVE SAN FRANCISCO, CA 94121

Dated: 07/28/2026 07-29-26

Signature of Grantor

DIANA ELIZABETH PENG

Print Name

Dated: _____

Signature of Grantor

Exempt from SB2 fee per GC 27388.1, transfer of
real property that is a residential dwelling to an
owner-occupier.

Print Name

Mail Tax Statements To: Same As Above

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

Contra Costa County

On 07/29/26, before me, JOE VENTURA, a Notary Public,
Date Name of Notary

personally appeared Diana E. Peng, who
Name of signor(s)

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:

Joe Ventura

(Seal)

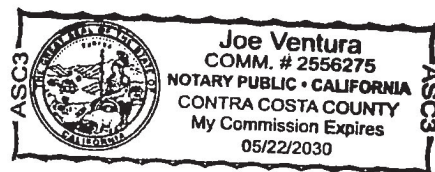


Exhibit "A"

For APN/Parcel ID(s): Lot 014, Block 1391

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

BEGINNING AT A POINT ON THE EASTERLY LINE OF 32ND AVENUE, DISTANT THEREON 275 FEET NORTHERLY FROM THE NORTHERLY LINE OF CALIFORNIA STREET; RUNNING THENCE NORTHERLY ALONG SAID LINE OF 32ND AVENUE 25 FEET; THENCE AT A RIGHT ANGLE EASTERLY 120 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 25 FEET; THENCE AT A RIGHT ANGLE WESTERLY 120 FEET TO THE POINT OF BEGINNING BEING LOT 31, OF MAP OF LYON AND HOAG'S SUBDIVISION OF THE PROPERTY OF BAKER'S BEACH LAND COMPANY OF SAN FRANCISCO, CALIFORNIA

EXHIBIT G

Requested by: BRANDON E. AADEE



Doc # **2026093128**

After recording, return to:
DIANA E. PENG
250 32ND AVE
SAN FRANCISCO, CA 94121

City and County of San Francisco
Joaquin Torres, Assessor – Recorder

8/19/2026	12:19:26 PM	Fees	\$29.00
Pages 6	Title 001 CT	Taxes	\$0.00
Customer 001		Other	\$0.00
		SB2 Fees	\$75.00
		Paid	\$104.00

WARRANTY DEED

(Individual Grantor)

California Civil Code Sections 1091 and 1113

Assessor's Parcel Number (APN): 1391014 250 32nd Ave, SF, CA 94121

MAIL TAX STATEMENTS TO:

DIANA E. PENG
250 32ND AVE
SAN FRANCISCO, CA 94121

DOCUMENTARY TRANSFER TAX DECLARATION (Revenue and Taxation Code Sections 11932 and 11933)

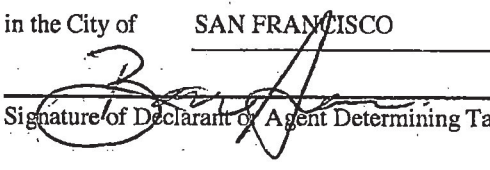
Documentary Transfer Tax due: \$ 0

 Computed on the full value of the property conveyed, or

 computed on the full value less the value of liens and encumbrances remaining at the time of sale.

☒ The property is located in an unincorporated area of the county named in this deed, or

in the City of SAN FRANCISCO


Signature of Declarant or Agent Determining Tax

Printed Name: BRANDON EUGENE AADEE

1. Grantor:

BRANDON EUGENE AADDEE

2. Grantee:

DIANA ELIZABETH PENG

3. Consideration:

4. Legal Description of the Property situated in:

San Francisco

County, California.

Legal description:

APN/PARCEL (D (s): LOT 014, BLOCK 1391 is situated in the City of San Francisco, County of San Francisco, State of California and is described as follows;

Beginning at a point on the easterly line of 32nd Avenue, Distant thereon 275 feet northerly from the northerly line of California street; Running thence northerly along said line of 32nd Avenue 25 feet; Thence at a right angle easterly 120 feet; Thence at a right angle southerly 25 feet; Thence at a right angle westerly 120 feet to the point of beginning;

Being LOT 31 of map of Lyon and Hoag's subdivision of the property of Baker's Beach, Land Company of San Francisco, California

5. Address of the Property:

250 32nd Avenue, San Francisco, California 94121

6. Source of Title:

7. Exceptions and Encumbrances:

The conveyance and the covenants in this deed are subject to the matters stated in this section:

8. Conveyance and Warranty Covenants

For the consideration stated in this deed, the Grantor GRANTS, CONVEYS, AND WARRANTS to the Grantee the Property described in this deed, in fee simple, together with all tenements, hereditaments, and appurtenances belonging to it, subject to the matters stated in Section 7.

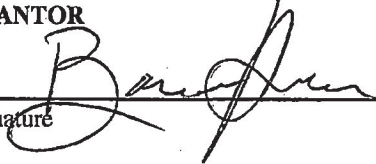
The Grantor covenants with the Grantee, and with the Grantee's heirs, successors, and assigns: that the Grantor is lawfully seized of the Property in fee simple and has good right and lawful authority to convey it; that the Property is free from encumbrances, except the matters stated in Section 7; that the Grantee will have quiet enjoyment of the Property; and that the Grantor will warrant and forever defend title to the Property in the Grantee against the lawful claims and demands of all persons, subject only to the matters stated in Section 7.

This deed uses the word grant as its operative word of conveyance. The covenants stated in this section are express covenants and are in addition to, and do not restrain, the covenants implied by California Civil Code Section 1113.

Construe all terms with the gender and number required by the sense of this deed.

9. Signature of Grantor:

GRANTOR

Signature 

Printed Name: BRANDON EUGENE AADEE

Date: 08/17/2026

BELOW LINE FOR NOTARY ONLY

ACKNOWLEDGMENT (Grantor)

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 Virginia

COUNTY OF Henrico

On August 18th, 2026 (date) before me, Crystal Morgan -Electronic Notary Public

(here insert name and title of the officer), personally appeared

Brandon Eugene Aadee

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 Virginia ~~California~~ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Crystal Morgan

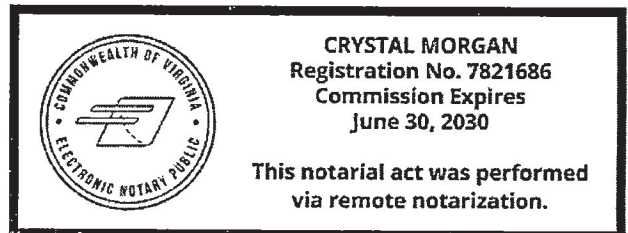
Notary Public Signature

Printed Name: Crystal Morgan

Notary Public, State of: Virginia

My commission expires: Jun 30, 2030

This instrument was prepared by:



Certification of a Printed Copy of an Electronic Record

California Government Code 27201.1 (a) (1)

I hereby certify that the attached instrument entitled Warranty Deed
dated 8/17/2026, containing 4 pages, is an accurate reproduction
of an electronic record printed by me or under my supervision. At the time of printing, I had
access to the electronic record displaying intact tamper-evident security procedures. No
security procedures used on the electronic record indicated any changes or errors in an
electronic signature or other information in the electronic record after the completion of
the electronic record's creation, execution, or notarization.

I am not a grantee, beneficiary, or otherwise a person who directly benefits from the
attached instrument or electronic record.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraphs are true and correct.

Dated: 8/19/2026

Name: Eduardo Garcia

Signature: Eduardo Garcia

see attached jurat

JURAT

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.

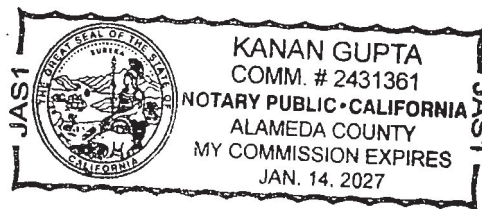
State of California

County of ALAMEDA

Subscribed and sworn to (or affirmed) before me on this 19th day of August,
2026 by EDUARDO GARCIA

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature K Gupta (Seal)



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

Additional Information _____

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
 - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

EXHIBIT H



Doc # 2026094155

Recording requested by (name):

Brandon Eugene Aadee

When recorded mail to
and mail tax statements to:

Diana Elizabeth Peng

250 32nd Ave

San Francisco, CA 94121

City and County of San Francisco
Joaquin Torres, Assessor – Recorder

8/25/2026	9:20:46 AM	Fees	\$20.00
Pages	3	Title 001 MQ Taxes	\$0.00
Customer	001	Other	\$0.00
		SB2 Fees	\$0.00
		Paid	\$20.00

Recorder's Use Only

GRANT DEED

Documentary Transfer Tax: \$⁰City Transfer Tax: \$⁰☐ Computed on full value of property conveyed☐ Computed on full value less liens and
encumbrances assumed

City of San Francisco

☐ Unincorporated

If exempt, enter R&T code: 11927

Explanation: Dissolution of Partnership

Signature of Declarant or Agent determining tax

Declaration of Exemption From Gov't Code § 27388.1 Fee

☒ Transfer is exempt from fee per GC § 27388.1(a)(2):☐ recorded concurrently "in connection with" transfer subject to
Documentary Transfer Tax☒ recorded concurrently "in connection with" a transfer of
residential dwelling to an owner-occupier☒ Transfer is exempt from fee per GC 27388.1(a)(1):☐ Fee cap of \$225.00 reached ☐ Not related to real property

Assessor's Parcel No. (APN):

1391014 250 32nd Ave San Francisco, CA 94121

For a valuable consideration, receipt of which is hereby acknowledged,

GRANTOR(S) Brandon Eugene Aadee

(owners who are signing deed)

who hold(s) title as Current Owner

(current owner(s) form of title)

hereby grant(s) to GRANTEE(S) Diana Elizabeth Peng

(new owners, including current owners if staying on title)

(new owners, continued)

as New Owner

(new owner(s) form of title)

the following real property in the City of San Francisco

County of San Francisco, California (insert legal description):

PLEASE ATTACHED EXHIBIT A

Date: 07/28/2026

(Signature of declarant)

Brandon Eugene Aadee

(Print name)

Date:

(Signature of declarant)

(Print name)

BELOW LINE FOR NOTARY ONLY

ACKNOWLEDGMENT (Grantor)

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 ALAMEDA

On 07/28/2026 (date) before me, OLUWATOYIN OMOTOSHO, NOTARY PUBLIC

(here insert name and title of the officer), personally appeared

Brandon Arde

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]

Notary Public Signature

Printed Name: OLUWATOYIN OMOTOSHO

Notary Public, State of: CAL

My commission expires: 11/17/2028

This instrument was prepared by:

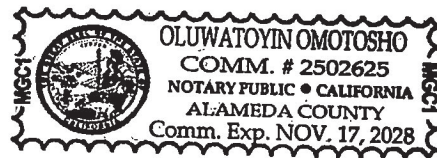


EXHIBIT "A" Legal Description

For APN/Parcel (D(s): Lot 014, Block 1391

THE LAND REFERRED OT HEREIN BELOW SI SITUATED NI THE CITY OF SAN FRANCISCO,
COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT APOINT ON THE EASTERLY LINE OF 32ND AVENUE, DISTANT THEREON
275 FEET NORTHERLY FROM THE NORTHERLY LINE OF CALIFORNIA STREET; RUNNING
THENCE NORTHERLY ALONG SAID LINE OF 32ND AVENUE 25 FEET; THENCE AT ARIGHT
ANGLE EASTERLY 120 FEET: THENCE AT ARIGHT ANGLE SOUTHERLY 25 FEET; THENCE AT
A RIGHT ANGLE WESTERLY 120 FEET TO THE POINT OF BEGINNING

BEING LOT 31. OF MAP OF LYON AND HOAG'S SUBDIVISION OF THE PROPERTY OF
BAKER'S BEACH.LAND COMPANY OF SAN FRANCISCO, CALIFORNIA