

RECORDING REQUESTED BY

PLACER TITLE COMPANY

WHEN RECORDED MAIL TO:

EL DORADO COUNTY
BOARD OF SUPERVISORS
330 FAIR LANE
PLACERVILLE, CA 95667

Order Number: 205-10785-*BAS*



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2012-0068727-00

Acct 6-PLACER TITLE CO

Monday, DEC 31, 2012 08:06:57

Ttl Pd \$0.00 Rcpt # 0001489700

KMV/C1/1-8

APN: 121-160-03-100

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

GRANT DEED

Placer Title Company
Escrow No. 205-10785-BAS

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

El Dorado County
Board of Supervisors
330 Fair Lane
Placerville, CA 95667
CT#
APN 121-160-03

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

Above Section for Recorder's Use

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SERRANO ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, 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 addition, the Grantor hereby releases and relinquishes to the grantee, any and all abutter's rights including access rights, appurtenant to grantor's remaining property, in and to the adjacent freeway right of way as described in Exhibit "A" and depicted on Exhibit "B", attached hereto and incorporated herein.

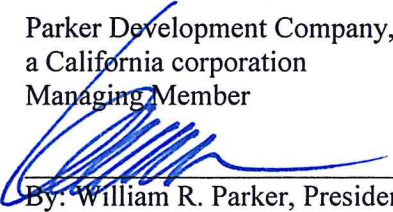
The grantor further understands that the present intention of the grantee is to construct and maintain a public highway on the lands hereby conveyed in fee and the grantor, for the grantor and the grantor's successors and assigns, hereby waives any claims for any and all damages to grantor's remaining property contiguous to the property hereby conveyed by reason of the location, construction, landscaping or maintenance of said highway.

IN WITNESS HEREOF, said Grantor has caused its name to be hereunto subscribed and its seal, if any, affixed hereto, this 10th day of December, 2012.

GRANTOR:

SERRANO ASSOCIATES, LLC
a Delaware limited liability company

By: Parker Development Company,
a California corporation
Its: Managing Member


By: William R. Parker, President

MLB

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CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

State of California)

)ss.

County of El Dorado)

On 12-10-12, 2012 before me, Florence Tanner, Notary Public, personally appeared **WILLIAM R. PARKER**, 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 Florence Tanner (Seal)



ILLEGIBLE NOTARY DECLARATION

I certify under penalty that the notary seal on the document to which this statement is attached reads as follows:
Name of Notary Florence Tanner
Date commission expires 6-18-14
Notary identification number 1890494
Manufacturer/Vendor identification number NNAI
Dated 12-27-12
Signed Placer Title Co. By: Bud Neal

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EXHIBIT "A"

APN 121-160-03

LEGAL DESCRIPTION

All that property situate in the County of El Dorado, State of California, being a portion of PARCEL 1, as shown on the map titled "PARCEL MAP", filed in Book 45 of Parcel Maps, at Page 87, El Dorado County Records, more particularly described as follows:

FEE

All that portion of said property lying southerly and easterly of the following described line:

Commencing at a 3/4" iron pipe with cap, stamped "RCE 20462-1989" on the northerly Right-of-Way line of State Route 50, as shown on the map titled "RECORD OF SURVEY", filed in Book 32 of Record of Surveys, at Page 88, El Dorado County Records, which bears from a 3/4" iron pipe with cap, stamped "RCE 20462-1989", marking the most southerly corner of last said PARCEL 1, along last said northerly Right-of-Way line, North 70°36'13" East 64.84 feet; thence along last said northerly Right-of-Way line, North 68°14'08" East 418.89 feet to the **Point of Beginning**; thence leaving last said northerly Right-of-Way line, North 38°14'08" East 28.84 feet; thence North 66°24'43" East 550.00 feet; thence South 83°35'17" East 49.95 feet to last said northerly Right-of-Way line and the **Point of Termination**, from which point a 3/4" iron pipe with cap, stamped "RCE 20462-1989", as shown on said PARCEL MAP, bears the following two courses:

- 1) along last said northerly Right-of-Way line, North 66°16'23" East 169.34 feet to the easterly line of last said PARCEL 1 and
- 2) along last said easterly line, North 15°26'22" West 256.38 feet.

Containing 12,791 square feet or 0.29 acres, more or less.

See Exhibit "B", attached hereto and made a part hereof.

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This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee, any and all abutter's rights including access rights, appurtenant to grantor's remaining property, in and to said freeway.

The grantor further understands that the present intention of the grantee is to construct and maintain a public highway on the lands hereby conveyed in fee and the grantor, for the grantor and the grantor's successors and assigns, hereby waives any claims for any and all damages to grantor's remaining property contiguous to the property hereby conveyed by reason of the location, construction, landscaping or maintenance of said highway.

Bearings used in the above description(s) are based upon CCS83 Zone 2, Epoch 1991.35. Grid distances shown are in US Survey feet, divide the distances shown above by 0.99991 to obtain ground level distances.

This real property description has been prepared at Mark Thomas & Company, Inc., by me, or under my direction, in conformance with the Professional Land Surveyors Act.



Brandon Benton, LS 8679

December 5, 2012
Date



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EXHIBIT "B"

LEGEND

- PROPOSED & EXISTING
- ACCESS-CONTROL
- RIGHT-OF-WAY
- DIMENSION POINT TYPICAL



Brandon Benton

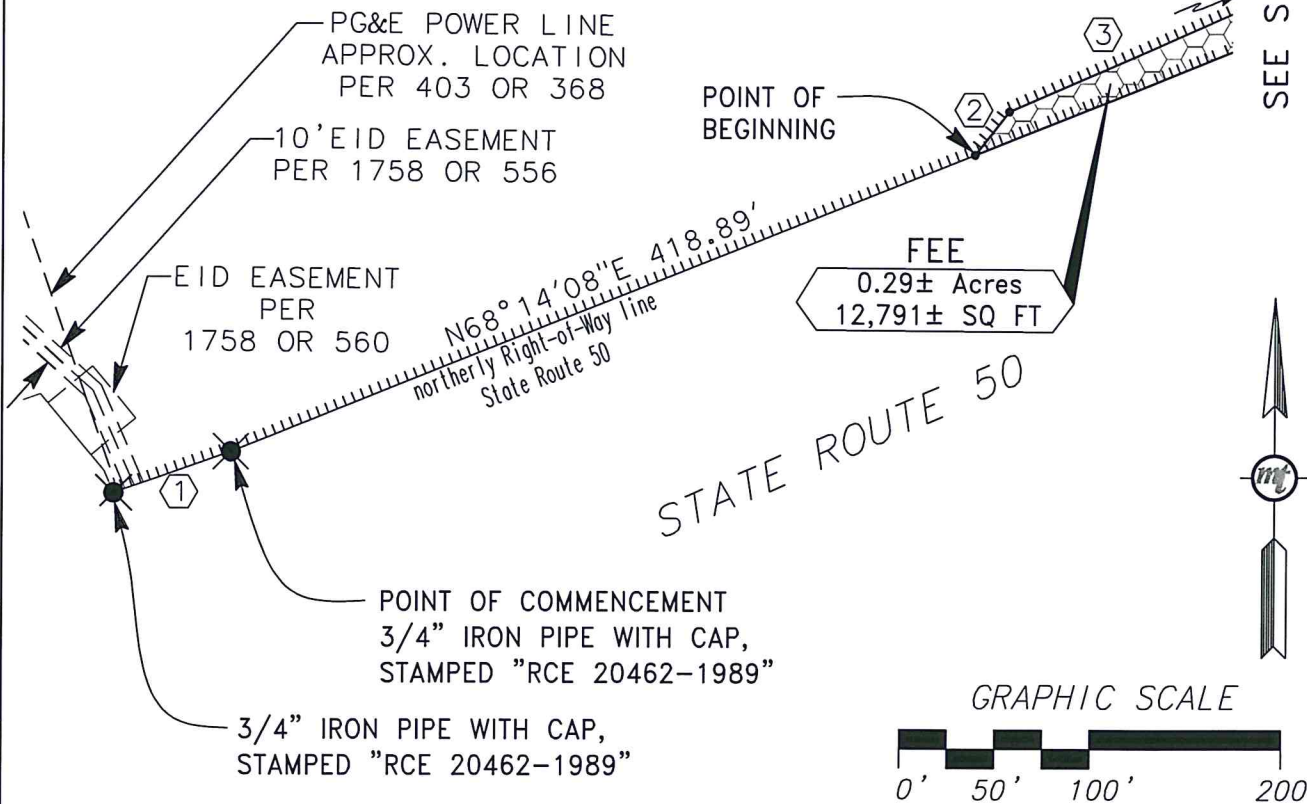
December 5, 2012


SERRANO ASSOCIATES, LLC

APN 121-160-03
45 PM 87
PARCEL 1

LINE TABLE

①	N70°36'13"E	64.84'
②	N38°14'08"E	28.84'
③	N66°24'43"E	550.00'





DWG. BY RPM	SCALE
CK. BY MJS	1"=100'


EXHIBIT "B"
APN 121-160-03
IN THE COUNTY OF EL DORADO
STATE OF CALIFORNIA

Mark Thomas & Co., Inc.
7300 Folsom Blvd, Ste. 203
Sacramento, CA 95826
(916) 381-9100

068727

EXHIBIT "B"

LEGEND

- PROPOSED & EXISTING
 ACCESS-CONTROL
 RIGHT-OF-WAY
- DIMENSION POINT
 TYPICAL

LINE TABLE

④ S83°35'17"E 49.95'

SERRANO ASSOCIATES, LLC

APN 121-160-03
45 PM 87
PARCEL 1

APN 121-120-22
25 RS 148
TRACT 2

FEE
0.29± Acres
12,791± SQ FT

N66°16'23"E
169.34'

N15°26'22"W 256.38'
easterly line of PARCEL 1

POINT OF
TERMINATION

N66°24'43"E 550.00'

SEE SHEET 1

STATE ROUTE 50

3/4" IRON PIPE WITH CAP,
STAMPED "RCE 20462-1989"



GRAPHIC SCALE



SHEET 2 OF 2



DWG. BY RPM
CK. BY MJS

SCALE
1"=100'

EXHIBIT "B"
APN 121-160-03
IN THE COUNTY OF EL DORADO
STATE OF CALIFORNIA

Mark Thomas & Co., Inc.
7300 Folsom Blvd, Ste. 203
Sacramento, CA 95826
(916) 381-9100

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WHEN RECORDED, RETURN TO:

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated December 10, 2012 from **SERRANO ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, 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.

Dated this 16 day of October, 2012.

COUNTY OF EL DORADO

By: 

John R. Knight, Chair
Board of Supervisors

ATTEST:

Terri Daly, Acting
Clerk of the Board of Supervisors

By: 

Deputy Clerk

12/31/2012, 20120068727