

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

County of El Dorado
Department of Transportation
Attn: ROW Unit
2850 Fairlane Ct.
Placerville, CA 95667

APN: Por. 009-180-008

Seller: Bell Trust

Project #: 97019

Mail Tax Statements to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 27383

Above section for Recorder's use

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Evan E. Bell and Lois E. Bell, Trustees, Bell Family Trust under agreement dated March 22, 2004**, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, in fee, all that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

Described in Exhibit 'A' and depicted in Exhibit 'B' attached hereto and made a part hereof, which description is by this reference incorporated herein.

County will use federal funds for the acquisition of the land rights for this Project. County has entered into a Master Agreement, Administering Agency – State Agreement for Federal Aid Projects, Agreement No. 03-5925F15, effective October 18, 2016. County has agreed to comply with the terms and conditions of that Agreement, which include compliance with all Fair Employment Practices and with all Nondiscrimination Assurances as are contained in said Master Agreement.

TO HAVE AND TO HOLD said lands and interests therein unto **COUNTY OF EL DORADO** and its successors forever, subject, however, to the covenant, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and shall be binding on **COUNTY OF EL DORADO**, its successors and assigns.

COUNTY OF EL DORADO does hereby covenant and agree as a covenant running with the land for itself, successors and assigns, that:

(a) no person shall on the grounds of race, color, sex, national origin, religion, age or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed; and

(b) **COUNTY OF EL DORADO** shall use the lands and interests in land so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in federally-assisted programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as Regulations may be amended; and

(c) in the event of breach of any of the above-mentioned nondiscrimination conditions, and only after determination that it is necessary in order to effectuate the purposes of Title VI of the Civil Rights Act of 1964, the U.S. Department of Transportation shall have a right to re-enter said lands and facilities on said land, and the above-described land and facilities shall thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed upon COUNTY OF EL DORADO's acquisition.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this ~~July~~^{5th} day of JULY, 2021.

GRANTOR: Evan E. Bell and Lois E. Bell, Trustees, Bell Family Trust under agreement dated March 22, 2004

Evan E. Bell
Evan E. Bell, Trustee

Lois E. BELL
Lois E. Bell, Trustee

(All signatures must be acknowledged by a Notary Public)

OFFICIAL CALIFORNIA NOTARIAL CERTIFICATE

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 ORANGE

Before me, Kathleen Ruth Shepard, Notary Public,

on this 5th day of JULY, 2021, personally appeared:

EVAN E. BELL AND LOIS E. BELL

who proved to me, Kathleen Ruth Shepard, Notary Public, upon the basis of satisfactory evidence, to be the person(s) who name(s) is are subscribed within the document 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 document, the person(s) or the entity upon behalf of which the person(s) acted, executed the document.

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.


Kathleen Ruth Shepard, Notary Public



(seal)

Document Information

Document Title GRANT DEED Exhibit B APN: 009-180-008

Document Date NONE-SIGNED 7-5-21

Number of Pages (including this Acknowledgment) THREE

EXHIBIT 'A'

All that certain real property situate in the Northwest 1/4 of Section 31, Township 11 North, Range 13 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel 1 of that certain Parcel Map filed in Book 32 of Parcel Maps at Page 94 in the official records of El Dorado County more particularly described as follows:

BEGINNING at the Northeast corner of said Parcel; THENCE along the northerly line of said Parcel the following two (2) courses: 1) South 84°22'51" West, 98.82 feet to the beginning of a curve concave southerly, said curve has a radius of 39.99 feet; THENCE westerly along said curve through a central angle of 28°27'19" an arc distance of 19.86 feet, said curve being subtended by a chord which bears South 70°09'11" West, 19.66 feet; THENCE leaving said northerly line North 84°22'51" East, 49.44 feet; THENCE South 80°20'13" East, 70.51 feet to the easterly line of said Parcel; THENCE along said easterly line North 4°36'16" West, 23.42 feet to the POINT OF BEGINNING. Containing 1,175 square feet, more or less.

-End of Description-

See Exhibit 'B' attached hereto and made a part hereof.

The Basis of Bearings of the above description is Grid North. Distances shown are grid distances. Divide distances shown by 0.999749 for ground distances.

The purpose of the above description is to describe that portion of said Parcel as a fee right of way.



Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



Date: 3/30/2021

EXHIBIT 'B'

Situate in the Northwest 1/4 of Section 31

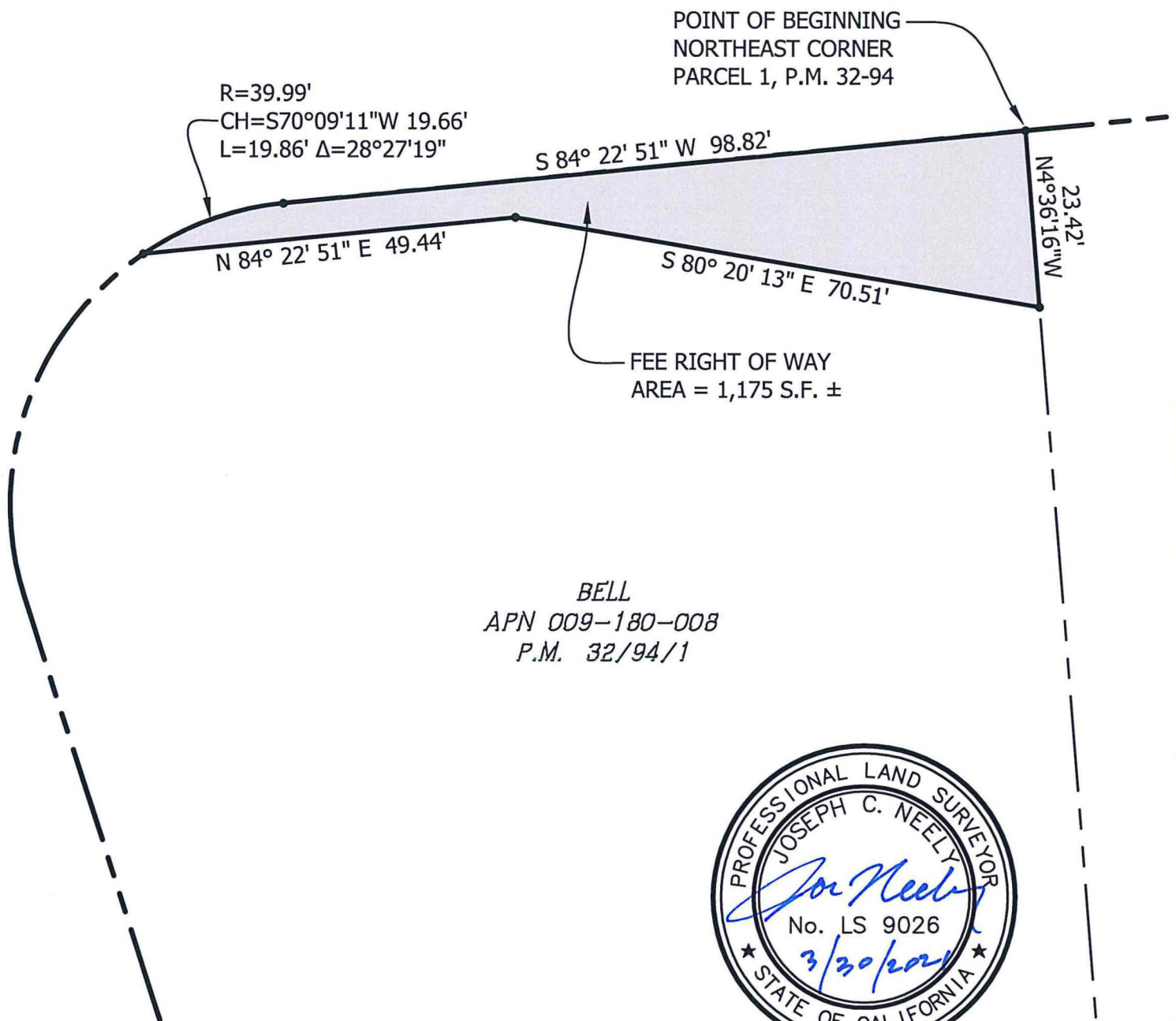
T. 11 N., R. 13 E., M.D.M.

County of El Dorado, State of California



GRID NORTH
SCALE 1"=20'

PONY EXPRESS TRAIL



BELL
APN 009-180-008
P.M. 32/94/1



**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

County of El Dorado
Department of Transportation
Attn: ROW Unit
2850 Fairlane Ct.
Placerville, CA 95667

APN: Por. 009-180-008
Seller: Bell Trust
Project #: 97019

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, 20____, from **Evan E. Bell and Lois E. Bell, Trustees, Bell Family Trust under agreement dated March 22, 2004**, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

APN: 009-180-008

Dated this _____ day of _____, 20_____.

COUNTY OF EL DORADO

By: _____
John Hidahl, Chair
Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

By: _____
Deputy Clerk