

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

2023-0000231

01/04/2023
12:56:02 PM

Titles: 1 Pages: 6

PL

Fees: \$0.00

Taxes: \$0.00

LM

CA SB2 Fee: \$0.00

Total: \$0.00



RECORDING REQUESTED BY:

Simplifile
Placer Title Company
Branch Number: 201

**MAIL TAX STATEMENT TO AND
WHEN RECORDED MAIL TO:**

County of El Dorado
Dept of Transportation
Attn: ROW Unit
2850 Fairlane Court
Placerville, CA 95667

Order No: P-284226

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

RAT 27303

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: Por. 327-270-043
Sellers: Teter
Project: 72334

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, **James E. Teter and Elizabeth Ann Teter, Trustees under The Teter 1991 Revocable Living Trust dated July 22, 1991**, 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 WITNESS WHEREOF, Grantor has herein subscribed its name on this 9 day of Aug, 2022

GRANTOR: James E. Teter and Elizabeth Ann Teter, Trustees under The Teter 1991 Revocable Living Trust dated July 22, 1991



James E. Teter, Trustee



Elizabeth Ann Teter, Trustee

(All signatures must be acknowledged by a Notary Public)

EXHIBIT 'A'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel 2 as shown on that certain Parcel Map filed in Book 30, Page 62 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

BEGINNING at the Northwest Corner of said Parcel 2; thence from said POINT OF BEGINNING along the northwesterly line of said Parcel North 70°32'29" East, 7.34 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,600.00 feet; thence leaving said northwesterly line easterly along said curve through a central angle of 2°28'41" an arc distance of 198.94 feet, said curve being subtended by a chord which bears South 85°39'43" East, 198.93 feet to the easterly line of said Parcel; thence along said easterly line South 28°56'31" West, 163.92 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,450.00 feet; thence leaving said easterly line westerly along said curve through a central angle of 1°40'43" an arc distance of 130.38 feet, said curve being subtended by a chord which bears North 86°05'58" West, 130.38 feet to the westerly line of said Parcel; thence along said westerly line North 1°36'16" East, 147.24 feet to the POINT OF BEGINNING. Containing 25,209 square feet (0.58 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 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 a Right-of-Way for road purposes.



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



Date: 4/1/2022

EXHIBIT 'B'

Situate in Section 24, T. 10 N., R. 10 E., M.D.M.
County of El Dorado, State of California

EL DORADO TRAIL

POINT OF BEGINNING
NORTHWEST CORNER
PARCEL 2, P.M. 30-62

N 70° 32' 29" E 7.34'

CH=S85°39'43"E 198.93'
R=4600.00' L=198.94' Δ=2°28'41"

TETER
APN 327-270-43
PARCEL 2 P.M. 30-62

N 01° 36' 16" E 147.24'

FEE RIGHT-OF-WAY
AREA=25,209 SQ. FT. ±
0.58 ACRES ±

S 28° 56' 31" W 163.92'

R=4450.00'
L=130.38'
Δ=01° 40' 43"
CH=N 86° 05' 58" W
130.38'



Grid North
Scale 1"=50'

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

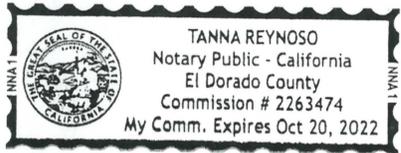
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of El Dorado

On August 9, 2022 before me, Tanna Reynoso, notary public
Date Here Insert Name and Title of the Officer

personally appeared James E. Teter & Elizabeth Ann Teter, Trustees
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 Tanna Reynoso
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: Grant Deed
Document Date: 8-9-22 Number of Pages: 3
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: James E. Teter
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

Signer's Name: Elizabeth Ann Teter
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

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

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

APN: 327-270-043
Seller: Teter
Project #: 72334

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Slope and Drainage Easement dated August 9, 2022, from **James E. Teter and Elizabeth Ann Teter, Trustees under The Teter 1991 Revocable Living Trust dated July 22, 1991**, 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: 327-270-043

Dated this 30 day of August, 2022.

COUNTY OF EL DORADO

By:



Lori Parlin, Chair
Board of Supervisors

ATTEST:

Kim Dawson
Clerk of the Board of Supervisors

By:


Deputy Clerk