

containing .20 acre more or less and being situated in the northwest quarter of southeast quarter of Section 35, T. 11 N. R. 12 E., M. D. M.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said parties of the second part, and to the survivor of either ~~heirs and assigns~~ forever.

IN WITNESS WHEREOF the said party of the first part has hereunto set her hand the day and year first above written.

SIGNED AND DELIVERED IN THE PRESENCE OF) LOIS BOSON
.....) PERRY N. BOSON

STATE OF CALIFORNIA)
The County of El Dorado) ss.

On this 12- day of May- in the year one thousand nine hundred and forty-five, before me, L. W. LOOMIS, a Notary Public in and for the said County of El Dorado, State of California, residing therein, duly commissioned and sworn, personally appeared LOIS BOSON and PERRY N. BOSON known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in said County of El Dorado the day and year in this certificate first above written.

(SEAL) L. W. LOOMIS

Notary Public in and for said County of El Dorado, State of California.

My commission Expires My Commission Expires May 31, 1948.

Recorded at the Request of L. W. LOOMIS May 14, 1945 at 24 min. past 4 o'clock P. M.

NO. 1118

JAMES W. SWEENEY
Recorder of El Dorado County

COMPARED

#####
#
GEORGE ALLEN et ux #
#
-to- #
#
JOHN TONZI, JR. #
#
#####

DEED

This indenture made this 16th day of April, 1945, between GEORGE ALLEN and VERA M. ALLEN, his wife, of Sutter Creek, California, herein called the grantors and JOHN TONZI, JR., of Ione, California, herein called the grantee WITNESSETH:

That the grantors hereby grant to the grantee the perpetual grazing rights only on those portions of the following described tracts of land situated in El Dorado County, California, and lying on the north side of the Alpine State Highway as said State Highway is located at the date of this conveyance, to-wit:

The south half of the northeast quarter and north half of southeast quarter of Section 9, containing 160 acres, more or less.

The west half of the southeast quarter and southeast quarter of southeast quarter and north half of northwest quarter and southwest quarter of northwest quarter of Section 15, con-

taining 240 acres, more or less.

The south half of northeast quarter and northeast quarter of northeast quarter and north half of southeast quarter of Section 22, containing 119.5 acres, more or less.

The south half of northwest quarter and northeast quarter and north half of northwest quarter of Section 23, containing 50.9 acres, more or less.

The East half of southwest quarter and northwest quarter of southeast quarter of Section 13, containing 79.0 acres, more or less.

All of the above described tracts of land are situated in Township 8 North, Range 14 East, Mount Diablo Meridian, containing 649.4 acres, more or less.

The grazing rights herein conveyed are intended to cover only those portions of the lands described above, the clear title to which was acquired by GEORGE ALLEN in that certain deed executed on February 24, 1945, by JOHN D. CULBERT, JESSE E. McLAUGHLIN and RALPH McGEE, as trustees of the trust created by the Will of CHARLES L. CULBERT, deceased, as parties of the first part and GEORGE ALLEN, as party of the second part, which deed was thereafter recorded in the office of the County Recorder of El Dorado County, California.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands the day and year hereinabove first written.

GEORGE ALLEN
GEORGE ALLEN

VERA M. ALLEN
VERA M. ALLEN

STATE OF CALIFORNIA)
COUNTY OF AMADOR) ss.

On this 16th day of April, 1945, before me, FRANCES SMALLFIELD, a Notary Public in and for the County of Amador, State of California, residing therein, duly commissioned and sworn, personally appeared GEORGE ALLEN and VERA M. ALLEN, his wife, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal, in the County of Amador, the day and year in this certificate first above written.

(SEAL)

FRANCES SMALLFIELD

Notary Public in and for the
County of Amador, State of
California.

My Commission expires August 9, 1947.

Filed for Record at the Request of MRS. M. DONOVAN May 15 A. D. 1945 at 17 min. past 9 o'clock A. M.

NO. 1120

JAMES W. SWEENEY
Recorder of El Dorado County

COMPARED

JESSIE A. BUYS

-to-

GEORGE E. GARDNER et ux

JOINT TENANCY DEED

U. S. INTERNAL
REVENUE STAMPS
\$1.65
CANCELLED

THIS INDENTURE made the 18th day of April one thousand nine hundred and forty five

23-0970 J 2 of 10

16213
2936

BOOK 653 PAGE 300

22 AUG 348

ENDORSED:
Filed: AUG 30 1963
LEOTIA M. HUBERTY
Clerk
By MARY RILAND
Deputy

1 Gard Chisholm
2 Lawyer
3 16 Court Street
4 Jackson, California
5 Telephone: Jackson 348

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BOOK 653 PAGE 300
OFFICIAL RECORDS
RECORDED AT REQUEST OF
Gard Chisholm
SEP 6 1963
AT 25 MIN. PAST 9 O'CLOCK A.M.
EL DORADO COUNTY, CALIFORNIA
440 J. M. [Signature]
RECORDER

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF AMADOR

In the Matter of the Estate) No. 4066
of)
JOHN A. TONZI, Jr.,) JUDGMENT OF FINAL DISTRIBUTION
Deceased.) ON WAIVER OF ACCOUNTING.
-----)

JULIA J. TONZI, as Administratrix of the estate of JOHN A. TONZI, deceased, having heretofore filed her petition for final distribution, and the petition coming on this day for hearing, the Court finds:

Due notice of the hearing of the petition has been regularly given as required by law.

All the allegations of the petition are true.

JOHN A. TONZI, Jr., died intestate on October 1, 1962, in the County of San Joaquin, State of California, being at the time of his death a resident of the County of Amador, State of California.

On November 9, 1962, JULIA J. TONZI was appointed Administratrix of the decedent's estate. She qualified as Administratrix of the decedent's estate on that date and ever since has been and

GARD CHISHOLM
LAWYER
16 COURT ST.
JACKSON, CALIFORNIA
TELEPHONE JACKSON 348

16213

BOOK 122 PAGE 349

1 now is the Administratrix of the decedent's estate.

2 Notice to creditors has been duly given as required by law,
3 the time for filing or presenting claims has expired, and the
4 estate now is in a condition to be closed.

5 No claims have been filed or presented against the estate.

6 All debts of the decedent and of the estate and all expenses
7 of administration thereof except attorney's fees and expenses of
8 administration advanced by the attorney have been paid.

9 A certificate of the inheritance tax appraiser appointed
10 herein is on file, certifying that no inheritance tax is due the
11 State of California from this estate and the Court finds that no
12 such tax is due.

13 All personal property taxes due and payable by this estate
14 have been paid.

15 No federal estate tax return has been made or filed for this
16 estate for the reason that the estate was not sufficient to
17 require such a return and no federal estate tax is due.

18 The Administratrix has waived her right to compensation for
19 her services rendered in the administration of this estate.

20 The Administratrix should be authorized and directed to pay
21 her attorney, Gard Chisholm, the sum hereafter specified as his
22 statutory fees for his services rendered in the administration
23 of this estate.

24 All the assets of the estate are the community property of
25 the decedent and his surviving spouse, JULIA J. TONZI.

26 Distribution should be ordered as prayed for.

27 IT IS ORDERED AND ADJUDGED that:

28 Notice to Creditors has been duly given as required by law
29 and that said Administratrix has in her possession belonging to
30 said estate the hereafter described property; that the Admin-
31 istratrix pay to her attorney the sum of \$1,087.11 hereby allowed
32 as attorney's fees and repay her attorney the sum of \$62.39 for

GARD CHISHOLM
LAWYER
16 COURT ST.
JACKSON, CALIFORNIA
TELEPHONE JACKSON 348

1 expenses of administration advanced by said attorney; that the
2 following described property be and the same hereby is distributed
3 in the following manner:

4 To JULIA J. TONZI, surviving wife of the decedent, entire
5 estate.

6 The property so distributed is described as follows:

7 REAL PROPERTY

8 The Northeast quarter of the Southwest quarter, the East
9 half of the Northwest quarter and the Southwest quarter
10 of the Northeast quarter of Section 32, Township 7 North,
11 Range 10 East, Mount Diablo Meridian, in Amador County,
12 California, containing 157 acres, more or less.

13 The Northwest quarter of the Northeast quarter of Section
14 32, Township 7 North, Range 10 East, M.D.B. & M., in
15 Amador County, California.

16 The Southwest quarter of the Northwest quarter, the West
17 half of the Southwest quarter, the Southeast quarter of
18 the Southwest quarter of Section 29, Township 7 North,
19 Range 10 East, Mount Diablo Meridian, in Amador County,
20 California, less that portion thereof described in deed
21 recorded in Vol. 49 of Deeds, at page 292, Amador County
22 Records, containing 160 acres, more or less.

23 THE PERPETUAL GRAZING RIGHTS ONLY on those portions of the
24 following described tracts of land situated in El Dorado
25 County, California, and lying on the North side of the
26 Alpine State Highway, as said State Highway is located
27 at the date of this conveyance, April 16, 1945, to-wit:

28 The South half of the Northeast quarter and the North
29 half of Southeast quarter of Section 9, containing 160
30 acres, more or less.

31 The West half of the Southeast quarter and the Southeast
32 quarter of Southeast quarter and North half of Northwest
33 quarter and Southwest quarter of Northwest quarter of
34 Section 15, containing 240 acres, more or less.

35 The South half of Northeast quarter and the Northeast
36 quarter of Northeast quarter and North half of Southeast
37 quarter of Section 22, containing 119.5 acres, more or
38 less.

39 The South half of Northwest quarter and the Northeast
40 quarter and North half of Northwest quarter of Section 23,
41 containing 50.9 acres, more or less.

42 The East half of Southwest quarter and Northwest quarter
43 of Southeast quarter of Section 13, containing 79.0 acres,
44 more or less.

45 All of the above described tracts of land are situated
46 in Township 8 North, Range 14 East, Mount Diablo Meridian,
47 containing 649.4 acres, more or less.

RECORDER'S OFFICE
El Dorado County

BOOK 853 PAGE 303

BOOK 122 PAGE 351

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The grazing rights herein conveyed are intended to cover only those portions of the lands described above, the clear title to which was acquired by GEORGE ALLEN in that certain deed executed on February 24, 1945, by JOHN D. CULBERT, JESSE E. McLAUGHLIN and RALPH McGEE, as trustees of the trust created by the Will of Charles L. Culbert, deceased, as parties of the first part, and GEORGE ALLEN, as party of the second part, which deed was thereafter recorded in the office of the County Recorder of El Dorado County, California.

EXCEPTING THEREFROM all that portion conveyed by that certain Quitclaim Deed dated June 10, 1948, Recorded June 19, 1948 in Book 256, Page 342, Official Records of El Dorado County, executed by John Tonzi Jr. and Julia J. Tonzi, husband and wife, to Winton Lumber Company, a Delaware Corporation.

ALSO EXCEPTING THEREFROM all that portion conveyed by that certain Quitclaim Deed dated April 6, 1950, Recorded May 19, 1950, in Book 279, Page 430, Official Records of El Dorado County, executed by John Tonzi Jr. and Julia J. Tonzi, husband and wife, to the State of California.

PERSONAL PROPERTY

Cattle, as follows:

- 19 cows
- 1 bull
- 9 steers
- 2 old cows

One 1959 Chevrolet Impala Sedan

Any other property of the estate not now known or discovered which may belong to the estate, or in which the decedent or the estate may have any interest, is distributed to JULIA J. TONZI, surviving wife of the decedent.

Dated: August 30, 1963.

RALPH McGEE
Judge of the Superior Court.

THE FOREGOING INSTRUMENT IS A
CORRECT COPY OF THE ORIGINAL ON
FILE IN THIS OFFICE.

AUG 30 1963
M. HUBERT, County Clerk and Ex-Officio Clerk of the Superior Court of the State of California in and for the County of Amador.
M. Hubert Deputy

SEAL
AFFIXED

RECORDED AT REQUEST OF
GARD CHISHOLM
at 50 min. past 12 P. M.

AUG 30 1963
122 Official Records P 348
Amador County, California
Anthony Sutor
Co. Recorder

GARD CHISHOLM
LAWYER
16 COURT ST.
JACKSON, CALIFORNIA
TELEPHONE JACKSON 348

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UNPREPARED

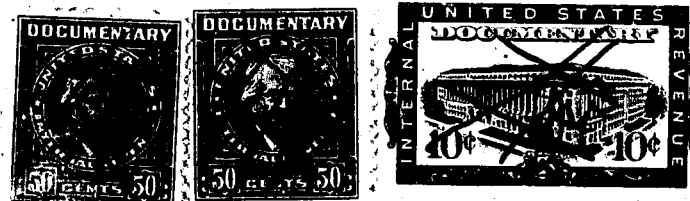
440 INDEXED

16213

RECORDER OF
EL DORADO COUNTY

Send Tax Statements to:

Gard Chisholm
16 Court Street
Jackson, California 95642



D E E D

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JULIA J. TONZI, a single person, hereby grants to GARD CHISHOLM the following described real property in the County of El Dorado, State of California:

THE PERPETUAL GRAZING RIGHTS ONLY on those portions of the following described tracts of land situated in El Dorado County, California, and lying on the North side of the Alpine State Highway, as said state highway was located on April 16, 1945, to-wit:

The South half of the Northeast quarter and the North half of Southeast quarter of Section 9, containing 160 acres, more or less.

The West half of the Southeast quarter and the Southeast quarter of Southeast quarter and North half of Northwest quarter and Southwest quarter of Northwest quarter of Section 15, containing 240 acres, more or less.

The South half of Northeast quarter and the Northeast quarter of Northeast quarter and North half of Southeast quarter of Section 22, containing 119.5 acres, more or less.

The South half of Northwest quarter and the Northeast quarter and North half of Northwest quarter of Section 23, containing 50.9 acres, more or less.

The East half of Southwest quarter and Northwest quarter of Southeast quarter of Section 13, containing 79.0 acres, more or less.

All of the above described tracts of land are situated in Township 8 North, Range 14 East, Mount Diablo Meridian, containing 649.4 acres, more or less.

The grazing rights herein conveyed are intended to cover only those portions of the lands described above, the clear title to which was acquired by GEORGE ALLEN in that certain deed executed on February 24, 1945, by JOHN D. CULBERT, JESSE E. McLAUGHLIN and RALPH McGEE, as trustees of the trust created by the Will of Charles L. Culbert, deceased, as parties of the first part, and GEORGE ALLEN, as party of the second part, which deed was thereafter recorded in the office of the County Recorder of El Dorado County, California.

EXCEPTING THEREFROM all that portion conveyed by that certain Quitclaim Deed dated June 10, 1948, Recorded June 19, 1948 in Book 256, Page 342, Official Records of El Dorado County, executed by John Tonzi Jr. and Julia J. Tonzi, husband and wife, to Winton Lumber Company, a Delaware Corporation.

13622

RECORDER OF
EL DORADO COUNTY

ALSO EXCEPTING THEREFROM all that portion conveyed by that certain
Quitclaim Deed dated April 6, 1950, recorded May 19, 1950, in
Book 279, Page 430, Official Records of El Dorado County, executed
by John Tonzi Jr. and Julia J. Tonzi, husband and wife, to the
State of California.

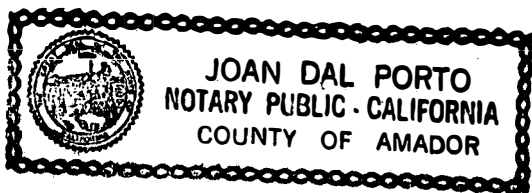
Dated: July 31, 1967.

Julia J. Tonzi
Julia J. Tonzi

STATE OF CALIFORNIA)
) ss.
COUNTY OF AMADOR)

On this 31 day of August, 1967, before me,
JOAN DAL PORTO, a Notary Public, State of
California, duly commissioned and sworn, personally appeared
JULIA J. TONZI, known to me to be the person whose name is sub-
scribed to the within instrument and acknowledged to me that she
executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed
my official seal in the County of Amador, the day and year in this
certificate first above written.



Joan Dal Porto
Joan Dal Porto Notary
Public, State of California.

My commission expires Jan. 24, 1970

OFFICIAL RECORDS
EL DORADO COUNTY-CALIF
RECORD REQUESTED BY


Gard Chisholm
AUG 16 9 54 AM 1967

JAMES W. SWEENEY
COUNTY RECORDER

280 16 Court St
Jackson, Calif
95622

RECORDING REQUESTED BY
AND MAIL TO:

C. L. RAFFETY
TREASURER - TAX COLLECTOR
EL DORADO COUNTY
360 FAIR LANE
PLACERVILLE, CA 95667


El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2009-0065105-00
Check Number JE TAXCOLL
Thursday, DEC 31, 2009 08:08:52
Ttl Pd \$13.10 Nbr-0001229100
JLB/C171-2

Doc. Trans. Tax - computed on full value of property conveyed \$1.10 Signature of Declarant W. Quillen

UNINCORPORATED AREA OF EL DORADO COUNTY
TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for Fiscal Year 2004 and for nonpayment were duly declared to be in default. 083171
Default Number

This deed, between the Tax Collector of El Dorado County ("SELLER") and AUCTIONISNOW LLC ("PURCHASER"), conveys to the purchaser the real property described herein which the SELLER sold to the PURCHASER at Public Auction on November 6, 2009 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of \$1,000.00.

No taxing agency objected to the sale.

In accordance with law, the SELLER hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to, CHISHOLM GARD described as follows:
Assessors Parcel Number 040-100-21-100

SEE EXHIBIT "A"

Subject to the covenants, conditions, restrictions and easements of record. Subject to all mineral rights of record.

STATE OF CALIFORNIA) EXECUTED ON
) ss.
El Dorado COUNTY) 12/15/09

By C. L. Raffety
Tax Collector

On December 15, 2009, C. L. RAFFETY, proved to me on the basis of satisfactory evidence to be both the tax collector of said county and the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity as Tax Collector, and that by her signature on this instrument the person who executed the instrument. The facsimile signature on this document has been officially adopted by the Treasurer-Tax Collector.

W. Schultz
Recorder-Clerk

Janica Bruner
Deputy

MAIL TAX STATEMENTS TO: ANTHONY ILACQUA
4183 FIRST ST #D
PLEASANTON, CA 94566

EXHIBIT A

APN 040-100-21-100

THE PERPETUAL GRAZING RIGHTS ONLY on those portions of the following described tracts of land situated in El Dorado County, California, and lying on the North side of the Alpine State Highway, as said state highway was located on April 16, 1945, to-wit:

The South half of the Northeast quarter and the North half of Southeast quarter of Section 9, containing 160 acres, more or less.

The West half of the Southeast quarter and the Southeast quarter of Southeast quarter and North half of Northwest quarter and Southwest quarter of Northwest quarter of Section 15, containing 240 acres more or less.

The South half of Northeast quarter and the Northeast quarter of Northeast quarter and the Northeast quarter and North half of Southeast quarter of Section 22, containing 119.5 acres, more or less.

The South half of Northwest quarter and the Northeast quarter and North half of Northwest quarter of Section 23, containing 50.9 acres, more or less.

The East half of Southwest quarter and Northwest quarter of South east quarter of Section 13, containing 79.0 acres, more or less.

All of the above described tracts of land are situated in Township 8 North, Range 14 East, Mount Diablo Meridian, containing 649.4 acres, more or less.

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