

**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. 327-270-043**  
**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  
James E. Teter, Trustee

Elizabeth Ann Teter  
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 2 as shown on that certain Parcel Map filed in Book 30, Page 62 of Parcel Maps in the Official Records of El Dorado County lying northerly of the following described line:

BEGINNING at a point on the northwesterly line of said Parcel 2 which bears North 70°32'29" East, 7.34 feet from the Northwest corner of said Parcel 2; thence from said POINT OF BEGINNING leaving said northwesterly line easterly 198.94 feet along a non-tangent curve to the right having a radius of 4600.00 feet through a central angle of 2°28'41", said curve being subtended by a chord which bears South 85°39'43" East 198.93 feet to the easterly line of said Parcel. Containing 10,877 square feet (0.25 acres) more or less.

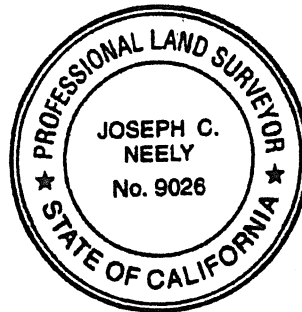
-End of Description-

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 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.



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

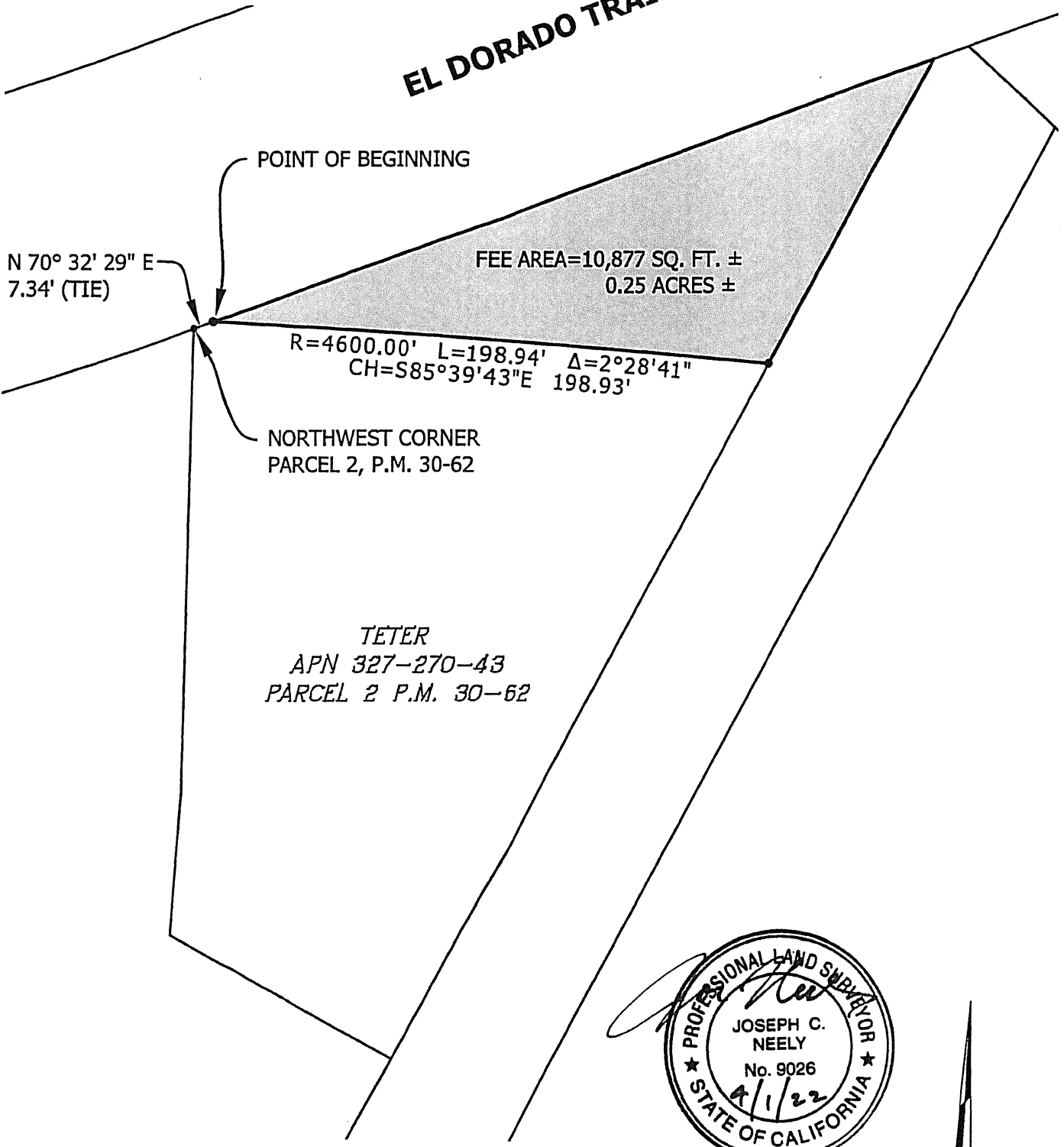


Date: 4/1/2022

# EXHIBIT 'B'

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

**EL DORADO TRAIL**



N 70° 32' 29" E  
7.34' (TIE)

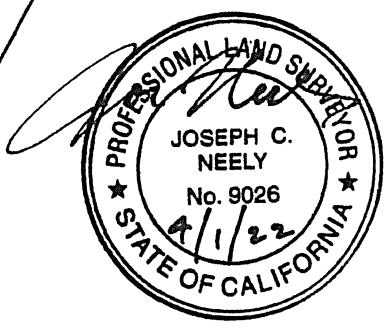
POINT OF BEGINNING

FEE AREA=10,877 SQ. FT. ±  
0.25 ACRES ±

R=4600.00' L=198.94' Δ=2°28'41"  
CH=S85°39'43"E 198.93'

NORTHWEST CORNER  
PARCEL 2, P.M. 30-62

TETER  
APN 327-270-43  
PARCEL 2 P.M. 30-62



Grid North  
Scale 1"=50'  
22-1477 D 3 of 5

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

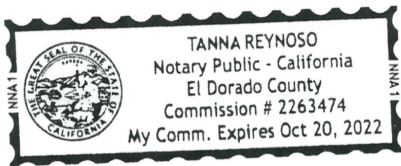
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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.



Place Notary Seal and/or Stamp Above

Signature Tanna Reynoso
Signature of Notary Public

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: 3
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: James E. Teter
Signer's Name: Elizabeth Ann Teter
Trustee
Trustee

**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. 327-270-043**  
**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.** 327-270-043

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**COUNTY OF EL DORADO**

By: \_\_\_\_\_  
Lori Parlin, Chair  
Board of Supervisors

ATTEST:

Kim Dawson  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk