

**RECORDING REQUESTED BY**

PLACER TITLE COMPANY

**WHEN RECORDED MAIL TO:**

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

Order Number: 205-10800-BAS



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2012-0068723-00**

Acct 6-PLACER TITLE CO

Monday, DEC 31, 2012 08:06:57

Ttl Pd \$0.00 Rcpt # 0001489696

KMV/C1/1-8

APN: 118-170-02-100

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**TITLE(S)**

**GRANT DEED**

PCOS  
FILED

Escrow No.  
205-10792-BAS

068723

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

El Dorado County  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667  
CT#  
APN 118-170-02

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, **ROBERT STEPHEN HARDY, TRUSTEE OF THE HARDY COMMUNITY PROPERTY TRUST U/A DATED 02/01/99**, 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 Grantors have caused their name to be hereunto subscribed and its seal, if any, affixed hereto, this 19<sup>th</sup> day of December, 2012.

068723

**GRANTOR:**

**THE HARDY COMMUNITY PROPERTY TRUST U/A DATED 02/01/99**

  
ROBERT STEPHEN HARDY, TRUSTEE

Rev.121412.

**NOTARY ACKNOWLEDGMENT FOLLOWS**

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

State of NEW YORK )

)ss.

County of NEW YORK )

On DECEMBER 19<sup>TH</sup>, 2012 before me, DECEMBER, Notary Public, personally appeared ROBERT STEPHEN HARDY, 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)

Colin Hamer  
Notary Public State of New York  
Kings County  
Commission Number 01HA6237616  
My Commission Expires 03/28/2015

068723

**EXHIBIT A**

**APN 118-170-02**

**LEGAL DESCRIPTION**

All that property situate in the County of El Dorado, State of California, being a portion of PARCEL NO. 4, as described in the GRANT DEED to Robert Stephen Hardy, Trustee of the Hardy Community Property Trust, recorded September 28, 2012, as Document Number 2012-0049384, Official Records of El Dorado County, more particularly described as follows:

**FEE**

All that portion of said property lying northerly of the following described line:

**Commencing** at a 5/8" rebar with cap, stamped "RCE 26342" on the south line of Section 1, Township 9 North, Range 8 East, Mount Diablo Meridian, which bears from the southwest corner of last said Section 1, along last said south line, North 89°17'38" East 1,623.04 feet, as shown on the map titled "RECORD OF SURVEY", filed in Book 32 of Record of Surveys, at Page 88, El Dorado County Records; thence along last said south line, South 89°17'38" West 26.24 feet to the westerly line of said PARCEL NO. 4; thence along last said westerly line, North 15°07'19" West 344.08 feet to the **Point of Beginning** and the beginning of a non-tangent curve concave southeasterly, having a radius of 461.50 feet and chord bearing North 57°17'15" East 384.23 feet; thence leaving last said westerly line, northeasterly through a central angle of 49°12'02", 396.30 feet along said curve; thence North 81°24'12" East 204.57 feet; thence South 63°12'48" East 12.09 feet; thence North 81°24'11" East 102.24 feet; thence North 77°35'27" East 32.18 feet to the southerly Right-of-Way line of State Route 50 and the **Point of Termination**, from which point the *Point of Commencement* bears, South 43°17'22" West 806.29 feet.

Containing 24,312 square feet or 0.56 acres, more or less.



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

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

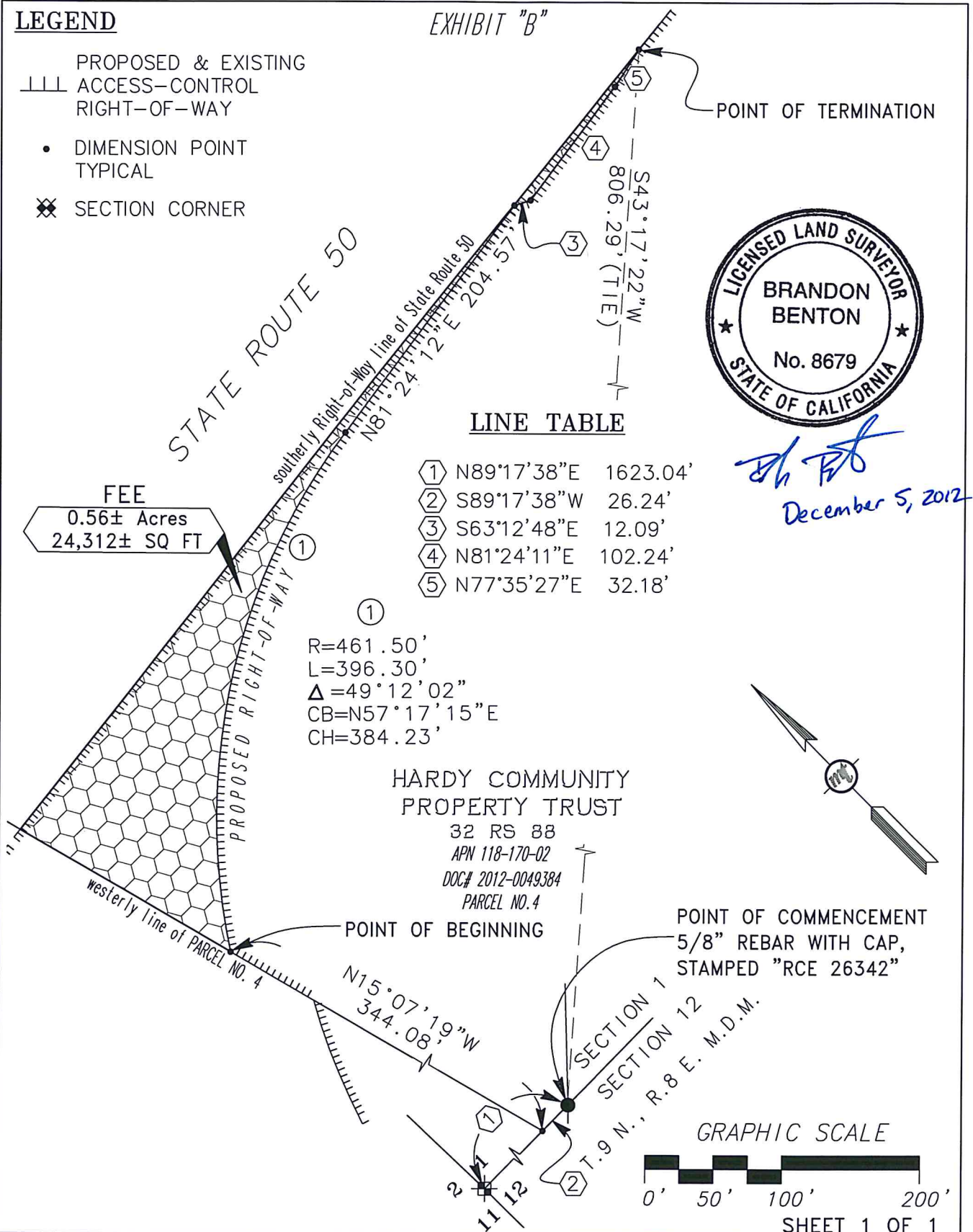


December 5, 2012  
Date

**LEGEND**

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

**EXHIBIT "B"**



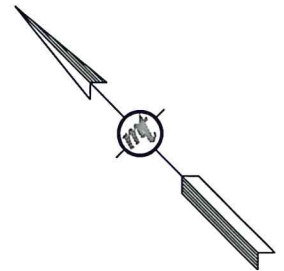
**LINE TABLE**

①	N89°17'38"E	1623.04'
②	S89°17'38"W	26.24'
③	S63°12'48"E	12.09'
④	N81°24'11"E	102.24'
⑤	N77°35'27"E	32.18'

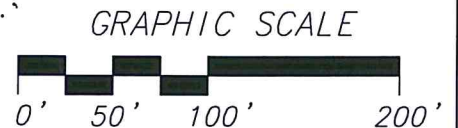
①  
 R=461.50'  
 L=396.30'  
 Δ=49°12'02"  
 CB=N57°17'15"E  
 CH=384.23'

**HARDY COMMUNITY PROPERTY TRUST**

32 RS 88  
 APN 118-170-02  
 DOC# 2012-0049384  
 PARCEL NO. 4



POINT OF COMMENCEMENT  
 5/8" REBAR WITH CAP,  
 STAMPED "RCE 26342"



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

**EXHIBIT "B"**  
**APN 118-170-02**  
**IN THE COUNTY OF EL DORADO**  
**STATE OF CALIFORNIA**

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

068723

WHEN RECORDED, RETURN TO:

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

APN 118-170-02

### CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated November 28<sup>th</sup> & December 19<sup>th</sup>, 2012 from **ROBERT STEPHEN HARDY, TRUSTEE OF THE HARDY COMMUNITY PROPERTY TRUST U/A DATED 02/01/99**, 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 13<sup>th</sup> day of November, 2012.

COUNTY OF EL DORADO

By: 

John R. Knight, Chair  
Board of Supervisors

ATTEST:

*James S. Mitrison*

Clerk of the Board of Supervisors

By: 

Deputy Clerk

12/31/2012, 20120068723