

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

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

APN: 054-342-23
Green; Lich; and Winstead
Project #: 72375 DSP – Phase 1A



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2016-0013535-00
Acct 6-PLACER TITLE CO
Tuesday, APR 05, 2016 08:00:29
Ttl Pd \$0.00 Nbr-0001755179
MMF / C1 / 1-8

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

Above section for Recorder's use

GRANT OF PRIVATE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RANDY GREEN, A MARRIED MAN AS TO AN UNDIVIDED 1/6 INTEREST; GINGER LICH, A MARRIED WOMAN AS TO AN UNDIVIDED 1/6 INTEREST; AND NEIL WINSTEAD, SUCCESSOR TRUSTEE OF THE GLORIA L. WINSTEAD REVOCABLE TRUST, 5/27/1999, AS TO AN UNDIVIDED 2/3 INTEREST**, hereinafter referred to as "Grantors", grant to **CHARLES T. AND SHEILA A. SWEET**, an easement for the construction, installation, inspection, repair and maintenance of an exclusive driveway easement benefitting the adjacent parcel to the south, APN# 054-342-20; over, upon, and across a portion of 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.

Said driveway easement shall be for the exclusive use and benefit of the adjacent southern parcel owner of record, their successors, assigns, agents, employees, tenants, visitors, licensees and shall not be limited unless expressly stated herein. Said easement shall include rights of way for ingress and egress, in perpetuity, by foot or surface motor vehicles as may be necessary or appropriate. The benefitting parcel owner, their successors, heirs, executors, administrators, and assigns shall maintain such driveway easement, including; upkeep, repair and care necessary to maintain the driveway in its original condition. Any damage including, but not limited to any landscaping, caused by parcel owner, his or her invitee, licensee, or guest shall be the sole responsibility of the benefitting parcel owner. Benefitting parcel owner shall retain the right to trim and remove trees, tree limbs, and brush, together with any and all

appurtenances appertaining thereto, over, across, and within said access easement area.

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, Grantors have herein subscribed their names on this
4 day of MAY, 2015.

GRANTORS:

Randy J Green
Randy Green

Ginger R Lich
Ginger Lich

Neil Winstead, successor trustee
Neil Winstead, as Successor Trustee of the
Gloria L. Winstead Revocable Trust, 5/27/1999

(A Notary Public Must Acknowledge All Signatures)

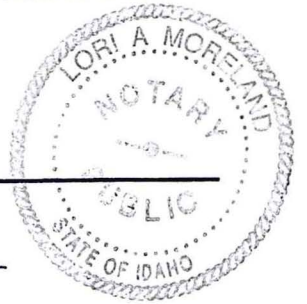
STATE OF IDAHO

COUNTY OF KOOTENAI

ON THIS 4 DAY OF MAY, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WINGER & LICH, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

Lori A Moreland

NOTARY PUBLIC FOR IDAHO
RESIDING AT _____



NOTARY PUBLIC FOR STATE OF IDAHO
RESIDING AT POST FALLS IDAHO 83854
MY COMMISSION EXPIRES ON 03-16-2017 **Government Code 27361.7**

I certify under penalty of perjury that the portion(s) of the document that will not reproduce a readable copy to which this statement is attached reads as follows:

NOTARY PUBLIC FOR STATE OF IDAHO
RESIDING AT POST FALLS IDAHO 83854
MY COMMISSION EXPIRES 03-16-2017
1-6-16 *[Signature]*

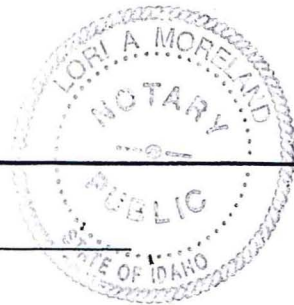
STATE OF IDAHO

COUNTY OF KOOTENAI

ON THIS 4 DAY OF MAY, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BANDY BREEN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

Lori A Moreland

NOTARY PUBLIC FOR IDAHO
RESIDING AT _____



NOTARY PUBLIC FOR STATE OF IDAHO
RESIDING AT POST FALLS IDAHO 83854
MY COMMISSION EXPIRES ON 03-16-2017

Government Code 27361.7

I certify under penalty of perjury that the portion(s) of the document that will not reproduce a readable copy to which this statement is attached reads as follows:

NOTARY PUBLIC FOR STATE OF IDAHO
RESIDING AT POST FALLS IDAHO 83854
MY COMMISSION EXPIRES ON 03-16-2017

1-6-16
Date

[Signature]
Signature

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

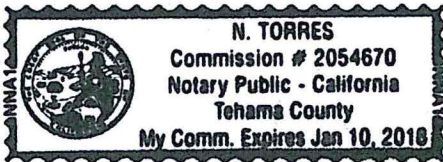
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Tehama)
On 05/22/15 before me, N. Torres, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Neil Winstead
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT 'A2'
(36364-2)

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 2 of that particular Parcel Map filed in Book 45, Page 141 in the Official Records of El Dorado County more particularly described as follows:

COMMENCING at the Northeast corner of said Parcel; thence along the northerly line of said Parcel South 88° 55' 00" West 132.30 feet; thence leaving said northerly line South 21° 55' 42" West 345.04 feet to the TRUE POINT OF BEGINNING; thence South 33° 09' 49" West 163.05 feet to the southerly line of said Parcel; thence along said southerly line North 85° 06' 23" West 29.26 feet; thence leaving said southerly line North 5° 41' 15" East 35.22 feet; thence North 43° 22' 22" East 144.70 feet; thence South 68° 04' 18" East 16.69 feet to the TRUE POINT OF BEGINNING. Containing 5,065 square feet (0.12 acres) more or less.

-End of Description-

See Exhibit 'B2' 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 an easement for drainage, ingress and egress purposes.



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



Dated: 2/10/2015

EXHIBIT 'B2'

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



POINT OF COMMENCEMENT
NORTHEAST CORNER PAR 2, PM 45-141

S 88° 55' 00" W
132.30(TIE)'

POR. PARCEL 2
P.M. 45/141
APN 054-342-23
WINSTEAD/GREEN/LICH

S 68° 04' 18" E
16.69'

N 43° 22' 22" E
144.70'

36364-2

EASEMENT
AREA=5,065 SQ. FT. ±
0.12 ACRES ±

N 05° 41' 15" E
35.22'

N 85° 06' 23" W
29.26'

S 21° 55' 42" W 345.04' (TIE)

TRUE POINT
OF BEGINNING

S 33° 09' 49" W
163.05'

STATE RTE. 49



Grid North
Scale 1"=100'

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

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

APN# 54-342-23
Green; Lich; and Winstead

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Private Easement dated May 4th, 2015, from **RANDY GREEN, A MARRIED MAN AS TO AN UNDIVIDED 1/6 INTEREST; GINGER LICH, A MARRIED WOMAN AS TO AN UNDIVIDED 1/6 INTEREST; AND NEIL WINSTEAD, SUCCESSOR TRUSTEE OF THE GLORIA L. WINSTEAD REVOCABLE TRUST DATED, 5/27/1999 AS TO AN UNDIVIDED 2/3 INTEREST**, 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: 054-342-23

Dated this 14th day of July, 2015.

COUNTY OF EL DORADO

By: _____

Brian K. Veerkamp
Chair
Board of Supervisors

ATTEST:

James S. Nutrisin
Clerk of the Board of Supervisors

By: _____

Deputy Clerk

04/05/2016,20160013535