

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

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

**APN: 327-270-04  
BAHLMAN FAMILY REVOCABLE  
TRUST, 12/9/2004  
#72334 – DSP1B**



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2015-0054313-00**  
Acct 30-EL DORADO CO BOARD OF SUPERVISORS  
Thursday, NOV 19, 2015 08:05:33  
Ttl Pd \$0.00 Nbr-0001727040  
JLR / C1 / 1-7

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, **DOUGLAS J. BAHLMAN, TRUSTEE OF THE BAHLMAN FAMILY REVOCABLE LIVING TRUST, 12/9/2004**, 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.**

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, Grantor has herein subscribed its name on this 17<sup>th</sup> day of September, 2015

GRANTOR:                    DOUGLAS J. BAHLMAN, TRUSTEE OF THE  
   BAHLMAN FAMILY REVOCABLE LIVING TRUST, 12/9/2004



\_\_\_\_\_  
Douglas J. Bahlman, Trustee

**(All signatures must be acknowledged by a Notary Public)**



# 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 }

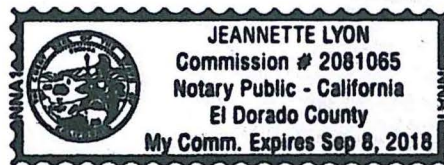
On 9/17/15 before me, Jeannette Lyon Notary Public,  
Date (here insert name and title of the officer)

personally appeared Douglas J. Bahlman, trustee of  
The Bahlman Family Revocable Living Trust, 12/9/2004

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 Deed Number of Pages: 4

Document Date: 9/17/2015 Other: —

EXHIBIT "A"  
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF EL DORADO, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF MISSOURI FLAT COUNTY ROAD, A 1-1/2 INCH CAPPED IRON PIPE, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 24 BEARS SOUTH 40 DEG 08' 10" WEST 1453.48 FEET; THENCE FROM POINT OF BEGINNING AND ALONG SAID LINE, ALONG A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 1040 FEET, THE CHORD OF WHICH BEARS NORTH 46 DEG 24' WEST 270.89 FEET; THENCE NORTH 53 DEG 53' WEST 11.31 FEET; THENCE LEAVING SAID LINE AND ALONG THE CENTERLINE OF A ROAD NORTH 34 DEG 13' 50" EAST 32.97 FEET; THENCE NORTH 8 DEG 29' 55" EAST 92.02 FEET; THENCE NORTH 14 DEG 45' EAST 75.02 FEET; THENCE NORTH 32 DEG 23' EAST 68.55 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF THE SOUTHERLN PACIFIC CO. RAILROAD LINE; THENCE ALONG SAID LINE SOUTH 60 DEG 05' EAST 330.00 FEET TO A 1-1/2 INCH CAPPED IRON PIPE; THENCE LEAVING SAID LINE SOUTH 31 DEG 17' WEST 324.83 FEET TO THE POINT OF BEGINNING.

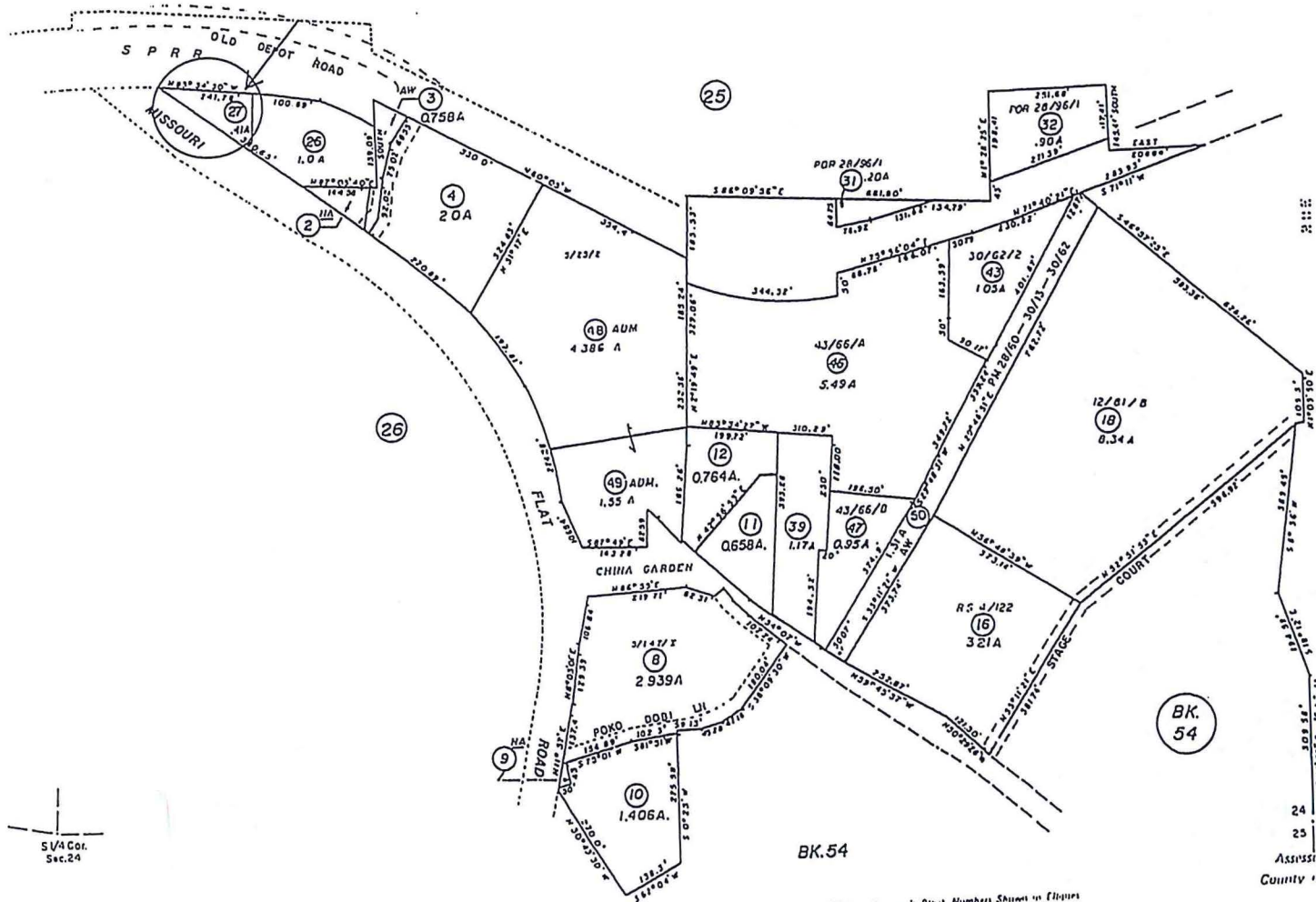
A.P.N. 327-270-04-100

POR'S. SEC'S. 24 & 25, TION, R. IOE, M. D. M.

Tax Area Code

327

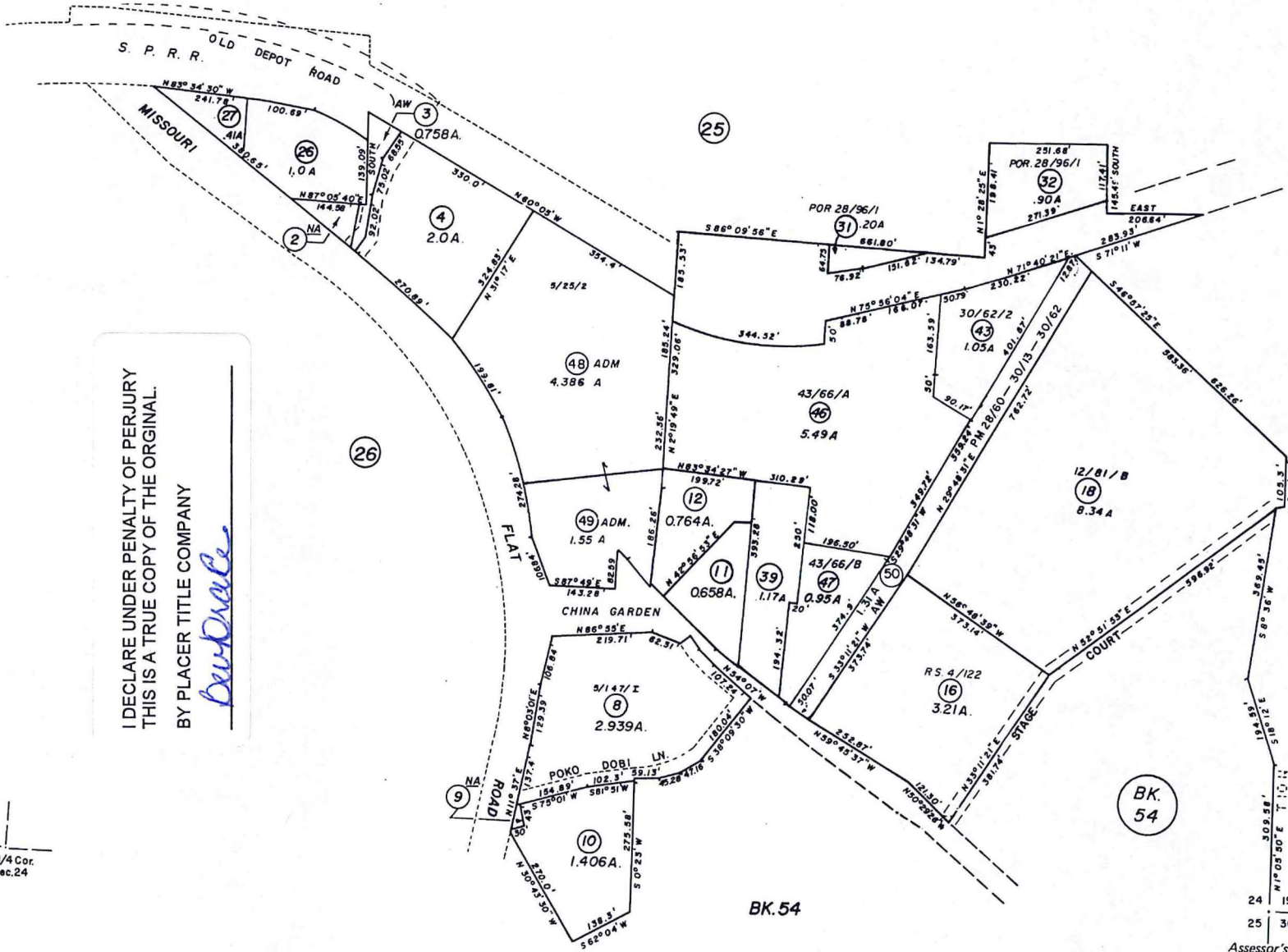
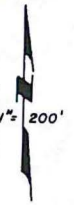
EXHIBIT B



*see attached for clarity*

NOTE - Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles





I DECLARE UNDER PENALTY OF PERJURY  
THIS IS A TRUE COPY OF THE ORIGINAL.  
BY PLACER TITLE COMPANY  
*Barbra*

1/4 Cor.  
Sec. 24

BK. 54

BK. 51

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

24 19  
25 30

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

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

**BAHLMAN FAMILY REVOCABLE  
LIVING TRUST, 12/9/2004  
APN: 327-270-04  
Project: #72334 – DSP1B**

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Grant Deed dated Sept. 17, 2015, from **DOUGLAS J. BAHLMAN, TRUSTEE OF THE BAHLMAN FAMILY REVOCABLE LIVING TRUST, 12/9/2004**, 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: 327-270-04

Dated this 20<sup>th</sup> day of October, 2015.

**COUNTY OF EL DORADO**

By:

  
\_\_\_\_\_  
Brian K. Veerkamp, Chair  
Board of Supervisors

ATTEST:

James S. Mitrisin  
Clerk of the Board of Supervisors

By:

  
\_\_\_\_\_  
Deputy Clerk