

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

James R. Kidder
4068 Mother Load Dr., Suite C
Shingle Springs, CA 95682

Above section for Recorder's use _____

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

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **COUNTY OF EL DORADO**, a political subdivision of the State of California does hereby remise, release, and forever quitclaim to **JAMES R. KIDDER TRUST ESTABLISHED APRIL 17, 1998** all that real property interest situate in the unincorporated area of the County of El Dorado, State of California, also being a portion of Placerville Street of the Diamond Springs Township described as:

DESCRIBED IN EXHIBIT 'A' AND DEPICTED IN EXHIBIT 'B' ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.

GRANTOR:

COUNTY OF EL DORADO

Date: _____

By: _____
Rusty Dupray, Chairman of the Board
Board of Supervisors

ATTEST: CINDY KECK
Clerk of the Board of Supervisors

By: _____

EXHIBIT 'A'
LEGAL DESCRIPTION

All that real property situated in the northwest quarter of Section 30, Township 10 North, Range 11 East, M.D.M., Townsite of Diamond Springs, County of El Dorado, State of California, being a portion of Old Highway 49, as said highway is shown on the Relinquishment Map recorded in State Mapbook 3, at Pages 87 & 88, and described in Document No. 2007-78421 in the office of the El Dorado County Recorder, also being a portion of El Dorado County right-of-way lying southwesterly of Parcel 1, as said parcel is shown on the map recorded in Book 49 of Parcel Maps, at Page 58, in the office of the El Dorado County Recorder, and more particularly described as follows:

Beginning at the northwest corner of Parcel 1, as said parcel is shown on the map recorded in Book 49 of Parcel Maps, at Page 58, in the office of the El Dorado County Recorder; **thence from said point of beginning** South 89°22'53" West 12.639 meters (41.47 feet) to the centerline of Old State Rte. 49; thence along said centerline the following 3 courses: 1) South 01°10'20" East 17.905 meters (58.74 feet); 2) South 01°35'25" East 30.738 meters (100.85 feet); 3) South 00°11'29" East 33.955 meters (111.40 feet); thence leaving said centerline South 87°18'47" East 16.791 meters (55.09 feet) to the westerly boundary of the aforementioned parcel, the beginning of a 14.546 meter (47.72 foot) radius non-tangent curve to the right; thence northwesterly along said curve and boundary an arc distance of 13.539 meters (44.42 feet), through a central angle of 53°19'44", and subtended by a chord which bears North 26°21'45" West 13.055 meters (42.83 feet); thence continuing along said boundary on a non-tangent line North 00°15'48" East (cite North 00°58'18" East) 71.809 meters (235.59 feet) to the point of beginning, containing 0.0980 hectares (0.242 acres), more or less.

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

The County of El Dorado (hereinafter known as "County") hereby excepts and reserves to the State of California any and all rights of ingress to and egress from the Old Highway 49 hereby relinquished in and to the adjacent and adjoining State Route 49, except at such points as are now or may be established by resolution of the California Transportation Commission;

County hereby excepts and reserves for public utilities the permanent easement and rights attendant therefore pursuant to Streets and Highways Code section 8340, including the easement rights as more particularly described hereinbelow:

County reserves and excepts from the vacation the easement and right at any time, or from time to time, to construct, maintain, operate, replace, remove, and renew sanitary sewers and storm drains and appurtenant structures in, upon, over, and across a street or highway proposed to be vacated and, pursuant to any existing franchise or renewals thereof, or otherwise, to construct, maintain, operate, replace, remove, renew, and enlarge lines of pipe, conduits, cables, wires, poles, and other convenient structures, equipment, and fixtures for the operation of gas pipelines, telegraphic and telephone lines, broadcast cable and internet transmission, and for the transportation or distribution of electric energy and water, and for incidental purposes, including access to protect these works from all hazards in, upon, and over the street or highway proposed to be vacated.

County reserves and excepts from the vacation for the benefit of Pacific Bell Telephone Company, a California Corporation dba AT&T, the permanent easement and the right at any time or from time to time to construct, maintain, operate, replace, remove, renew and enlarge lines of

pipe, conduit, cable wires, poles and other convenient structures, equipment and fixtures for the operation of telegraph and telephone lines and other communication facilities, including access and the right to keep the property free from inflammable materials and wood growth, and otherwise protect the same from all hazards, in, upon, over and across property identified as that portion of the State Route 49, El Dorado County, as shown on the attached Exhibit A.

County reserves and excepts from the vacation for the benefit of Pacific Gas and Electric Company, a California Corporation, the permanent easement and the right at any time and from time to time to construct, reconstruct, maintain, operate, replace, remove, repair, renew and enlarge lines of pipes, conduits, cables, wires, poles, electrical conductors, and other equipment, fixtures and appurtenances for the operation of electric, gas, and communication facilities, including access, and also the rights to trim and cut down trees and brush that may be hazard to the facilities; said area shall be kept open and free of buildings, structures and wells of any kind.

The vacation portion of the Old Highway 49 shall be used as an access road for a common driveway and shall not be blocked by adjoining property owners.

The vacation shall be subject to and be effective upon the grant of reciprocal easements by the adjoining property owners to the other. In the event that the adjoining property owners do not grant reciprocal easement rights, this vacation shall be null and void.

The foregoing reservations and exceptions shall be included reflected in any subsequent proceedings in relation to the vacation including any deed or conveyance of title, in accordance with Streets and Highways Code section 8341.

END OF DESCRIPTION

Note: The basis of bearings for this description is Grid North, California Coordinate System of 1983, Zone II, as defined in Chapter 611, Sections 8801-8819 of the State Resources Code. All distances are metric grid distances. To convert to metric ground distances, multiply all distances by 1.000144.



4-22-08

EXHIBIT 'B'

CENTERLINE
OLD HWY 49

S89°22'53"W
12.639m

POINT OF BEGINNING

17.905m
S01°10'20"E

30.738m
S01°35'25"E

71.809m

N00°15'48"E

33.955m
S00°11'29"E

POR. OLD STATE RTE. 49

KIDDER
49-PM-58(1)

R=14.546m
L=13.539m
Δ=53°19'44"
Ch=N26°21'45"W
13.055m

DIVISION LINE BETWEEN
STATE AND COUNTY R/W

COUNTY R/W

S87°18'47"E
16.791m

COUNTY R/W

PLEASANT VALLEY ROAD



SCALE = 1:500
METRIC

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Neil Winstead
1138 Jefferson St. Apt 3
Red Bluff, CA 96080

Above section for Recorder's use _____

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

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **COUNTY OF EL DORADO**, a political subdivision of the State of California does hereby remise, release, and forever quitclaim to **RANDY GREEN, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/6 INTEREST; GINGER LICH, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/6 INTEREST AND GLORIA L. WINSTEAD, TRUSTEE OF THE GLORIA L. WINSTEAD REVOCABLE TRUST DATED MAY 27, 1999 AS TO AN UNDIVIDED 2/3 INTEREST** all that real property interest situate in the unincorporated area of the County of El Dorado, State of California, also being a portion of Placerville Street of the Diamond Springs Township described as:

DESCRIBED IN EXHIBIT 'A' AND DEPICTED IN EXHIBIT 'B' ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.

GRANTOR:

COUNTY OF EL DORADO

Date: _____

By: _____
Rusty Dupray, Chairman of the Board
Board of Supervisors

ATTEST: CINDY KECK
Clerk of the Board of Supervisors

By: _____

EXHIBIT 'A'
LEGAL DESCRIPTION

All that real property situated in the northwest quarter of Section 30, Township 10 North, Range 11 East, M.D.M., Townsite of Diamond Springs, County of El Dorado, State of California, being a portion of Old Highway 49, as said highway is shown on the Relinquishment Map recorded in State Mapbook 3, at Pages 87 & 88, and described in Document No. 2007-78421 in the office of the El Dorado County Recorder, and more particularly described as follows:

Beginning at the southeast corner of Parcel 4, as said parcel is shown on the map recorded in Book 45 of Parcel Maps, at Page 141, in the office of the El Dorado County Recorder; **thence from said point of beginning** along the easterly boundary of said parcel North 01°14'30" East (cite North 02°08'56" East) 27.915 meters (91.58 feet); thence leaving said boundary North 89°22'53" East 5.134 meters (16.84 feet) to the centerline of Old State Route 49; thence along said centerline the following 3 courses: 1) South 01°10'20" East 17.905 meters (58.74 feet); 2) South 01°35'25" East 30.738 meters (100.85 feet); 3) South 00°11'29" East 33.955 meters (111.40 feet); thence leaving said centerline North 87°18'47" West 7.313 meters (23.99 feet) to the easterly boundary of Parcel 5 of said map; thence along the easterly boundary of said parcel the following 2 courses: 1) North 00°46'02" East (cite North 01°40'56" East) 5.311 meters (17.42 feet); 2) North 00°11'24" East (cite North 01°06'18" East) 48.964 meters (160.64 feet) to the point of beginning, containing 0.0540 hectares (0.133 acres), more or less.

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

The County of El Dorado (hereinafter known as "County") hereby excepts and reserves to the State of California any and all rights of ingress to and egress from the Old Highway 49 hereby relinquished in and to the adjacent and adjoining State Route 49, except at such points as are now or may be established by resolution of the California Transportation Commission;

County hereby excepts and reserves for public utilities the permanent easement and rights attendant therefore pursuant to Streets and Highways Code section 8340, including the easement rights as more particularly described hereinbelow:

County reserves and excepts from the vacation the easement and right at any time, or from time to time, to construct, maintain, operate, replace, remove, and renew sanitary sewers and storm drains and appurtenant structures in, upon, over, and across a street or highway proposed to be vacated and, pursuant to any existing franchise or renewals thereof, or otherwise, to construct, maintain, operate, replace, remove, renew, and enlarge lines of pipe, conduits, cables, wires, poles, and other convenient structures, equipment, and fixtures for the operation of gas pipelines, telegraphic and telephone lines, broadcast cable and internet transmission, and for the transportation or distribution of electric energy and water, and for incidental purposes, including access to protect these works from all hazards in, upon, and over the street or highway proposed to be vacated.

County reserves and excepts from the vacation for the benefit of Pacific Bell Telephone Company, a California Corporation dba AT&T, the permanent easement and the right at any time or from time to time to construct, maintain, operate, replace, remove, renew and enlarge lines of pipe, conduit, cable wires, poles and other convenient structures, equipment and fixtures for the operation of telegraph and telephone lines and other communication facilities, including access and the right to keep the property free from inflammable materials and wood growth, and

otherwise protect the same from all hazards, in, upon, over and across property identified as that portion of the State Route 49, El Dorado County, as shown on the attached Exhibit A.

County reserves and excepts from the vacation for the benefit of Pacific Gas and Electric Company, a California Corporation, the permanent easement and the right at any time and from time to time to construct, reconstruct, maintain, operate, replace, remove, repair, renew and enlarge lines of pipes, conduits, cables, wires, poles, electrical conductors, and other equipment, fixtures and appurtenances for the operation of electric, gas, and communication facilities, including access, and also the rights to trim and cut down trees and brush that may be hazard to the facilities; said area shall be kept open and free of buildings, structures and wells of any kind.

The vacation portion of the Old Highway 49 shall be used as an access road for a common driveway and shall not be blocked by adjoining property owners.

The vacation shall be subject to and be effective upon the grant of reciprocal easements by the adjoining property owners to the other. In the event that the adjoining property owners do not grant reciprocal easement rights, this vacation shall be null and void.

The foregoing reservations and exceptions shall be included reflected in any subsequent proceedings in relation to the vacation including any deed or conveyance of title, in accordance with Streets and Highways Code section 8341.

END OF DESCRIPTION

Note: The basis of bearings for this description is Grid North, California Coordinate System of 1983, Zone II, as defined in Chapter 611, Sections 8801-8819 of the State Resources Code. All distances are metric grid distances. To convert to metric ground distances, multiply all distances by 1.000144.



4-22-08

EXHIBIT 'B'

STATE RTE. 49

CENTERLINE
OLD HWY. 49



N89°22'53"E
5.134m

WINSTEAD TR., et al
POR. PARCEL 4
45-PM-141

N01°14'30"E
27.915m

SCALE = 1:500
METRIC

S01°10'20"E
17.905m

POINT OF BEGINNING

PARCEL 4, 45-PM-141
PARCEL 5, 45-PM-141

S01°35'25"E
30.738m

AREA OF RECIPROCAL ACCESS

WINSTEAD TR., et al
POR. PARCEL 5
45-PM-141

N00°11'24"E
48.964m

S00°11'29"E
33.955m

POR. OLD STATE RTE. 49

N00°46'02"E
5.311m

COUNTY R/W

N87°18'47"W
7.313m

PLEASANT VALLEY ROAD