

Electronically Recorded in Official Records  
County of El Dorado  
Janelle K. Horne  
Recorder-Clerk

RECORDING REQUESTED BY:

SYNRGO  
Placer Title Company  
Branch Number: 201

WHEN RECORDED MAIL TO:

The County of El Dorado,  
Department of Transportation  
Att: Row Unit,  
2850 Fairlane Court  
Placerville, CA 95667

**DOC# 2020-0057180**

10/13/2020

Titles: 1 Pages: 8

08:23 AM

Fees \$0.00

Taxes \$0.00

CA SB2 Fee \$0.00

Total \$0.00

MMF

Order No: P-188771

APN: 084-030-15-100

**Grant Deed**

(Please fill in document title(s) on this line)

- Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- Exempt from fee per GC27388.1(a)(1) due to the maximum fees being paid on documents in this transaction, or,
- Partially exempt from fee per GC27388.1(a)(1). Only \$75.00 to be charged as \$150.00 in fees has been paid on documents recorded immediately prior hereto or,
- Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,
- Exempt from fee under GC27388.1(a)(1) for the following reasons:  
**Public Entity**

NOTE: The following exemptions may not be acceptable for use in all counties:

- Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date) as document number of Official Records, or,
- Exempt from fee per GC27388.a due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Partially exempt from fee per GC27388.1. Only \$75.00 to be charged as \$150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s).

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION  
(Additional recording fee applies)

**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: 084-030-015**

**Seller: Owings**

**Project #: 77126**

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

Above section for Recorder's use

**GRANT OF PUBLIC UTILITY EASEMENT**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **Constance M. Owings, Trustee of the 1991 Owings Revocable Trust**, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a public utility easement over, upon, under, 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 'A2' AND DEPICTED IN EXHIBIT 'B2' ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.**

Said public utility easement shall include rights of way for water, sewer and gas, and for poles, guy wires, anchors, overhead and underground wires and conduits for electric, telephone and television cable services, with the right to trim and remove trees, tree limbs, and brush, together with any and all appurtenances appertaining thereto, over, under and across said parcel.

County will use federal 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. 03-5925F15, effective October 18, 2016. 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 13 day of July, 2020.

**GRANTOR: Constance M. Owings, Trustee of the 1991 Owings Revocable Trust**

Constance M. Owings, Trustee  
Constance M. Owings, Trustee

**(A Notary Public Must Acknowledge All Signatures)**

**EXHIBIT 'A2'**

All that certain real property situate in the West Half of the Southeast Quarter of the Northeast Quarter of Section 28, Township 11 North, Range 11 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of the parcel described in that certain document filed in Book 3606, Page 661 in the official records of El Dorado County more particularly described as follows:

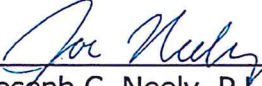
BEGINNING at a point which bears North 81° 19' 25" East, 369.47 feet from the Northeast corner of Parcel 2 of that certain Parcel Map filed in Book 20 of Parcel Maps, Page 20 in the records of said county and state; thence from said POINT OF BEGINNING South 71° 02' 57" East, 30.00 feet; thence North 18° 57' 03" East, 90.06 feet; thence North 31° 30' 06" West, 177.09 feet; thence North 77° 40' 39" East, 293.74 feet; thence North 12° 19' 21" West, 30.00 feet; thence South 77° 40' 39" West, 286.55 feet; thence North 21° 48' 44" East, 101.51 feet; thence North 68° 11' 16" West, 30.00 feet; thence South 21° 48' 44" West, 121.85 feet; thence South 77° 40' 39" West, 16.05 feet; thence South 12° 19' 21" East, 30.00 feet; thence North 77° 40' 39" East, 13.34 feet; thence South 31° 30' 06" East, 173.39 feet; thence South 18° 57' 03" West, 75.93 feet to the POINT OF BEGINNING. Containing 21,263 square feet (0.49 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. Distances used in the above description are grid distances. Divide distances by 0.999845 to obtain ground distances.

The purpose of the above description is to describe that portion of said parcel as an easement for public utilities purposes.

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

Dated 9/25/19 \_\_\_\_\_



# EXHIBIT 'B2'

Situate in Section 28, T. 11 N., R. 11 E., M.D.M.  
County of El Dorado, State of California



Grid North  
Scale 1"=150'



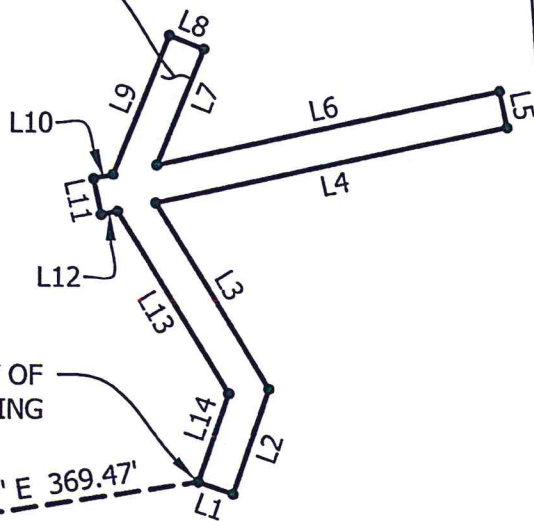
PUBLIC UTILITIES EASEMENT  
AREA=21,263 SQ. FT.±  
0.49 ACRES±

OWINGS TRUST  
APN 084-030-15  
3606-OR-661

NORTHEAST CORNER  
PARCEL 2, P.M. 20-20

POINT OF  
BEGINNING

N 81° 19' 25" E 369.47'



L1	..... S 71° 02' 57" E 30.00'	L8	..... N 68° 11' 16" W 30.00'
L2	..... N 18° 57' 03" E 90.06'	L9	..... S 21° 48' 44" W 121.85'
L3	..... N 31° 30' 06" W 177.09'	L10	..... S 77° 40' 39" W 16.05'
L4	..... N 77° 40' 39" E 293.74'	L11	..... S 12° 19' 21" E 30.00'
L5	..... N 12° 19' 21" W 30.00'	L12	..... N 77° 40' 39" E 13.34'
L6	..... S 77° 40' 39" W 286.55'	L13	..... S 31° 30' 06" E 173.39'
L7	..... N 21° 48' 44" E 101.51'	L14	..... S 18° 57' 03" W 75.93'

# CALIFORNIA ALL PURPOSE 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 El Dorado }

On 7-13-2020 before me, Kyle Lassner Notary Public,

Date

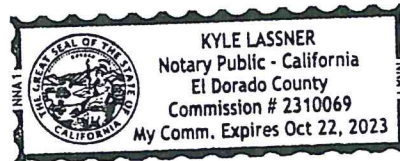
(here insert name and title of the officer)

personally appeared Constance M. Owings

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] (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Grant of Public Utility Easement Number of Pages: 4

Document Date: 7-13-2020 Other: Ø

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

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

**APN: 084-030-015**  
**Seller: Owings**  
**Project #: 77126**

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Grant of Public Utility Easement dated July 13<sup>th</sup>, 2020, from Constance M. Owings, Trustee of the 1991 Owings Revocable Trust, 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: 084-030-015

Dated this 25<sup>th</sup> day of August, 2020.

**COUNTY OF EL DORADO**

By: Brian K. Veerkamp  
Brian K. Veerkamp, Chair  
Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

By: Janet Smith  
Deputy Clerk