

**RECORDING REQUESTED BY:**

Simplifile  
Placer Title Company  
Branch Number: 201

**MAIL TAX STATEMENT TO AND  
WHEN RECORDED MAIL TO:**

County of El Dorado  
Dept of Transportation  
Attn: ROW Unit  
2850 Fairlane Court  
Placerville, CA 95667

Order No: P-284226

Recorded in Official Records  
County of El Dorado  
Janelle K. Horne  
Recorder-Clerk

**2023-0000234**

01/04/2023  
12:56:02 PM  
PL  
LM

Titles: 1 Pages: 7  
Fees: \$0.00  
Taxes: \$0.00  
CA SB2 Fee: \$0.00  
Total: \$0.00



**Grant Deed**

(Please fill in document title(s) on this line)

- Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- Exempt from fee per GC27388.1(a)(1) due to the maximum fees being paid on documents in this transaction, or,
- Partially exempt from fee per GC27388.1(a)(1). Only \$75.00 to be charged as \$150.00 in fees has been paid on documents recorded immediately prior hereto or,
- Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,

Exempt from fee under GC27388.1(a)(1) for the following reasons:

**Public Entity** *RT 27303*

NOTE: The following exemptions may not be acceptable for use in all counties:

- Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date) as document number of Official Records, or,
- Exempt from fee per GC27388.a due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Partially exempt from fee per GC27388.1. Only \$75.00 to be charged as \$150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s).

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION  
(Additional recording fee applies)

**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. 327-270-046**  
**Sellers: Teter**  
**Project: 72334**

Mail Tax Statements to above.  
Exempt from Documentary Tax Transfer  
Per Revenue and Taxation Code 11922

Above section for Recorder's use

**GRANT DEED**

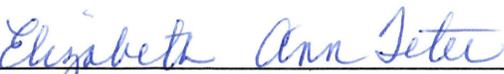
**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **James E. Teter and Elizabeth Ann Teter, Trustees under The Teter 1991 Revocable Living Trust dated July 22, 1991**, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO**, a political subdivision of the State 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.

**IN WITNESS WHEREOF**, Grantor has herein subscribed its name on this 9 day of Aug, 2022

**GRANTOR: James E. Teter and Elizabeth Ann Teter, Trustees under The Teter 1991 Revocable Living Trust dated July 22, 1991**

  
\_\_\_\_\_  
James E. Teter, Trustee

  
\_\_\_\_\_  
Elizabeth Ann Teter, Trustee

**(All signatures must be acknowledged by a Notary Public)**

## EXHIBIT 'A'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel A as shown on that certain Parcel Map filed in Book 43, Page 66 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

BEGINNING at the Northwest corner of said Parcel said point being the beginning of a non-tangent curve concave northerly, having a radius of 798.60 feet; thence along the northerly and easterly lines of said Parcel the following five (5) courses: 1) easterly along said curve through a central angle of  $25^{\circ}25'27''$  an arc distance of 354.37 feet, said curve being subtended by a chord which bears South  $82^{\circ}09'56''$  East, 351.47 feet; 2) North  $4^{\circ}52'39''$  West, 49.99 feet to the beginning of a non-tangent curve concave northerly having a radius of 748.61 feet; 3) easterly along said curve through a central angle of  $6^{\circ}47'58''$  an arc distance of 88.84 feet, said curve being subtended by a chord which bears North  $81^{\circ}43'22''$  East, 88.79 feet to a point of compound curvature, said curve is concave northerly and has a radius of 1,150.91 feet; 4) easterly along said curve through a central angle of  $8^{\circ}16'30''$  an arc distance of 166.22 feet, said curve being subtended by a chord which bears North  $74^{\circ}11'08''$  East, 166.08 feet; 5) South  $1^{\circ}36'16''$  West, 147.24 feet to the beginning of a non-tangent curve concave southerly having a radius of 4,450.00 feet; thence leaving said easterly line westerly along said curve through a central angle of  $0^{\circ}39'58''$  an arc distance of 51.74 feet, said curve being subtended by a chord which bears North  $87^{\circ}16'19''$  West, 51.74 feet; thence North  $87^{\circ}36'18''$  West, 243.16 feet to the beginning of a curve concave northerly having a radius of 2,050.00 feet; thence westerly along said curve through a central angle of  $5^{\circ}55'18''$  an arc distance of 211.88 feet, said curve being subtended by a chord which bears North  $84^{\circ}38'39''$  West, 211.78 feet; thence North  $81^{\circ}41'00''$  West, 84.09 feet to the westerly line of said Parcel; thence along said westerly line North  $1^{\circ}38'56''$  East, 42.70 feet to the POINT OF BEGINNING. Containing 35,365 square feet (0.81 acres) 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 and is identical to that shown on that certain Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe that portion of said Parcel as a Right-of-Way for road purposes.



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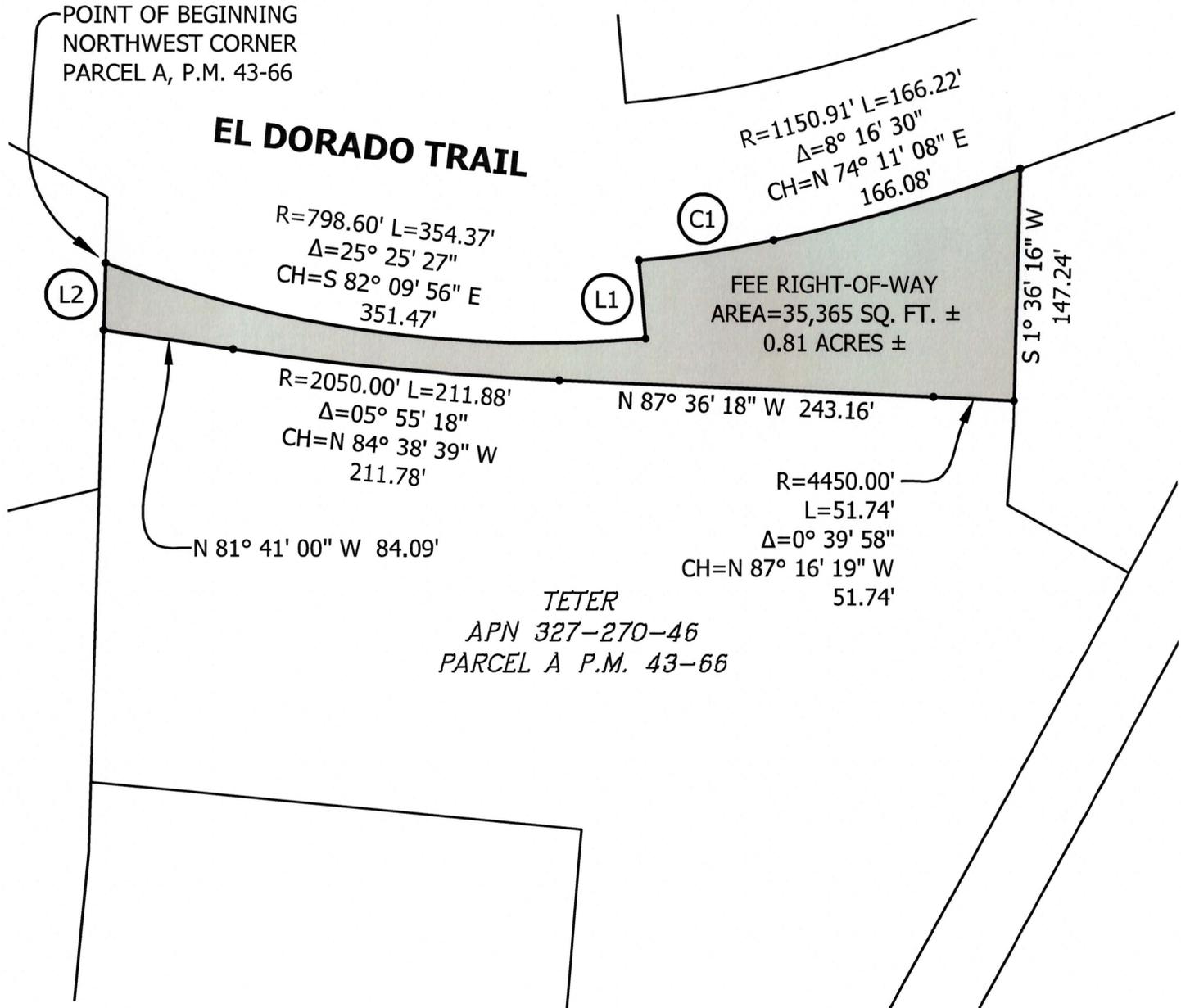
Joseph C. Neely, P.L.S. 9026  
Associate Land Surveyor  
El Dorado County  
Department of Transportation



Date: 4/1/2022

# EXHIBIT 'B'

Situate in Section 24, T. 10 N., R. 10 E., M.D.M.  
County of El Dorado, State of California



- (L1) N 04° 52' 39" W 49.99'
- (C1) R=748.61'  $\Delta=06^\circ 47' 58''$  L=88.84'  
CH=N 81° 43' 22" E 88.79'
- (L2) N 01° 38' 56" E 42.70'



Grid North  
Scale 1"=100'

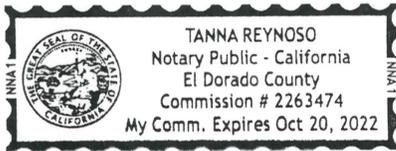
CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 El Dorado
On August 9, 2022 before me, Tanna Reynoso, notary public,
personally appeared James E. Teter & Elizabeth Ann Teter, Trustees

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 Tanna Reynoso
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Deed
Document Date: August 9, 2022 Number of Pages: 4
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: James E. Teter
Signer's Name: Elizabeth Ann Teter
Corporate Officer, Partner, Individual, Trustee, Guardian or Conservator, Other

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

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

**APN: Por. 327-270-046**  
**Seller: Teter**  
**Project #: 72334**

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Grant Deed dated August 9, 2022, from **James E. Teter and Elizabeth Ann Teter, Trustees under The Teter 1991 Revocable Living Trust dated July 22, 1991**, 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: Por. 327-270-046

Dated this 30 day of August, 2022

**COUNTY OF EL DORADO**

By: \_\_\_\_\_

*Lori Parlin*  
Lori Parlin, Chair  
Board of Supervisors

ATTEST:

Kim Dawson  
Clerk of the Board of Supervisors

By: \_\_\_\_\_

*Kim Dawson*  
Deputy Clerk