



First American Title™



Property Profile

**9367 Musselman Dr
Atascadero, CA 93422**

Assessor's Parcel Number

030-462-003

Courtesy of

Office Locations throughout the
Bay Area, Northern California & Central Coast Region

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Property Detail Report

9367 Musselman Dr, Atascadero, CA 93422-5867

APN: 030-462-003

San Luis Obispo County Data as of: 02/03/2026

Owner Information

Owner Name: Starkman Linda D
Vesting: Ea
Mailing Address: 2279 Willow Creek Rd, Paso Robles, CA 93446-9695
Occupancy: Absentee Owner

Location Information

Legal Description: Cy Atas Tr 1490 U3 & Ptn Lt 1
APN: 030-462-003
Munic / Twnshp: City Of Atascadero
Subdivision:
Neighborhood:
Elementary School: San Gabriel Elemen...
Latitude: 35.46348
County: San Luis Obispo, CA
Census Tract / Block: 012503 / 3004
Legal Lot / Block: 1 / 3
Legal Book / Page:
School District: Atascadero Unified School District
Middle School: Atascadero Middle...
High School: Atascadero High Sc...
Tract #: 1490
Longitude: -120.64187

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 01/11/2022 / 01/13/2022
Buyer Name: Northern Trust / Max Starkman Irrevocable Trust
Price: Linda Dee Starkman Trust
Transfer Doc #: 2022.2042
Deed Type: Grant Deed

Last Market Sale

Sale / Rec Date: 07/07/2021 / 07/26/2021
Multi / Split Sale:
1st Mtg Amt / Type:
2nd Mtg Amt / Type:
Seller Name: Soltes Juanita
Lender:
Sale Price / Type: \$425,000 / Full Value
Price / Sq. Ft.: \$405
1st Mtg Rate / Type:
2nd Mtg Rate / Type:
Deed Type: Grant Deed
New Construction:
1st Mtg Doc #:
Sale Doc #: 2021.52619
Title Company: Placer Title

Prior Sale Information

Sale / Rec Date: 07/18/2018 / 08/14/2018
1st Mtg Amt / Type: \$100,000 /
Prior Lender: United Wholesale Mtg
Sale Price / Type: \$300,000 / Full Value
1st Mtg Rate / Type: 5.0 / Unknown
Prior Deed Type: Grant Deed
Prior Sale Doc #: 2018.33595

Property Characteristics

Gross Living Area: 1,050 Sq. Ft.
Living Area: 1,050 Sq. Ft.
Total Adj. Area:
Above Grade: 1,050 Sq. Ft.
Basement Area:
Style:
Foundation:
Quality: Average
Condition:
Total Rooms: 4
Bedrooms: 2
Baths (F / H): 2 /
Pool:
Fireplace:
Cooling: Central
Heating: Forced Air
Exterior Wall:
Construction Type: Wood
Year Built / Eff: 1987
Stories: 1
Parking Type: Garage
Garage #: 1
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: Condominium
State Use: Sub - Subdivisi...
County Use: 120 - Condominiu...
Site Influence:
Flood Zone Code: X
Community Name: City Of Atascadero
Lot Area: 1,050 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 0.024
Flood Map #: 06079C0834G
Flood Panel #: 0834G
Zoning: MF20
of Buildings: 1
Res / Comm Units:
Water / Sewer Type: Water / Yes
Flood Map Date: 11/16/2012
Inside SFHA: False

Tax Information

Assessed Year: 2025
Tax Year: 2025
Tax Area:
Property Tax: \$5,695.32
Exemption:
Assessed Value: \$453,666
Land Value: \$185,711
Improvement Value: \$267,955
Improved %: 59.06%
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:

Sales Comparables

9367 Musselman Dr, Atascadero, CA 93422-5867

APN: 030-462-003

San Luis Obispo County Data as of: 02/03/2026



Subject Property

9367 Musselman Dr, Atascadero, CA 93422-5867

Sale Price / Type: \$425,000 / Full Value

Sale / Rec Date: 07/07/2021 / 07/26/2021

Sale Doc #: 2021.52619

Year Built / Eff:	1987 /	Lot Area:	1,050 Sq. Ft.	Bedrooms:	2
Assessed Value:	\$453,666	Living Area:	1,050 Sq. Ft.	Baths (F / H):	2 / 0
Land Use:	Condominium	Pool:		Total Rooms:	4
Owner Name:	Starkman Linda D	Zoning:	MF20	Stories:	1
Mailing Address:	2279 Willow Creek Rd, Paso Robles, CA 93446-9695	Acres:	0.02	Roof Material:	
County:	San Luis Obispo	Cooling:	Central	Prior Sale Price:	\$300,000
APN:	030-462-003	Fireplace:		Prior Sale Date:	07/18/2018
Subdivision:		Parking Type:	Garage	Prior Rec Date:	08/14/2018
Census Tct / Blk:	012503 / 3004	Flood Zone	X	Prior Sale Doc #:	2018.33595
1st Mtg / Type:		Code:			
Res / Comm Units:					

Search Criteria

# Months Back:	9	Distance From Subject:	6 mi
Living Area	20.0 + / -	Land Use:	Same As Subject
Difference:			

9 Comparable Properties Found

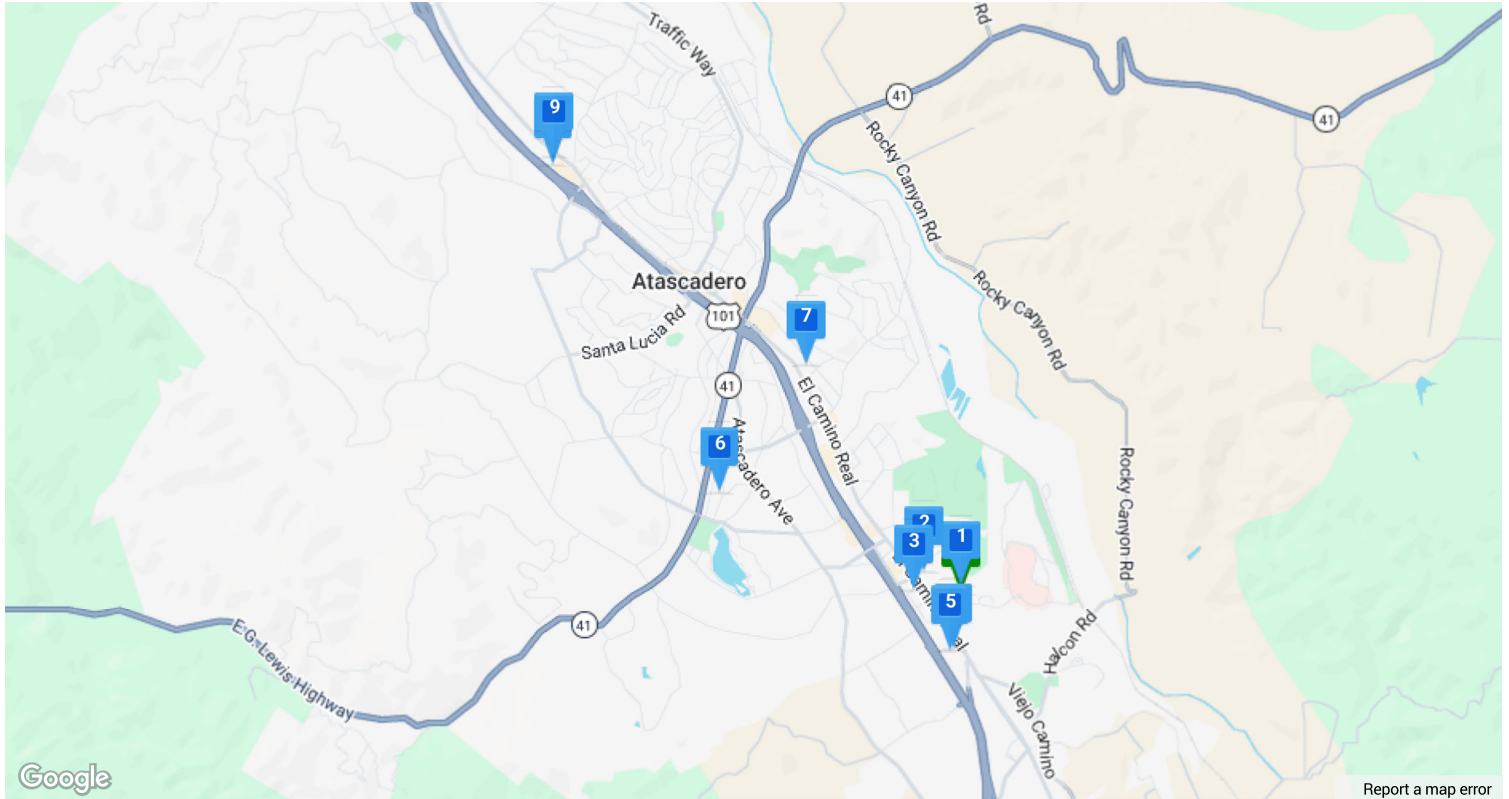
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$425,000	\$349,000	\$559,611	\$1,760,000
Living Area	1,050	858	1,030	1,153
Price / Sq. Ft.	\$405	\$375	\$540	\$1,678
Bedrooms	2	2	2	3
Baths	2	1	2	2
Lot Area	1,050 Sq. Ft.	858 Sq. Ft.	1,075 Sq. Ft.	1,472 Sq. Ft.
Stories	1	1	1.67	2
Year Built	1987	1959	1983	1989
Distance		0.03 mi	1.29 mi	3.55 mi

Sales Comparables

9367 Musselman Dr, Atascadero, CA 93422-5867

APN: 030-462-003

San Luis Obispo County Data as of: 02/03/2026



[Report a map error](#)

Subject Property Comparables

COMPARABLES

#	MI	Address	Sold	Sold For	Rec Date	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.03	9355 Musselman Dr, Atascadero, CA 93422-5867	10/14/2025	\$436,500	10/31/2025	1,050	\$416	2 / 2	1,050	39
2	0.23	9280 El Bordo Ave, Atascadero, CA 93422-5501	08/14/2025	\$1,760,000	08/22/2025	1,049	\$1,678	3 / 1	1,049	67
3	0.29	9180 Tiburon Cir, Atascadero, CA 93422-6872	08/27/2025	\$494,000	09/16/2025	1,153	\$428	3 / 2	1,153	42
4	0.41	10710 El Camino Real #14, Atascadero, CA 93422-5857	12/22/2025	\$385,000	01/13/2026	979	\$393	2 / 2	979	40
5	0.43	10710 El Camino Real #17, Atascadero, CA 93422-5858	09/22/2025	\$375,000	10/13/2025	979	\$383	2 / 2	979	40
6	1.56	8415 Amapoa Ave #A, Atascadero, CA 93422-3997	10/28/2025	\$419,000	11/26/2025	1,070	\$392	3 / 2	1,472	37
7	1.60	7436 Santa Ysabel Ave #C, Atascadero, CA 93422-4660	09/26/2025	\$349,000	10/21/2025	858	\$407	2 / 1	858	39
8	3.52	3750 El Camino Real #E2, Atascadero, CA 93422-2538	05/13/2025	\$400,000	06/09/2025	1,066	\$375	2 / 2	1,066	42

9	3.55	3750 El Camino Real #A4, Atascadero, CA 93422-2537	09/11/2025	\$418,000	10/10/2025	1,066	\$392	2 / 2	1,066	42
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Comp #1 - 0.03 Miles From Subject
9355 Musselman Dr, Atascadero, CA 93422-5867

Sale Price / Type: \$436,500 / Full Value
 Sale / Rec Date: 10/14/2025 / 10/31/2025

Sale Doc #: 2025.33599

Year Built / Eff: 1987 /
 Assessed Value: \$360,900
 Land Use: Condominium
 Owner Name: Gifford Christina Rachelle
 Mailing Address: 9355 Musselman Dr, Atascadero, CA 93422-5867
 County: San Luis Obispo
 APN: 030-462-010
 Subdivision: Tract 1490 Un 10
 Census Tct / Blk: 012503 / 3000
 1st Mtg / Type: \$300,500 / Conventional
 Res / Comm Units:

Lot Area: 1,050 Sq. Ft.
 Living Area: 1,050 Sq. Ft.
 Pool:
 Zoning: MF20
 Acres: 0.02
 Cooling: Central
 Fireplace:
 Parking Type: Garage
 Flood Zone X
 Code:

Bedrooms: 2
 Baths (F / H): 2 / 0
 Total Rooms: 4
 Stories: 1
 Roof Material:
 Prior Sale Price: \$330,000
 Prior Sale Date: 11/14/2019
 Prior Rec Date: 12/04/2019
 Prior Sale Doc #: 2019.54328



Comp #2 - 0.23 Miles From Subject
9280 El Bordo Ave, Atascadero, CA 93422-5501

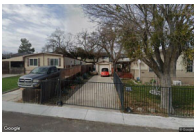
Sale Price / Type: \$1,760,000 / Full Value
 Sale / Rec Date: 08/14/2025 / 08/22/2025

Sale Doc #: 2025.24625

Year Built / Eff: 1959 /
 Assessed Value: \$141,316
 Land Use: Condominium
 Owner Name: El Bordo LLC
 Mailing Address: Po Box 550, Avila Beach, CA 93424-550
 County: San Luis Obispo
 APN: 030-466-023
 Subdivision: Eaglet 02
 Census Tct / Blk: 012503 / 3004
 1st Mtg / Type:
 Res / Comm Units:

Lot Area: 1,049 Sq. Ft.
 Living Area: 1,049 Sq. Ft.
 Pool:
 Zoning: CN
 Acres: 0.02
 Cooling: 001
 Fireplace: 1
 Parking Type: Garage
 Flood Zone X
 Code:

Bedrooms: 3
 Baths (F / H): 1 / 0
 Total Rooms: 5
 Stories: 1
 Roof Material:
 Prior Sale Price: \$170,000
 Prior Sale Date: 01/01/1900
 Prior Rec Date: 08/31/1989
 Prior Sale Doc #: 1989.59283



Comp #3 - 0.29 Miles From Subject
9180 Tiburon Cir, Atascadero, CA 93422-6872

Sale Price / Type: \$494,000 / Full Value
 Sale / Rec Date: 08/27/2025 / 09/16/2025

Sale Doc #: 2025.27169

Year Built / Eff: 1984 /
 Assessed Value: \$318,479
 Land Use: Condominium
 Owner Name: Kudsk Madison Lynne / Carpenter Colin Noa
 Mailing Address: 9180 Tiburon Cir, Atascadero, CA 93422-6872
 County: San Luis Obispo
 APN: 056-384-005
 Subdivision: Tract 1128 Un 05
 Census Tct / Blk: 012503 / 3009
 1st Mtg / Type: \$429,000 / Conventional
 Res / Comm Units:

Lot Area: 1,153 Sq. Ft.
 Living Area: 1,153 Sq. Ft.
 Pool:
 Zoning: MF10
 Acres: 0.03
 Cooling: Central
 Fireplace:
 Parking Type: Garage
 Flood Zone X
 Code:

Bedrooms: 3
 Baths (F / H): 2 / 0
 Total Rooms: 5
 Stories: 2
 Roof Material:
 Prior Sale Price: \$265,100
 Prior Sale Date: 10/01/2014
 Prior Rec Date: 10/31/2014
 Prior Sale Doc #: 2014.46498



Comp #4 - 0.41 Miles From Subject
10710 El Camino Real #14, Atascadero, CA 93422-5857

Sale Price / Type: \$385,000 / Full Value
 Sale / Rec Date: 12/22/2025 / 01/13/2026

Sale Doc #: 2026.1133

Year Built / Eff:	1986 /	Lot Area:	979 Sq. Ft.	Bedrooms:	2
Assessed Value:	\$338,130	Living Area:	979 Sq. Ft.	Baths (F / H):	1 / 1
Land Use:	Condominium	Pool:		Total Rooms:	4
Owner Name:	Garcia Martin Ramirez / Rodriguez Elida Franco				
Mailing Address:	10710 El Camino Real #14, Atascadero, CA 93422-5857				
County:	San Luis Obispo	Zoning:	MF20	Stories:	2
APN:	045-356-014	Acres:	0.02	Roof Material:	
Subdivision:		Cooling:	Central	Prior Sale Price:	\$325,000
Census Tct / Blk:	012503 / 2013	Fireplace:	1	Prior Sale Date:	11/10/2022
1st Mtg / Type:	\$373,450 / Conventional	Parking Type:		Prior Rec Date:	11/22/2022
Res / Comm Units:		Flood Zone	X	Prior Sale Doc #:	2022.45688
		Code:			



Comp #5 - 0.43 Miles From Subject
10710 El Camino Real #17, Atascadero, CA 93422-5858

Sale Price / Type: \$375,000 / Full Value
 Sale / Rec Date: 09/22/2025 / 10/13/2025

Sale Doc #: 2025.31125

Year Built / Eff:	1986 /	Lot Area:	979 Sq. Ft.	Bedrooms:	2
Assessed Value:	\$211,227	Living Area:	979 Sq. Ft.	Baths (F / H):	1 / 1
Land Use:	Condominium	Pool:		Total Rooms:	4
Owner Name:	Hernandez Raul Eduardo Rami / Ramirez Angela Vargas				
Mailing Address:	10710 El Camino Real #17, Atascadero, CA 93422-5858				
County:	San Luis Obispo	Zoning:	MF20	Stories:	2
APN:	045-356-017	Acres:	0.02	Roof Material:	
Subdivision:		Cooling:	Central	Prior Sale Price:	\$143,000
Census Tct / Blk:	012503 / 2013	Fireplace:	1	Prior Sale Date:	
1st Mtg / Type:	\$337,500 / Conventional	Parking Type:	Garage	Prior Rec Date:	12/13/2001
Res / Comm Units:		Flood Zone	X	Prior Sale Doc #:	2001.96451
		Code:			



Comp #6 - 1.56 Miles From Subject
8415 Amapoa Ave #A, Atascadero, CA 93422-3997

Sale Price / Type: \$419,000 / Full Value
 Sale / Rec Date: 10/28/2025 / 11/26/2025

Sale Doc #: 2025.36581

Year Built / Eff:	1989 /	Lot Area:	1,472 Sq. Ft.	Bedrooms:	3
Assessed Value:	\$442,935	Living Area:	1,070 Sq. Ft.	Baths (F / H):	2 / 0
Land Use:	Condominium	Pool:		Total Rooms:	7
Owner Name:	Bannick Sage Mathias				
Mailing Address:	11327 Los Osos Valley Rd #A, San Luis Obispo, CA 93405-6301				
County:	San Luis Obispo	Zoning:	MF20	Stories:	2
APN:	031-303-016	Acres:	0.03	Roof Material:	
Subdivision:	Parcel Map At-88-112	Cooling:	Central	Prior Sale Price:	\$305,000
Census Tct / Blk:	012601 / 4005	Fireplace:		Prior Sale Date:	06/01/2017
1st Mtg / Type:	\$314,250 / Conventional	Parking Type:	Garage	Prior Rec Date:	06/21/2017
Res / Comm Units:		Flood Zone	X	Prior Sale Doc #:	2017.27126
		Code:			



Comp #7 - 1.60 Miles From Subject
7436 Santa Ysabel Ave #C, Atascadero, CA 93422-4660

Sale Price / Type: \$349,000 / Full Value
 Sale / Rec Date: 09/26/2025 / 10/21/2025

Sale Doc #: 2025.32202

Year Built / Eff:	1987 /	Lot Area:	858 Sq. Ft.	Bedrooms:	2
Assessed Value:	\$116,972	Living Area:	858 Sq. Ft.	Baths (F / H):	1 / 0
Land Use:	Condominium	Pool:		Total Rooms:	4
Owner Name:	Adelina Laura / Adelina Katrin				
Mailing Address:	7436 Santa Ysabel Ave #C, Atascadero, CA 93422-4660				
County:	San Luis Obispo	Zoning:	MF20	Stories:	1
APN:	030-123-011	Acres:	0.02	Roof Material:	
Subdivision:	Tract 1429	Cooling:	001	Prior Sale Price:	\$84,500
Census Tct / Blk:	012502 / 3017	Fireplace:		Prior Sale Date:	
1st Mtg / Type:	\$296,650 / Conventional	Parking Type:	Garage	Prior Rec Date:	07/18/1991
Res / Comm Units:		Flood Zone	X	Prior Sale Doc #:	1991.42848
		Code:			



Comp #8 - 3.52 Miles From Subject
3750 El Camino Real #E2, Atascadero, CA 93422-2538

Sale Price / Type: \$400,000 / Full Value
 Sale / Rec Date: 05/13/2025 / 06/09/2025

Sale Doc #: 2025.16113

Year Built / Eff:	1984 /	Lot Area:	1,066 Sq. Ft.	Bedrooms:	2
Assessed Value:	\$375,791	Living Area:	1,066 Sq. Ft.	Baths (F / H):	1 / 1
Land Use:	Condominium	Pool:		Total Rooms:	4
Owner Name:	Flores Javier Oropeza / Valencia Maria De Jesus				
Mailing Address:	3750 El Camino Real #E2, Atascadero, CA 93422-2538				
County:	San Luis Obispo	Zoning:	CR	Stories:	2
APN:	049-224-019	Acres:	0.02	Roof Material:	
Subdivision:		Cooling:	Central	Prior Sale Price:	\$275,000
Census Tct / Blk:	012505 / 1061	Fireplace:	1	Prior Sale Date:	03/22/2006
1st Mtg / Type:	\$380,000 / Conventional	Parking Type:	Garage	Prior Rec Date:	04/25/2006
Res / Comm Units:		Flood Zone	X	Prior Sale Doc #:	2006.28548
		Code:			



Comp #9 - 3.55 Miles From Subject
3750 El Camino Real #A4, Atascadero, CA 93422-2537

Sale Price / Type: \$418,000 / Full Value
 Sale / Rec Date: 09/11/2025 / 10/10/2025

Sale Doc #: 2025.29935

Year Built / Eff:	1984 /	Lot Area:	1,066 Sq. Ft.	Bedrooms:	2
Assessed Value:	\$295,945	Living Area:	1,066 Sq. Ft.	Baths (F / H):	1 / 1
Land Use:	Condominium	Pool:		Total Rooms:	4
Owner Name:	Resella Catherine / Bany Paul				
Mailing Address:	3750 El Camino Real #A4, Atascadero, CA 93422-2537				
County:	San Luis Obispo	Zoning:	CR	Stories:	2
APN:	049-224-004	Acres:	0.02	Roof Material:	
Subdivision:		Cooling:	Central	Prior Sale Price:	\$255,000
Census Tct / Blk:	012505 / 1061	Fireplace:	1	Prior Sale Date:	11/03/2016
1st Mtg / Type:	\$397,100 / Conventional	Parking Type:	Garage	Prior Rec Date:	01/13/2017
Res / Comm Units:		Flood Zone	X	Prior Sale Doc #:	2017.1968
		Code:			

Schools Report

9367 Musselman Dr, Atascadero, CA 93422-5867

APN: 030-462-003

San Luis Obispo County Data as of: 02/03/2026

Public School Assignment

Atascadero Unified School District
 Atascadero Unified School District
 Atascadero Unified School District

Elementary School:
 Middle School:
 High School:

San Gabriel Elementary School
 Atascadero Middle School
 Atascadero High School

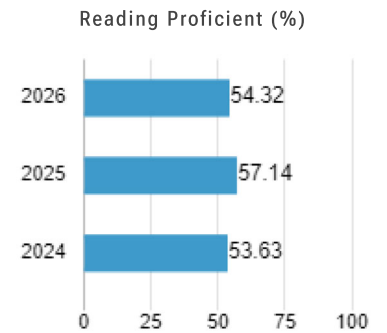
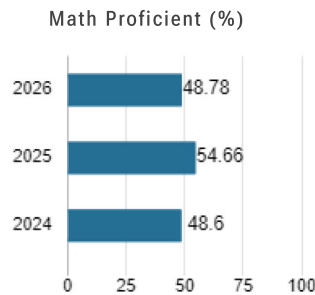
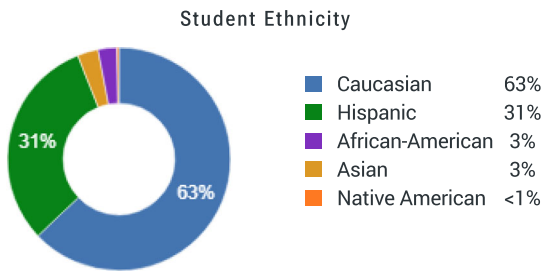
San Gabriel Elementary School

8500 San Gabriel Road, Atascadero, CA 93422 - 1.55 Miles

Grades: **K-5**
 Students: **352**
 Students:Teachers: **21:1**
 State Percentile: **70**

State Rank: 1794
 Blue Ribbon School: No
 Int'l Baccalaureate: No
 Advanced Placement: No

Free Lunch: 42%
 Reduced Lunch: 42%
 Title I: No



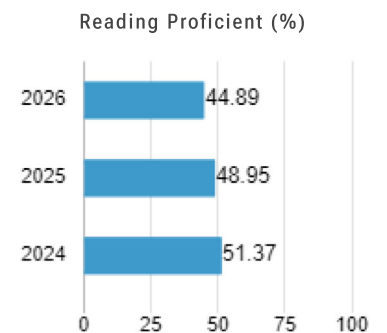
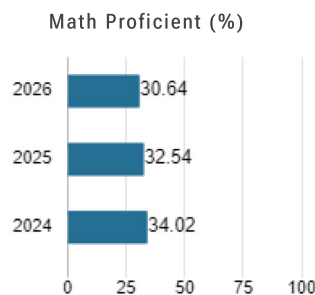
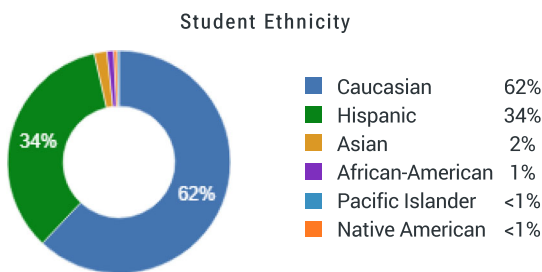
Atascadero Middle School

6501 Lewis Avenue, Atascadero, CA 93422 - 2.34 Miles

Grades: **6-8**
 Students: **835**
 Students:Teachers: **20:1**
 State Percentile: **60**

State Rank: 864
 Blue Ribbon School: No
 Int'l Baccalaureate: No
 Advanced Placement: No

Free Lunch: 50%
 Reduced Lunch: 50%
 Title I: No



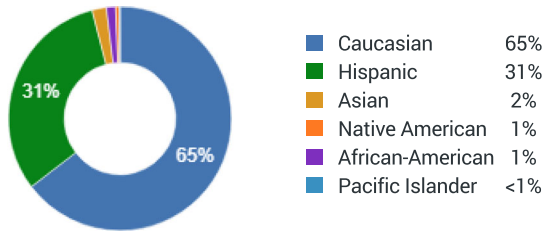
Grades Students Students:Teachers State Percentile

9-12 1,173 19:1 60

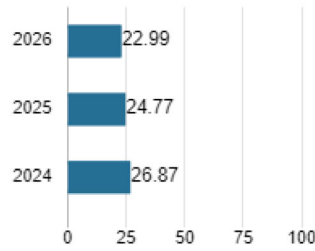
State Rank: 661
 Blue Ribbon School: No
 Int'l Baccalaureate: No
 Advanced Placement: Yes

Free Lunch: 46%
 Reduced Lunch: 46%
 Title I: No

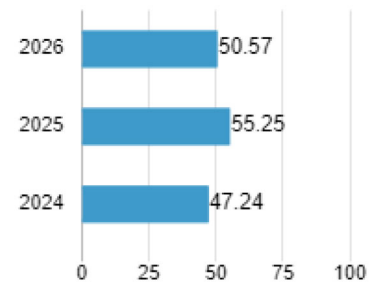
Student Ethnicity



Math Proficient (%)



Reading Proficient (%)



Nearby Private Schools

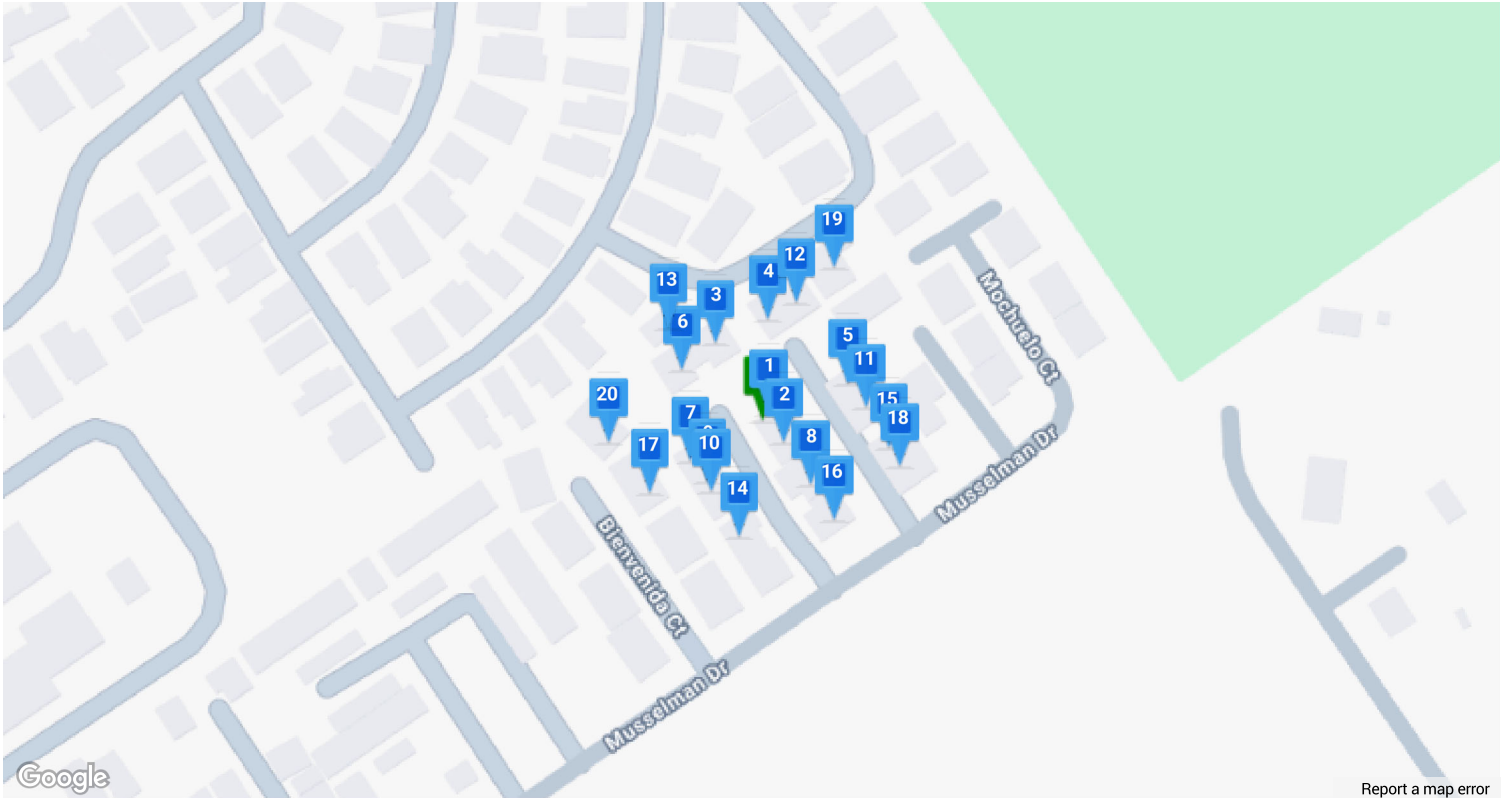
School	Address	Distance
Mountain View Christian Academy	9205 Mountain View Drive Atascadero, CA 93422	1.25 miles
No County Christian School	6225 Atascadero Avenue Atascadero, CA 93422	2.19 miles
North County Christian	6225 West Mall Atascadero, CA 93422	2.29 miles
Cornerstone Christian	6955 Los Gatos Road Atascadero, CA 93422	2.44 miles
Children's House Montessori School	3025 Monterey Road Atascadero, CA 93422	3.91 miles
Shanan School	2800 Campo Road Atascadero, CA 93422	4.20 miles
Santa Lucia	1460 Plum Orchard Lane Templeton, CA 93465	6.77 miles
Templeton Hills Adventist School	940 Templeton Hills Road Templeton, CA 93465	7.43 miles
Calvary Christian	4144 Hord Valley Road Creston, CA 93432	9.44 miles

Neighbors Report

9367 Musselman Dr, Atascadero, CA 93422-5867

APN: 030-462-003

San Luis Obispo County Data as of: 02/03/2026



 Subject Property  Neighbors



Subject Property
 9367 Musselman Dr, Atascadero, CA 93422-5867
 Occupancy: Absentee Owner

Owner Name:	Starkman Linda D	Sale / Rec Date:	07/07/2021 / 07/26/2021	Lot Area:	1,050 Sq. Ft.
Mailing Address:	2279 Willow Creek Rd, Paso Robles, CA 93446-9695	Sale Price / Type:	\$425,000 / Full Value	Bedrooms:	2
APN:	030-462-003	Land Use:	Condominium	Baths (F / H):	2 /



Neighbor 1 - 0.00 Miles From Subject
 2279 Willow Creek Rd, Paso Robles, CA 93446-9695
 Occupancy: Owner Occupied

Owner Name:	Starkman Linda D	Sale / Rec Date:		Lot Area:	0 Sq. Ft.
Mailing Address:	2279 Willow Creek Rd, Paso Robles, CA 93446-9695	Sale Price / Type:		Bedrooms:	
APN:	913-000-945	Land Use:	Mobile Home	Baths (F / H):	



Neighbor 2 - 0.01 Miles From Subject
9369 Musselman Dr, Atascadero, CA 93422-5867
 Occupancy: Absentee Owner

Year Built / Eff: 1987 /
 Living Area: 1,050 Sq. Ft.

Owner Name:	Jensen George H JR Trust	Sale / Rec Date:	07/24/1998 / 07/31/1998	Lot Area:	1,050 Sq. Ft.
Mailing Address:	1580 Santa Rita Rd, Templeton, CA 93465-9312	Sale Price / Type:	\$99,000 / Full Value	Bedrooms:	2
APN:	030-462-004	Land Use:	Condominium	Baths (F / H):	2 /



Neighbor 3 - 0.01 Miles From Subject
9365 Musselman Dr, Atascadero, CA 93422-5867
 Occupancy: Unknown

Year Built / Eff: 1987 /
 Living Area: 1,050 Sq. Ft.

Owner Name:	Orlando Martinico Legacy Trust / Martinico Nicholas	Sale / Rec Date:	05/07/2021 / 05/17/2021	Lot Area:	1,050 Sq. Ft.
Mailing Address:	9365 Musselman Dr, Atascadero, CA 93422-5867	Sale Price / Type:	\$420,000 / Full Value	Bedrooms:	2
APN:	030-462-002	Land Use:	Condominium	Baths (F / H):	2 /



Neighbor 4 - 0.02 Miles From Subject
9379 Musselman Dr #B, Atascadero, CA 93422-6877
 Occupancy: Absentee Owner

Year Built / Eff: 1991 /
 Living Area: 1,386 Sq. Ft.

Owner Name:	Puckett Rebecca G	Sale / Rec Date:	01/11/2022 / 02/07/2022	Lot Area:	1,386 Sq. Ft.
Mailing Address:	9298 Carmel Rd, Atascadero, CA 93422-6309	Sale Price / Type:	\$465,000 / Full Value	Bedrooms:	2
APN:	030-462-012	Land Use:	Condominium	Baths (F / H):	2 / 1



Neighbor 5 - 0.02 Miles From Subject
9377 Musselman Dr #B, Atascadero, CA 93422-6877
 Occupancy: Unknown

Year Built / Eff: 1991 /
 Living Area: 1,386 Sq. Ft.

Owner Name:	Mueller Jessica A Trust	Sale / Rec Date:	10/02/2017 / 10/20/2017	Lot Area:	1,386 Sq. Ft.
Mailing Address:	2197 Falcon Ridge Ln, Los Osos, CA 93402-4628	Sale Price / Type:	\$347,000 /	Bedrooms:	2
APN:	(Do Not Mail) 030-462-014	Land Use:	Condominium	Baths (F / H):	2 / 1



Neighbor 6 - 0.02 Miles From Subject
9363 Musselman Dr, Atascadero, CA 93422-5867
 Occupancy: Unknown

Year Built / Eff: 1987 /
 Living Area: 1,050 Sq. Ft.

Owner Name:	Railsback John S	Sale / Rec Date:	09/23/2021 / 09/28/2021	Lot Area:	1,050 Sq. Ft.
Mailing Address:	Po Box 254, Templeton, CA 93465-254	Sale Price / Type:	\$412,500 / Full Value	Bedrooms:	2
APN:	030-462-001	Land Use:	Condominium	Baths (F / H):	2 /



Neighbor 7 - 0.02 Miles From Subject
9361 Musselman Dr, Atascadero, CA 93422-5867
 Occupancy: Absentee Owner

Year Built / Eff: 1987 /
 Living Area: 1,050 Sq. Ft.

Owner Name:	Layugan Rachele	Sale / Rec Date:	11/23/2016 / 02/10/2017	Lot Area:	1,050 Sq. Ft.
Mailing Address:	9361 Musselman Dr #7, Atascadero, CA 93422-5867	Sale Price / Type:	\$269,000 / Full Value	Bedrooms:	2
APN:	030-462-007	Land Use:	Condominium	Baths (F / H):	2 /



Neighbor 8 - 0.02 Miles From Subject
9371 Musselman Dr, Atascadero, CA 93422-5867
 Occupancy: Owner Occupied

Year Built / Eff: 1987 /
 Living Area: 1,050 Sq. Ft.

Owner Name: B Robin Dery Revocable Living / Dery B Robin
 Mailing Address: 9371 Musselman Dr, Atascadero, CA 93422-5867
 APN: 030-462-005

Sale / Rec Date: 01/22/2003 / 01/29/2003
 Sale Price / Type: \$205,000 / Full Value

Lot Area: 1,050 Sq. Ft.
 Bedrooms: 2
 Baths (F / H): 2 /

Land Use: Condominium



Neighbor 9 - 0.02 Miles From Subject
9353 Musselman Dr, Atascadero, CA 93422-5820
 Occupancy: Absentee Owner

Year Built / Eff:
 Living Area:

Owner Name: Geri / Lyn Homeowners Assoc
 Mailing Address: 1400 Santa Lucia Rd, Atascadero, CA 93422
 APN: 030-462-011

Sale / Rec Date:
 Sale Price / Type:
 Land Use: Common Land

Lot Area: 26,997 Sq. Ft.
 Bedrooms:
 Baths (F / H):



Neighbor 10 - 0.02 Miles From Subject
9359 Musselman Dr, Atascadero, CA 93422-5867
 Occupancy: Owner Occupied

Year Built / Eff: 1987 /
 Living Area: 1,050 Sq. Ft.

Owner Name: Kelly Marlene A Trust
 Mailing Address: 9359 Musselman Dr #8, Atascadero, CA 93422-5867
 APN: 030-462-008

Sale / Rec Date: 03/22/2021 / 05/04/2021
 Sale Price / Type: \$335,000 / Full Value

Lot Area: 871 Sq. Ft.
 Bedrooms: 2
 Baths (F / H): 2 /

Land Use: Condominium



Neighbor 11 - 0.02 Miles From Subject
9377 Musselman Dr #A, Atascadero, CA 93422-6877
 Occupancy: Unknown

Year Built / Eff: 1991 /
 Living Area: 1,386 Sq. Ft.

Owner Name: Weyrick Colin Trust
 Mailing Address: Po Box 688, Templeton, CA 93465-688
 APN: 030-462-015

Sale / Rec Date: 05/25/2022 / 06/03/2022
 Sale Price / Type: \$450,000 / Full Value

Lot Area: 1,386 Sq. Ft.
 Bedrooms: 2
 Baths (F / H): 2 / 1

Land Use: Condominium



Neighbor 12 - 0.02 Miles From Subject
9379 Musselman Dr #A, Atascadero, CA 93422-6877
 Occupancy: Owner Occupied

Year Built / Eff: 1991 /
 Living Area: 1,386 Sq. Ft.

Owner Name: Ventre Nicole C
 Mailing Address: 9379 Musselman Dr #A, Atascadero, CA 93422-6877
 APN: 030-462-013

Sale / Rec Date: 05/04/2022 / 05/12/2022
 Sale Price / Type: \$528,000 / Full Value

Lot Area: 1,307 Sq. Ft.
 Bedrooms: 2
 Baths (F / H): 2 / 1

Land Use: Condominium



Neighbor 13 - 0.02 Miles From Subject
10025 El Camino Real #31, Atascadero, CA 93422-7831
 Occupancy: Absentee Owner

Year Built / Eff:
 Living Area:

Owner Name: Rancho Del Bordo
 Mailing Address: 10025 El Camino Real, Atascadero, CA 93422-5811
 APN: 910-006-674

Sale / Rec Date:
 Sale Price / Type:

Lot Area: 0 Sq. Ft.
 Bedrooms:
 Baths (F / H):

Land Use: Mobile Home Park



Neighbor 14 - 0.02 Miles From Subject
9357 Musselman Dr, Atascadero, CA 93422-5867
 Occupancy: Absentee Owner

Year Built / Eff: 1987 /
 Living Area: 1,050 Sq. Ft.

Owner Name:	Sanchez Sergio	Sale / Rec Date:	08/23/2023 / 09/15/2023	Lot Area:	1,050 Sq. Ft.
Mailing Address:	9357 Musselman Dr #9, Atascadero, CA 93422-5867	Sale Price / Type:	\$435,000 / Full Value	Bedrooms:	2
APN:	030-462-009	Land Use:	Condominium	Baths (F / H):	2 /



Neighbor 15 - 0.02 Miles From Subject
9375 Musselman Dr #B, Atascadero, CA 93422-6877
 Occupancy: Unknown

Year Built / Eff: 1991 /
 Living Area: 1,478 Sq. Ft.

Owner Name:	Solheim Austin / Solheim Ashelee D	Sale / Rec Date:	06/26/2025 / 07/08/2025	Lot Area:	1,478 Sq. Ft.
Mailing Address:	7395 El Camino, Atascadero, CA 93422	Sale Price / Type:	\$556,500 / Full Value	Bedrooms:	2
APN:	030-462-016	Land Use:	Condominium	Baths (F / H):	2 / 1



Neighbor 16 - 0.03 Miles From Subject
9373 Musselman Dr, Atascadero, CA 93422-5867
 Occupancy: Owner Occupied

Year Built / Eff: 1987 /
 Living Area: 1,050 Sq. Ft.

Owner Name:	Martinez Adrian / Martinez Olga	Sale / Rec Date:	05/16/2018 / 06/22/2018	Lot Area:	1,050 Sq. Ft.
Mailing Address:	9373 Musselman Dr, Atascadero, CA 93422-5867	Sale Price / Type:	\$313,000 / Full Value	Bedrooms:	2
APN:	030-462-006	Land Use:	Condominium	Baths (F / H):	2 /



Neighbor 17 - 0.03 Miles From Subject
35 Bienvenida Ct, Atascadero, CA 93422-8865
 Occupancy: Absentee Owner

Year Built / Eff: 2002 /
 Living Area: 1,388 Sq. Ft.

Owner Name:	Freund Dawn Trust	Sale / Rec Date:		Lot Area:	5,212 Sq. Ft.
Mailing Address:	3365 El Camino Real, Atascadero, CA 93422-2547	Sale Price / Type:		Bedrooms:	3
APN:	030-462-024	Land Use:	PUD	Baths (F / H):	2 /



Neighbor 18 - 0.03 Miles From Subject
9375 Musselman Dr, Atascadero, CA 93422-6877
 Occupancy: Unknown

Year Built / Eff:
 Living Area:

Owner Name:	Common Area Owners	Sale / Rec Date:		Lot Area:	14,539 Sq. Ft.
Mailing Address:		Sale Price / Type:		Bedrooms:	
APN:	030-462-018	Land Use:	Common Land	Baths (F / H):	



Neighbor 19 - 0.03 Miles From Subject
10228 Mochuelo Ct, Atascadero, CA 93422-8866
 Occupancy: Owner Occupied

Year Built / Eff: 2004 /
 Living Area: 1,224 Sq. Ft.

Owner Name:	Wilhelm Trace J	Sale / Rec Date:	06/03/2015 / 07/10/2015	Lot Area:	5,058 Sq. Ft.
Mailing Address:	10228 Mochuelo Ct, Atascadero, CA 93422-8866	Sale Price / Type:	\$369,000 / Full Value	Bedrooms:	3
APN:	030-464-009	Land Use:	SFR	Baths (F / H):	2 /



Neighbor 20 - 0.03 Miles From Subject
45 Bienvenida Ct, Atascadero, CA 93422-8865
Occupancy: Owner Occupied

Year Built / Eff: 2002 /
Living Area: 1,388 Sq. Ft.

Owner Name: Potter Samuel / Potter Anna
Mailing Address: 45 Bienvenida Ct, Atascadero, CA 93422-8865
APN: 030-462-023

Sale / Rec Date: 08/15/2013 / 09/27/2013
Sale Price / Type: \$302,500 / Full Value
Land Use: PUD

Lot Area: 5,188 Sq. Ft.
Bedrooms: 3
Baths (F / H): 2 /

Transaction History Basic

9367 Musselman Dr, Atascadero, CA 93422-5867

APN: 030-462-003

San Luis Obispo County Data as of: 02/03/2026

Current Owner: Northern Trust / Max Starkman Irrevocable Trust

Vesting: Ea
2021 - Present

CONVEYANCES							
Date	Rec Date	Price	Type	Title Company	Buyer	Seller	Document #
01/11/2022	01/13/2022			None Listed On Document	Northern Trust / Max Starkman Irrevocable Trust	Linda Dee Starkman Trust	2022.2042
11/15/2021	11/16/2021			None Listed On Document	Max Starkman Irrevocable Trust / Starkman Linda Dee	Linda Dee Starkman Trust	2021.76184
07/07/2021	07/26/2021	\$425,000	Full Value	Placer Title	Linda Dee Starkman Trust / Starkman Linda Dee	Soltes Juanita	2021.52619

Prior Owner: Soltes Juanita

2018 - 2021

LIENS									
Date	Type	Amount	Borrower(s)	Lender	Loan Type	Type / Term	Rate	Document #	
08/14/2018	Trust Deed/Mortgage	\$100,000	Soltes Juanita	United Wholesale Mtg,		Unknown /	5	2018.33596	

CONVEYANCES							
Date	Rec Date	Price	Type	Title Company	Buyer	Seller	Document #
07/18/2018	08/14/2018	\$300,000	Full Value	Fidelity National Title	Soltes Juanita	Harris, Claudia A	2018.33595

Prior Owner: Harris Claudia A

1999 - 2018

LIENS									
Date	Type	Amount	Borrower(s)	Lender	Loan Type	Type / Term	Rate	Document #	
06/04/1999	Trust Deed/Mortgage	\$80,000	Harris Claudia A	Capitol Commerce Mortgage Co	Conventional	Fix /	684		

CONVEYANCES							
Date	Rec Date	Price	Type	Title Company	Buyer	Seller	Document #
05/28/1999	06/04/1999	\$100,000	Full Value	Cuesta Title	Harris Claudia A	Willemsen Trust	1999.39985

Prior Owner: Willemsen Trust

1989 - 1999

LIENS									
Date	Type	Amount	Borrower(s)	Lender	Loan Type	Type / Term	Rate	Document #	
07/22/1996	Trust Deed/Mortgage	\$55,000	Willemsen Jake / Willemsen Jeanette	MID State Bank	Conventional	Fix /	830		
03/01/1993	Trust Deed/Mortgage	\$60,500	Spradley Judith A / Spradley Timothy H	San Francisco Federal S & L	Conventional	Fix /	804		

04/14/1989	Trust Deed/Mortgage	\$65,000	Willemssen Jake	San Francisco FCU	Conventional	110 5
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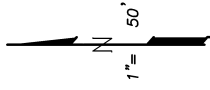
CONVEYANCES

Date	Rec Date	Price	Type	Title Company	Buyer	Seller	Document #
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07/15/1996	07/22/1996			Fidelity National Title	Willemssen Jake / Willemssen Jeanette	Willemssen Trust	1996.36395
06/26/1996	07/03/1996			Fidelity National Title	Willemssen Trust	Spradley, Timothy H & Judith A	1996.33089
02/22/1993	03/01/1993			Cuesta Title	Spradley Judith A / Spradley Timothy H	Spradley, Timothy	1993.10789
	04/14/1989	\$84,000	Full Value	Ticor Title	Willemssen Jake	Stout, William D	1989.22524

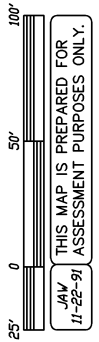
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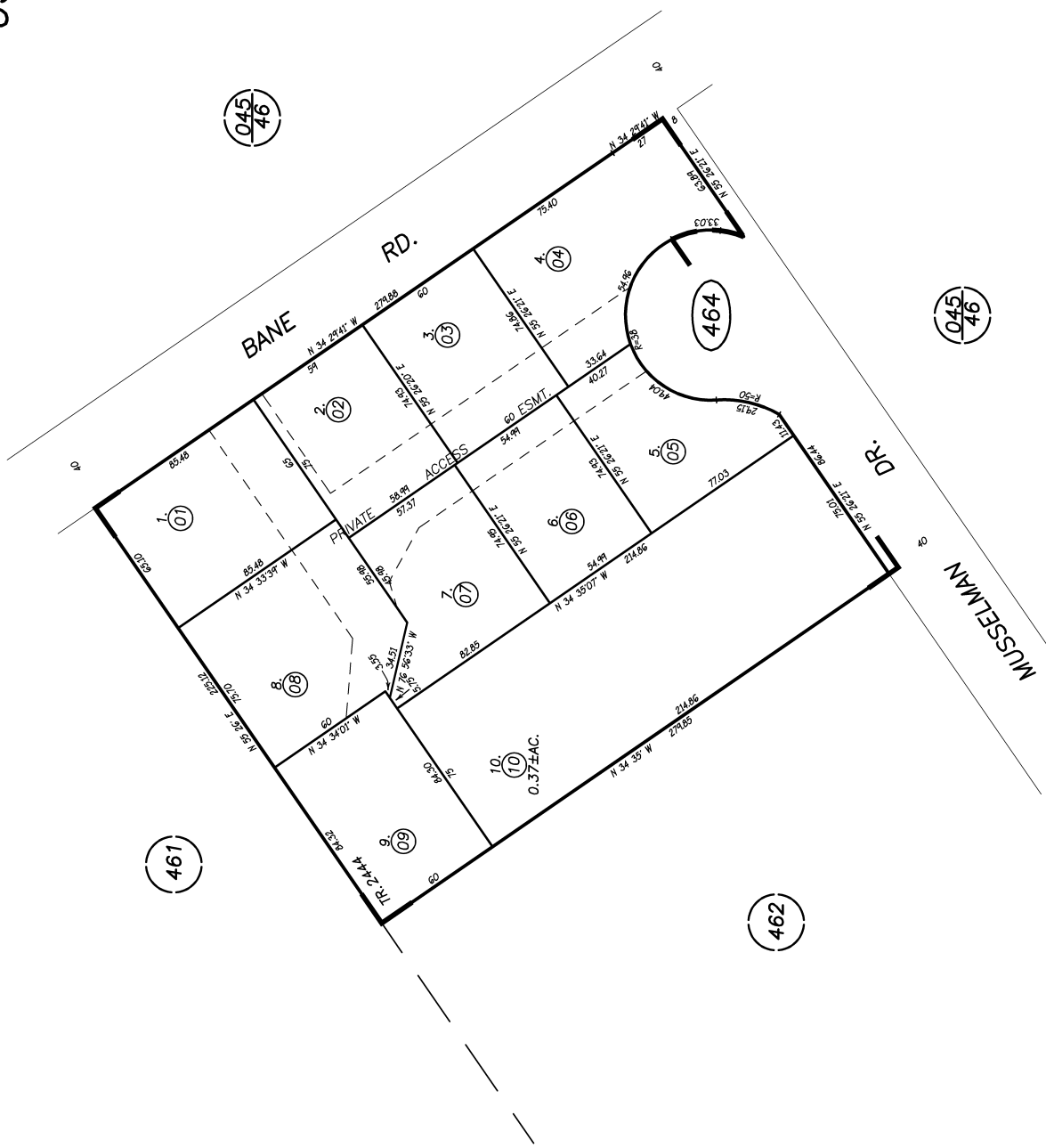
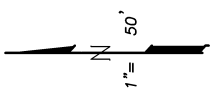
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 TRACT NO. 2031, R.M. Bk. 16 , Pg. 41.
 CONDO PLAN; O.R. VOL. 3087 PG. 285
 TRACT NO. 1490, R.M. Bk. 14 , Pg. 29.



THIS MAP IS PREPARED FOR
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NA	10-21-25

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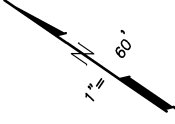
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25' 0 50' 100'

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CITY OF ATASCADERO
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 SAN LUIS OBISPO, CALIF.
 BOOK 030 PAGE 464



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WILLOW CT.

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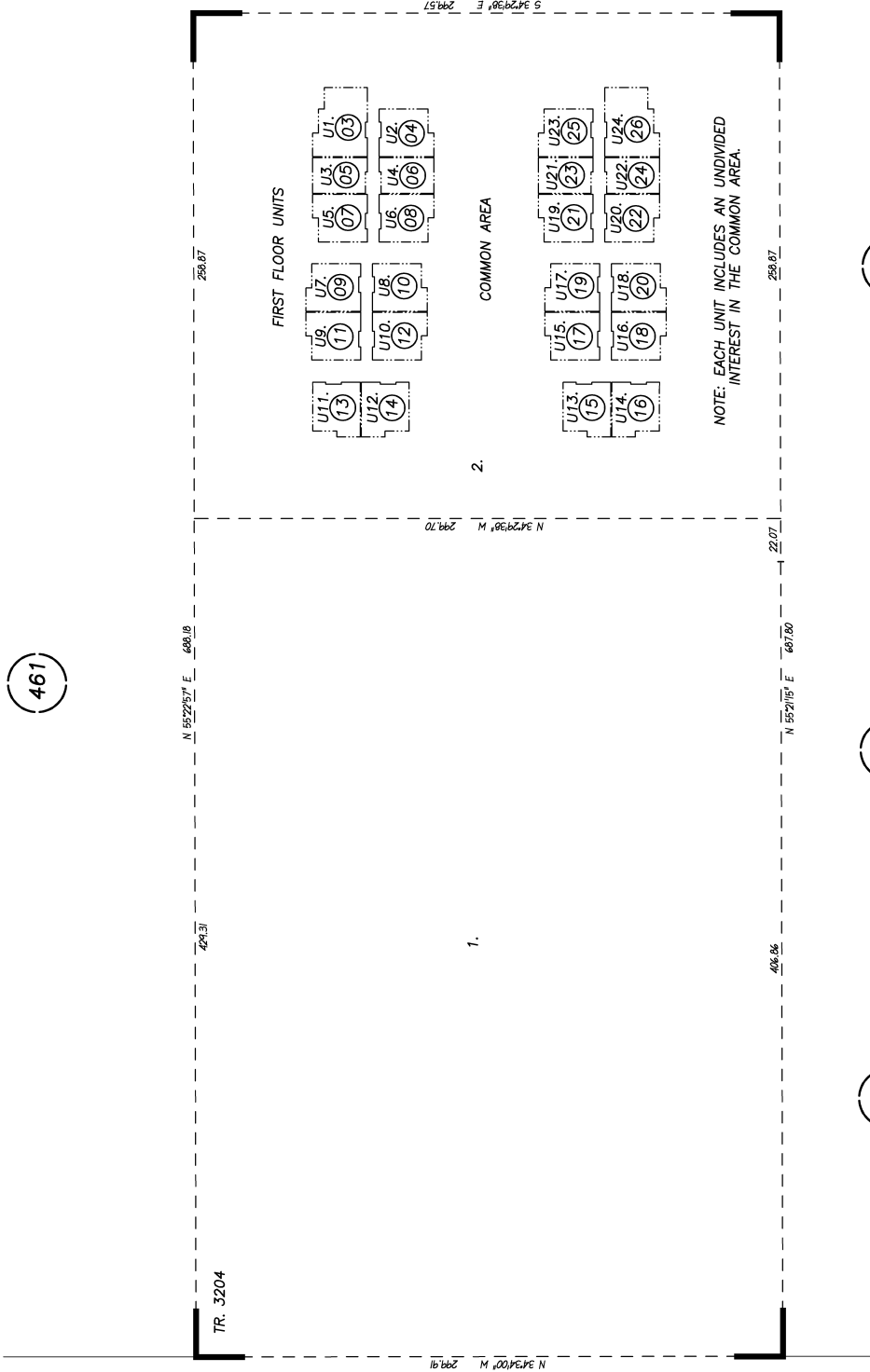
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REVISIONS	
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24-029	09-09-23

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TR 3204, R.M. Bk. 42, Pg. 41-43

CITY OF ATASCADERO
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SAN LUIS OBISPO, CA.
BOOK 030 PAGE 465-2

461

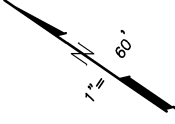
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NOTE: EACH UNIT INCLUDES AN UNDIVIDED INTEREST IN THE COMMON AREA.



ASH ST.

WILLOW CT.

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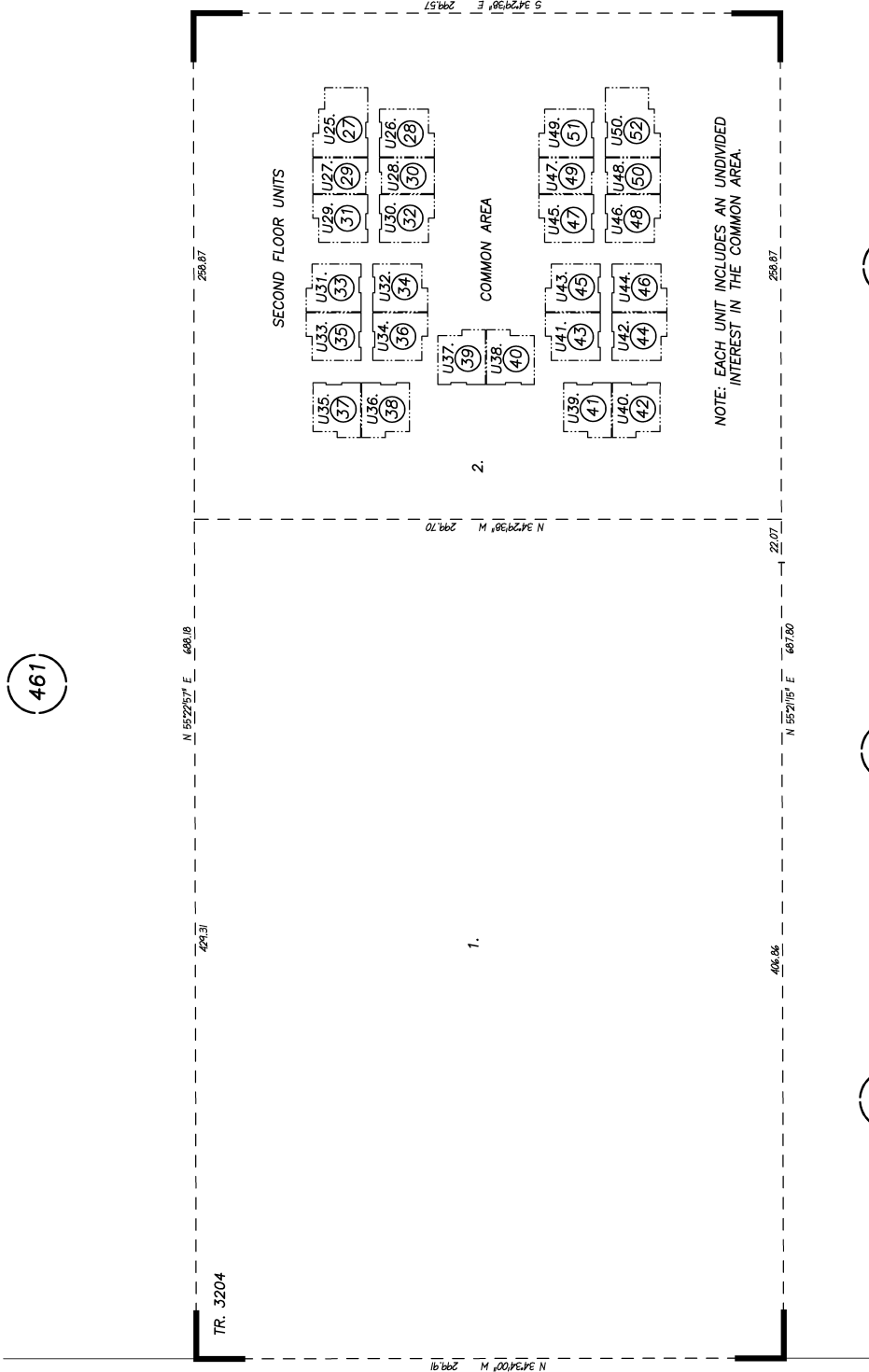
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REVISIONS	
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24-029	08-09-23

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CITY OF ATASCADERO
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SAN LUIS OBISPO, CA.
BOOK 030 PAGE 465_3

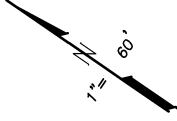
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ASH ST.

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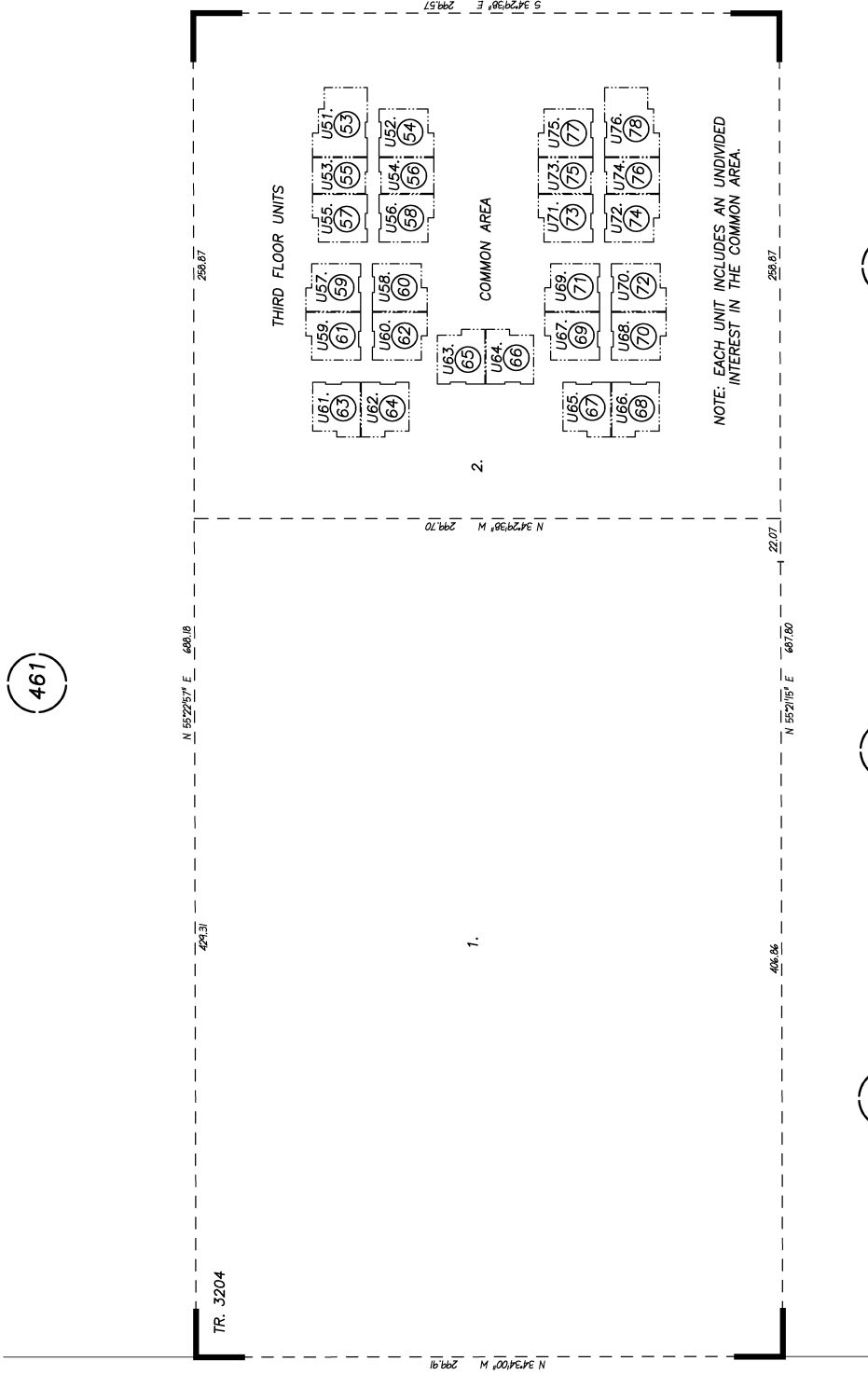
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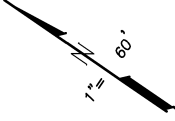
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24-029	09-09-23

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CITY OF ATASCADERO
 ASSESSOR'S MAP COUNTY OF
 SAN LUIS OBISPO, CA
 BOOK 030 PAGE 465_4



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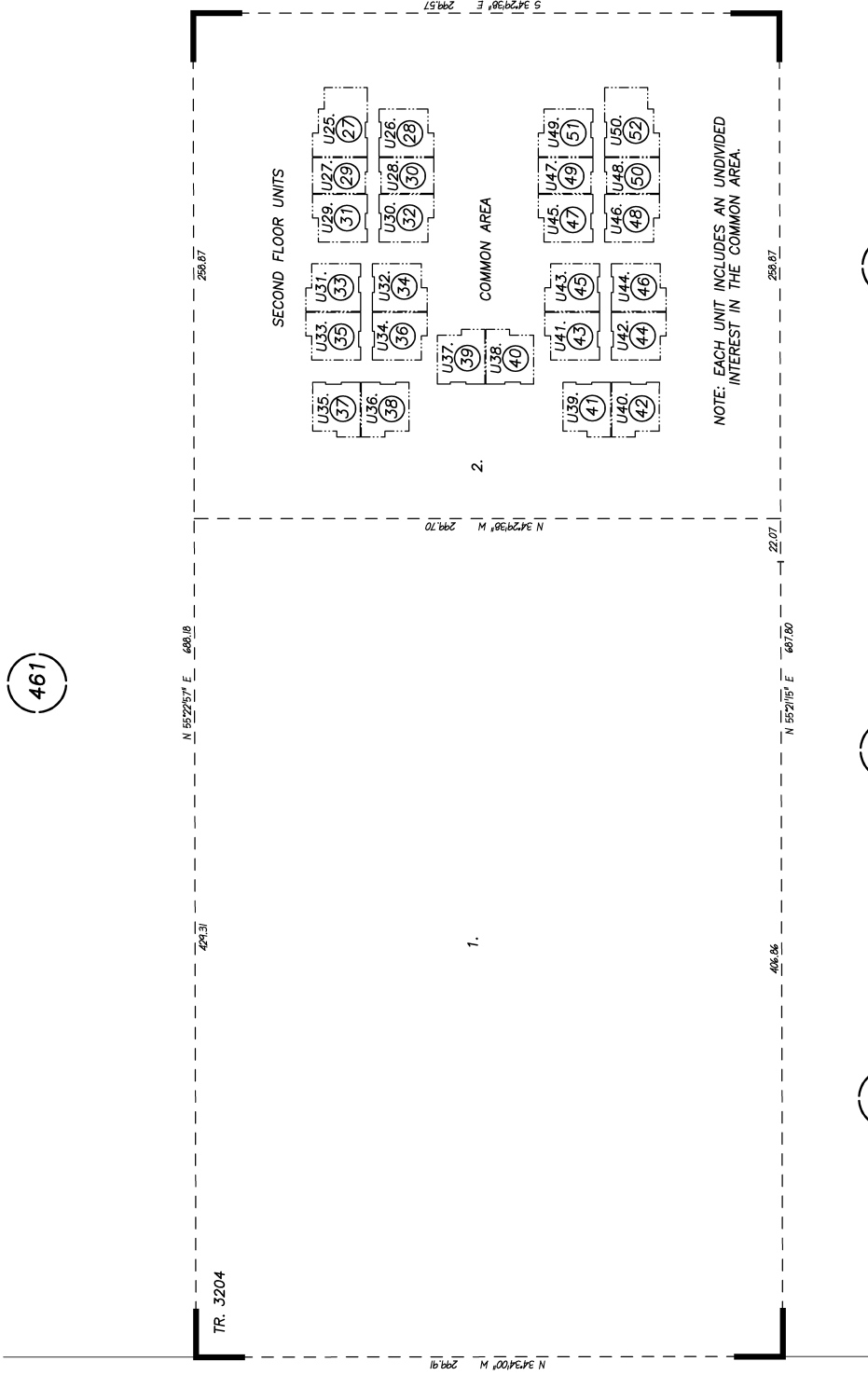
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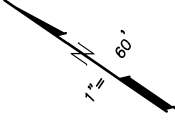
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CITY OF ATASCADERO
ASSESSOR'S MAP COUNTY OF
SAN LUIS OBISPO, CA.
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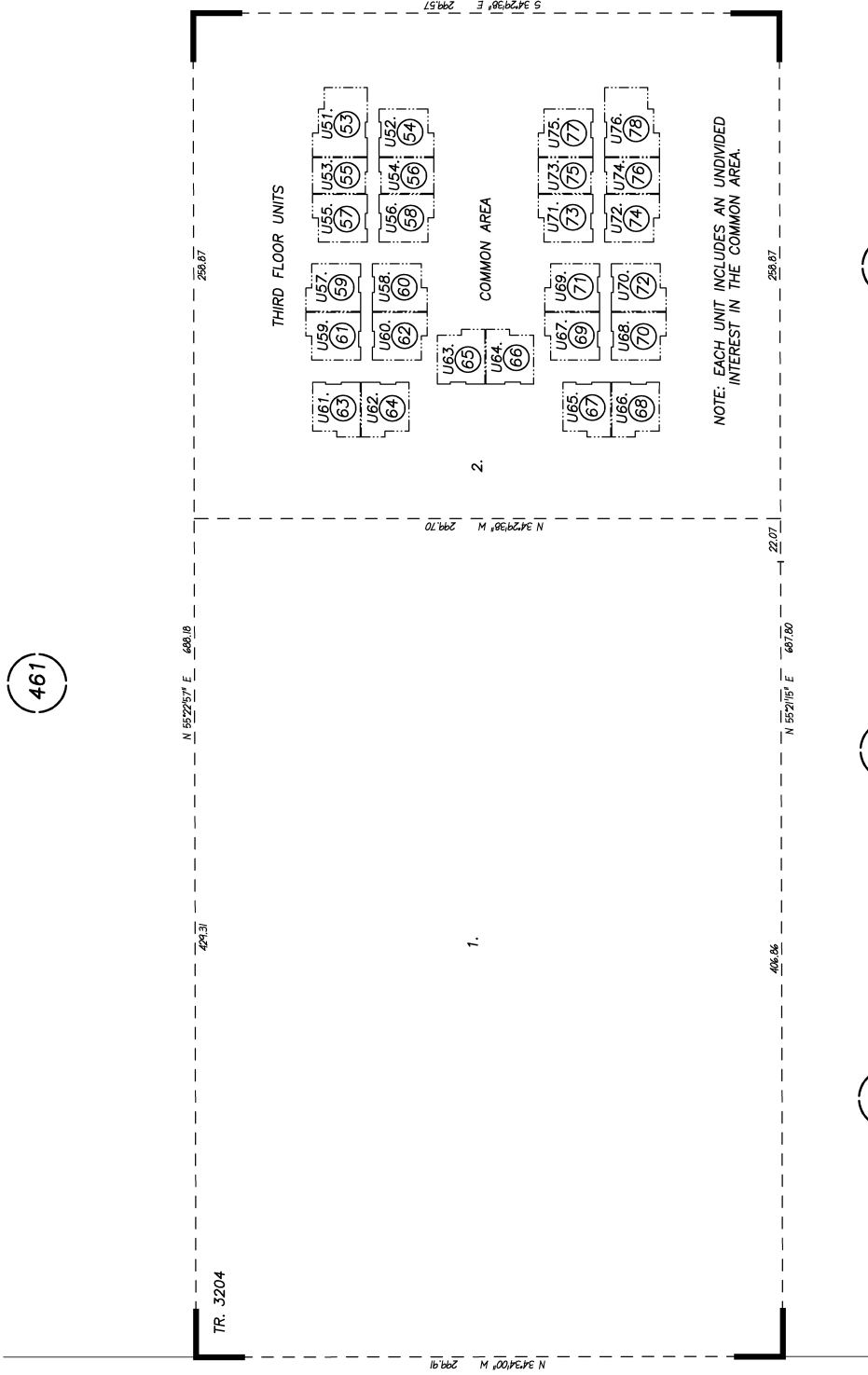
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REVISIONS	
I.S.	DATE
24-029	09-09-23

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 TR 3204, R.M. Bk. 42, Pg. 41-43



ORDER SEARCH RESULTS

PAGE 1 OF 1

ORDER: 0

TO: 0

COMMENT:

SAN LUIS OBISPO,
CA

SEARCHED BY: - FIRST AMERICAN TITLE,F41,AT07

SEARCHED DATE: 02/09/2026 03:21 PM PST,HFNI

PARCEL: 030-462-003

PARCEL:	030-462-003
TRA:	000-000
LEGAL:	CY ATAS TR 1490 U3 & PTN LT 1 LOT: 1
SITUS:	9367 MUSSELMAN DR ATASCADERO 93422-5867
MAIL:	2279 WILLOW CREEK RD PASO ROBLES CA 93446-9695

CURRENT OWNER(S)

STARKMAN LINDA D

ACQ DATE: 2022-01-13**DOC#:** 2022 2042**ADDITIONAL PROPERTY INFORMATION****COUNTY USE CODE:** 120**STANDARD LAND USE:** CONDOMINIUM

END SEARCH

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Herbert A. Stroh, Esq.
McCormick, Barstow, Sheppard, Wayte & Carruth, LLP
656 Santa Rosa Street, Suite 2A
San Luis Obispo, California 93401

2022002042

Elaina Cano
San Luis Obispo - County Clerk-Recorder
01/13/2022 02:27 PM

Recorded at the request of:
PUBLIC

Titles: 1 Pages: 2

Fees: \$17.00
Taxes: \$0.00
Total: \$17.00



MAIL TAX STATEMENTS TO:

Linda Starkman
2279 Willow Creek Road
Paso Robles, California 93446

DOCUMENTARY TRANSFER TAX \$ *NONE

— 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.

Jauri Mariscal

Signature of Declarant or Agent determining tax - Firm Name
McCormick, Barstow, Sheppard, Wayte & Carruth, LLP



GRANT DEED

A.P.N. 030-462-003 (9367 Musselman Drive, Atascadero, California)

*This is a bonafide gift and the grantor received nothing in return, R&T 11911.

This conveyance is real property that is a residential dwelling to an owner-occupier, GC 27388.1.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **LINDA DEE STARKMAN, Trustee of the Linda Dee Starkman Trust dated January 5, 1996,**

hereby **GRANTS** to **LINDA DEE STARKMAN and THE NORTHERN TRUST COMPANY, Co-Trustees of the Max Starkman Irrevocable Trust dated December 11, 2012,** a fifty percent (50%) interest in the real property in the City of Atascadero, County of San Luis Obispo, State of California, described as:

A Condominium composed of:

Parcel 1:

Undivided 1/10 interest in and to Lot 1 of Tract No. 1490, in the City of Atascadero, County of San Luis Obispo, State of California, according to Map recorded December 2, 1987 in Book 14, Page 29 of Maps, in the office of the county recorder of said County.

Excepting therefrom Units 1 to 10 inclusive as shown and defined on the Condominium Plan for Tract No. 1490, recorded December 21, 1987 in Book 3087, Page 285 of Official Records.

Parcel 2:

Unit 3 of Tract No. 1490, as shown and defined on the Condominium Plan.

Dated: 1/11, 2022

Linda Dee Starkman
LINDA DEE STARKMAN, Trustee of the Linda Dee Starkman Trust dated January 5, 1996

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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 Luis Obispo)

On January 11, 2022, before me, Lauri Mariscal, a Notary Public, personally appeared **LINDA DEE STARKMAN**, 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.

Lauri Mariscal
Notary Public

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