

**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: 329-261-12 & 329-261-13
Grantor: Moore Family Trust
Project #: 73366

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

Above section for Recorder's use

GRANT OF ACCESS EASEMENT AND AGREEMENT

THIS AGREEMENT is made by and between **ROBERT S. MOORE AND DEBORAH J. MOORE, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE MOORE FAMILY TRUST, DATED SEPTEMBER 5, 2014**, hereinafter referred to as "Grantor," and **ESTELLE C. GIBB, TRUSTEE OF THE ESTELLE C. GIBB LIVING TRUST DATED NOVEMBER 30, 2010**, hereinafter referred to as "Grantee."

WHEREAS:

- A. Grantor is the owner of that certain parcel of land located at 4551 Missouri Flat Road, Placerville, CA 95667 known as Assessor's Parcel Number 329-261-12, situated in the unincorporated area of the County of El Dorado, State of California, more particularly described in Exhibit A attached hereto and made a part hereof ("Grantor's Parcel").
- B. Grantee is the owner of that certain parcel of land located at 4571 Missouri Flat Road, Placerville, CA 95667, known as Assessor's Parcel Number 329-261-13, situated in the unincorporated area of the County of El Dorado, State of California, more particularly described in Exhibit B attached hereto and made a part hereof ("Grantee's Parcel").
- C. Grantor has agreed to grant to Grantee a perpetual nonexclusive easement in favor of and appurtenant to Grantee's parcel over and across Grantor's parcel for pedestrian and vehicular ingress and egress access to and from Grantee's Parcel.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency which is hereby acknowledged, the parties hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. Grant. Grantor hereby grants to Grantee a perpetual nonexclusive easement ("Access Easement") in favor of and appurtenant to Grantee's Parcel over and across Grantor's Parcel for the sole purpose of pedestrian and vehicular ingress and egress

access to and from Grantee's Parcel, which Access Easement is more particularly described in Exhibit C attached hereto and made a part hereof.

3. Maintenance and Use. Grantor shall maintain the Access Easement provided that Grantee shall be responsible for the costs to repair any damage caused in whole or in part by Grantee's use of the Access Easement. Grantee shall be responsible for any damage to Grantor's property or a third party resulting from any exercise of the rights herein granted. Grantee shall use the Access Easement in such a way that the same shall not unreasonably interfere with the normal and customary use of Grantor's Parcel by Grantor.

4. Reservation by Grantor. Grantor reserves all rights of ownership in and to Grantor's Parcel which are not inconsistent with the Access Easement, including, without limitation, the right to grant further easements on, over, or across Grantor's Parcel. Grantor further reserves the right to use Grantor's Parcel for all uses not interfering with the use permitted Grantee hereunder. This Access Easement is subject to all liens, encumbrances, covenants, conditions, restrictions, reservations, contracts, leases and licenses, easements, and rights of way pertaining to Grantor's Parcel, whether or not of record.

5. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Access Easement and Agreement on this 28th day of MAY, 2019.

GRANTORS: ROBERT S. MOORE AND DEBORAH J. MOORE, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE MOORE FAMILY TRUST, DATED SEPTEMBER 5, 2014

Robert S. Moore TRUSTEE
Robert S. Moore, Trustee

5-28-19
Date

Deborah J. Moore Trustee
Deborah J. Moore, Trustee

5-28-19
Date

GRANTEE: ESTELLE C. GIBB, TRUSTEE OF THE ESTELLE C. GIBB LIVING TRUST DATED NOVEMBER 30, 2010

ESTELLE C. GIBB, TRUSTEE

Date

(A Notary Public Must Acknowledge All Signatures)

Exhibit "A" Legal Description

The land described herein is situated in the State of California, County of El Dorado, unincorporated area, described as follows:

Parcel 1, as shown on that certain Parcel Map filed May 2, 1978, in the office of the County Recorder of said County in Book 19 of Parcel Maps, at page 127.

APN: 329-261-012-000

Exhibit "B" Legal Description

The land described herein is situated in the State of California, County of El Dorado, unincorporated area, described as follows:

All that portion of Section 25, Township 10 North, Range 10 East, M.D.B.& M., described as follows:

Parcel 2, as said Parcel is shown on that certain Parcel Map entitled, "A PORTION OF THE S 1/2 OF SECTION 24 and SECTION 25, T. 10 N. R. 10E., M.D.B. & M., BETNG PARCEL A OF P.M. 3-17", filed May 2, 1978, in the Office of the County Recorder of said County in Book 19 of Parcel maps, at Page 127.

APN: 329-261-013-000

EXHIBIT 'A'

All that certain real property situate in the North One-Half of Section 25, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel 1 of that certain Parcel Map filed in Book 19 of Parcel Maps, Page 127 in the official records of El Dorado County more particularly described as follows:

BEGINNING at the Southwest corner of said Parcel; thence along the southerly line of said Parcel North 87° 53' 43" East 64.00 feet; thence leaving said southerly line North 5° 07' 40" West 69.79 feet; thence North 54° 56' 04" West 47.36 feet to the easterly right of way line of Missouri Flat Road; thence along said easterly line South 10° 50' 00" West 100.87 feet to the POINT OF BEGINNING. Containing 4,408 square feet (0.10 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. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground distances.

The purpose of the above description is to describe that portion of said Parcel as an easement for ingress and egress purposes.



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



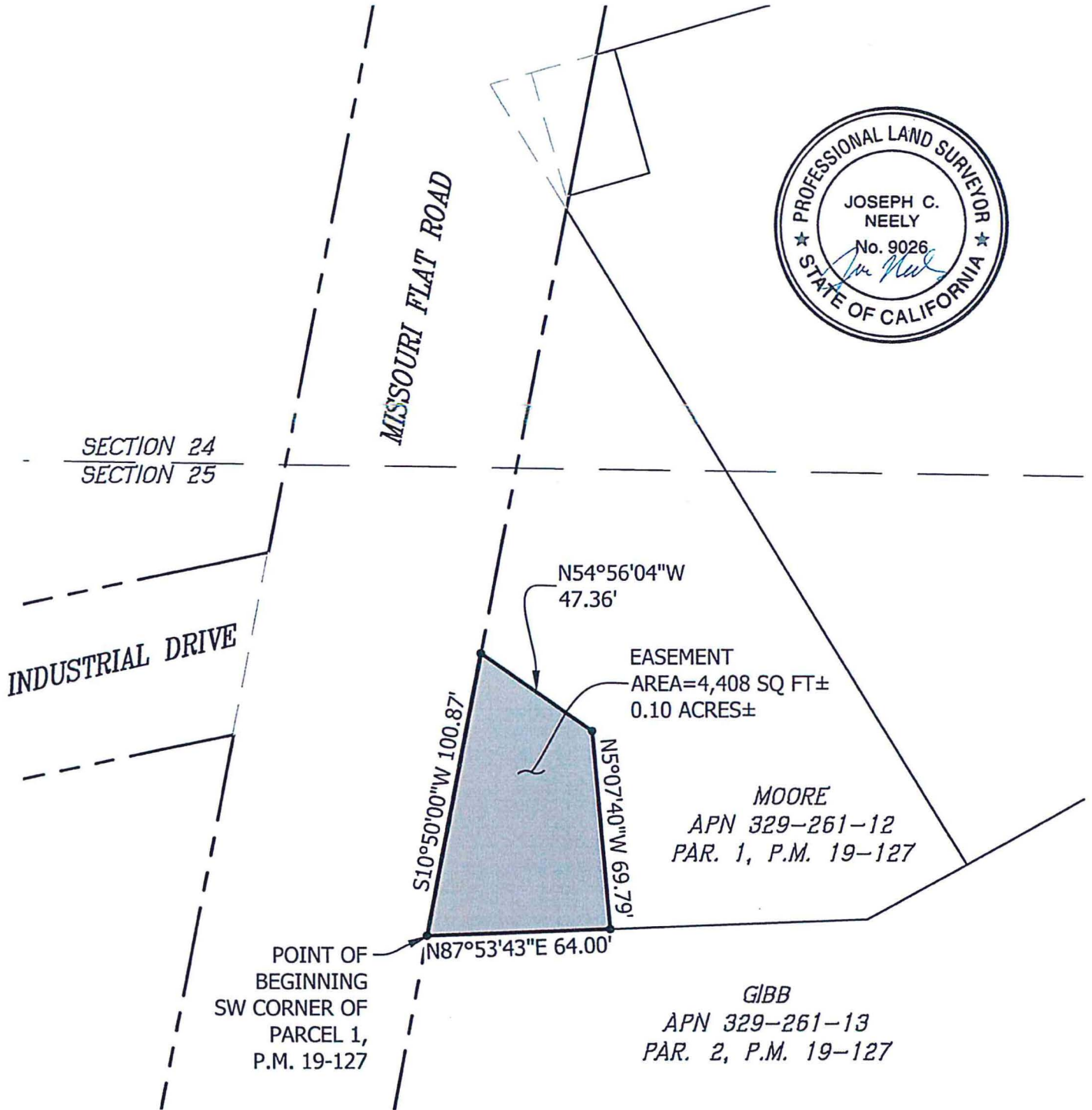
Date: 12/19/18

EXHIBIT 'B'

Situate in the North 1/2 of Section 25,
T. 10 N., R. 10 E., M.D.M.
County of El Dorado, State of California



GRID NORTH
SCALE 1"=50'



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 5-28-19 before me, Kyle R. Lassner Notary
Public, (here insert name and title of the officer)
Date

personally appeared Robert S. Moore & Deborah J. Moore

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 Access Easement and Agreement Number of Pages: 6

Document Date: 5-28-19 Other: Ø

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 _____ }

On _____ before me , Kyle R. Lassner Notary
Public, _____
Date (here insert name and title of the officer)

personally appeared _____

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)

_____ OPTIONAL _____

Description of Attached Document

Title or Type of Document: _____ Number of Pages: _____

Document Date: _____ Other: _____