

## DECLARATION AND DEED OF GIFT

1. TRANSFER: I/We, \_\_\_\_\_, (Donor(s)), residing at \_\_\_\_\_, give, assigns, and transfer to Greater Pasadena Community Development Corporation, (Donee) a Non-Profit Corporation duly authorized to do business in the State of \_\_\_\_\_, License Number \_\_\_\_\_, conducting business at **1143 North Lake Avenue, Pasadena, CA 91104**, all of my right, title and interest in and to:

(commonly known as \_\_\_\_\_)

2. OWNERSHIP: I/WE warrant the sole owner(s) of this property is (are): \_\_\_\_\_
3. LIENS: I/WE warrant there are no outstanding liens, taxes, mortgages, encumbrances, or environmental contaminants on this property, except: **NONE**.

If Phase I or other environmental inspections have been conducted, attach copies of the reports.

4. DELIVERY: Simultaneously with the delivery of this instrument to the Donee, I/WE have delivered custody, control and possession of the above-described gift to the Donee.

**I/we understand that I/we cannot claim as Income Tax deduction nor is this gift complete until I/we as donor(s) sign and deliver a Quit Claim and a Warranty Deed to the Charity and the Charity accepts the gift by executing the Donee's Acceptance of the gift on this form. Donor is advised to seek tax and legal counsel due to the irrevocability of the gift and its tax implications.**

Signed, sealed and delivered  
in the presence of:

Executed this \_\_\_\_\_ day of \_\_\_\_\_

*Signed by:*

\_\_\_\_\_  
Witness

\_\_\_\_\_  
"DONOR"

Social Security Number \_\_\_\_\_

\_\_\_\_\_  
Witness

\_\_\_\_\_  
"DONOR"

Social Security Number \_\_\_\_\_

## Donee's Acknowledgement

5. ACCEPTANCE AND RECEIPT: I/We, Greater Pasadena Community Development Corporation, the charity to whom the gift described above is given, accept the gift and acknowledge receipt, on the \_\_\_\_\_ day of \_\_\_\_\_, 2002 of the original of the Deed of Gift and possession of the above described gift subject to evaluation and other conditions which may result in the gift being returned.

Signed, sealed and delivered  
in the presence of:

*Signed by:*

\_\_\_\_\_  
Witness

\_\_\_\_\_  
"Donee"

\_\_\_\_\_  
Witness