

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

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

**APN 054-342-37**  
**IRA Services Trust Co. Custodian**  
**FBO Lee Shahinian, Jr.**  
**#72375 DSP Phase 1A**



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2016-0004855-00**

Acct 6-PLACER TITLE CO  
Tuesday, FEB 09, 2016 08:03:10  
Ttl Pd \$0.00 Rcpt # 0001743033  
MMP/C1/1-6

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

Above section for Recorder's use

205-15889

**GRANT DEED**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **IRA SERVICES TRUST CO. CUSTODIAN FBO LEE SHAHINIAN JR.**, 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 'A1' and depicted in Exhibit 'B1' attached hereto and made a part hereof, which description is by this reference incorporated herein.**

County will use federal/state/local 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. 03-5925R, effective February 14, 2007. 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 20<sup>th</sup> day of April, 2015.

GRANTOR: IRA SERVICES TRUST CO. CUSTODIAN  
FBO LEE SHAHINIAN JR.

  
\_\_\_\_\_  
Michael McNair – Trust Officer  
IRA Services Trust Co.  
Custodian FBO Lee Shahinian, Jr.

*please see attached  
acknowledgment*

(All signatures must be acknowledged by a Notary Public)

## 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 SAN MATEO )

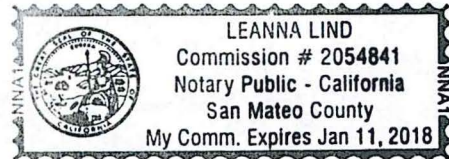
On 04/20/15 before me, LEANNA LIND NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared MICHAEL MCNAIR  
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  (Seal)



**EXHIBIT 'A1'**  
**(36390-1)**

All that certain real property situate in Section 30, Township 10 North, Range 11 East, Mount Diablo Meridian, Townsite of Diamond Springs, County of El Dorado, State of California, being a portion of Parcel A of that particular Parcel Map filed in Book 50, Page 119 in the Official Records of El Dorado County more particularly described as follows:

COMMENCING at the Northwest Corner of said Parcel; thence along the westerly line of said Parcel the following two courses: 1) South 29° 30' 49" West 32.20 feet; 2) South 11° 45' 07" West 66.14 feet to the TRUE POINT OF BEGINNING; thence leaving said westerly line South 2° 32' 39" East 29.98 feet to the southwesterly line of said Parcel; thence along the southwesterly and westerly lines of said Parcel the following two courses: 1) North 32° 19' 17" West 10.64 feet; 2) North 11° 45' 07" East 21.41 feet to the TRUE POINT OF BEGINNING. Containing 79 square feet more or less.

-End of Description-

See Exhibit 'B1' 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 particular 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.



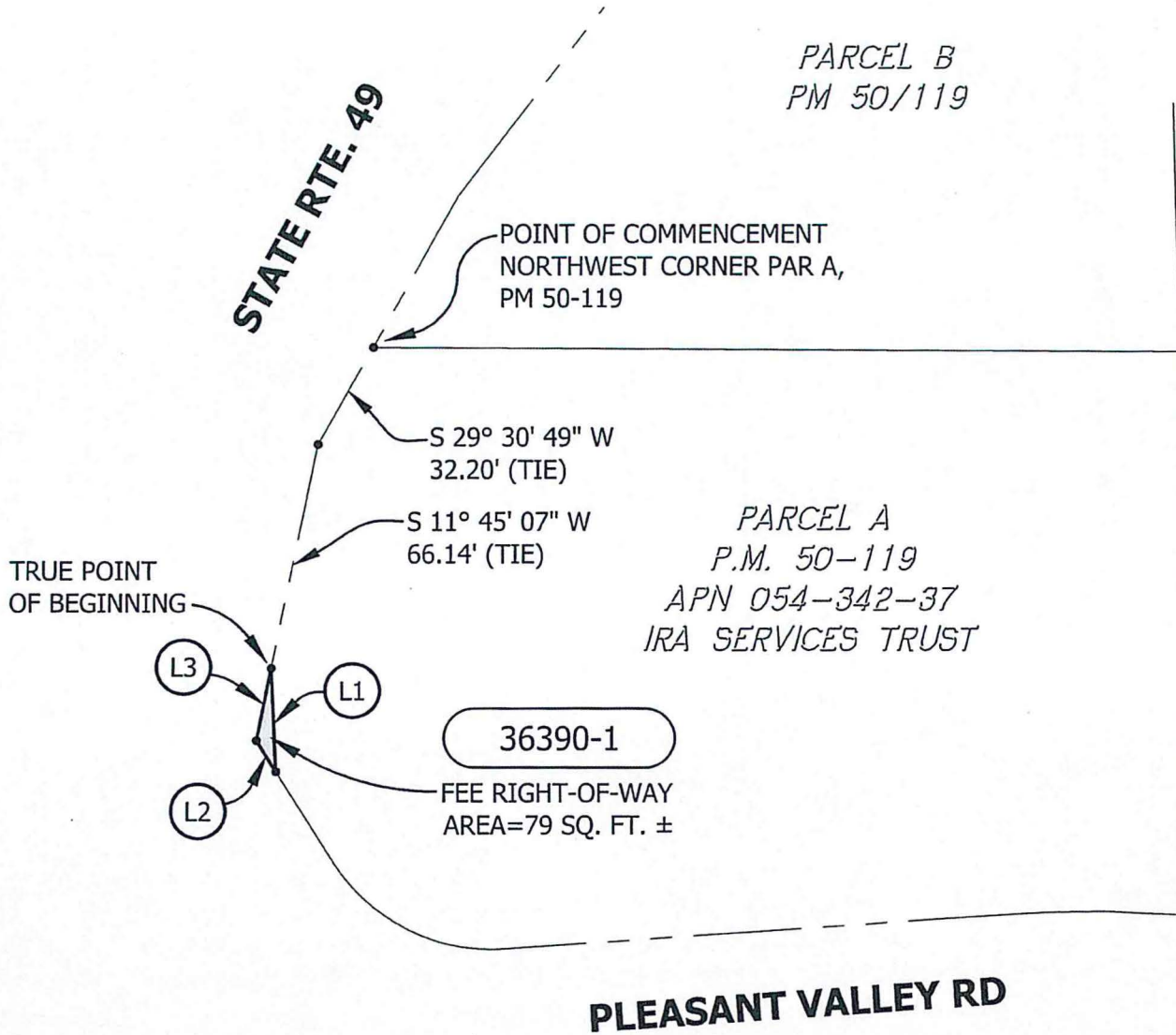
Joseph C. Neely, P.L.S. 9026  
Associate Land Surveyor  
El Dorado County  
Community Development Agency  
Transportation Division



Dated: 2/10/2015

# EXHIBIT 'B1'

Situate in Section 30, T. 10 N., R. 11 E., M.D.M.  
Townsite of Diamond Springs  
County of El Dorado, State of California



- (L1) S 02° 32' 39" E 29.98'
- (L2) N 32° 19' 17" W 10.64'
- (L3) N 11° 45' 07" E 21.41'



Grid North  
Scale 1"=50'

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

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

**IRA TRUST SERVICES CO. FBO LEE  
SHAHINIAN, JR.  
APN: 054-342-37  
#72375 DSP1A**

**CERTIFICATE OF ACCEPTANCE**


**This is to certify** that the interest in real property conveyed by the Grant Deed dated 4-20, 2015, from **IRA TRUST SERVICES CO. FBO LEE SHAHINIAN JR.**, 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: 054-342-37**

Dated this 2nd day of June, 2015.

**COUNTY OF EL DORADO**

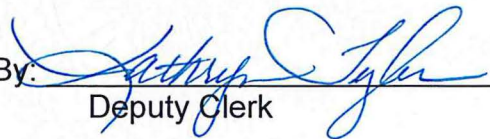
By:

  
\_\_\_\_\_  
Brian K. Veerkamp, Chair  
Board of Supervisors

ATTEST:

James S. Mitrison  
Clerk of the Board of Supervisors

By:

  
\_\_\_\_\_  
Deputy Clerk

02/09/2016, 20160004855