

RECORDING REQUESTED BY

PLACER TITLE COMPANY

WHEN RECORDED MAIL TO:

EL DORADO COUNTY
BOARD OF SUPERVISORS
330 FAIR LANE
PLACERVILLE, CA 95667

Order Number: 205-10800-BAS



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2012-0068729-00

Acct 6-PLACER TITLE CO

Monday, DEC 31, 2012 08:06:57

Ttl Pd \$0.00 Rcpt # 0001489703

KMV/C1/1-8

APN: 121-120-22-100

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

GRANT DEED

Placer Title Company
Escrow No. 205-10800-BAS
RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

El Dorado County
Board of Supervisors
330 Fair Lane
Placerville, CA 95667
CT#
APN 121-120-22

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

Above Section for Recorder's Use

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SERRANO ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, 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 addition, the Grantor hereby releases and relinquishes to the grantee, any and all abutter's rights including access rights, appurtenant to grantor's remaining property, in and to the adjacent freeway right of way as described in Exhibit "A" and depicted on Exhibit "B", attached hereto and incorporated herein.

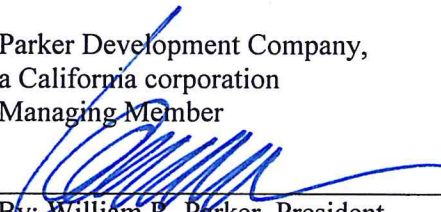
The grantor further understands that the present intention of the grantee is to construct and maintain a public highway on the lands hereby conveyed in fee and the grantor, for the grantor and the grantor's successors and assigns, hereby waives any claims for any and all damages to grantor's remaining property contiguous to the property hereby conveyed by reason of the location, construction, landscaping or maintenance of said highway.

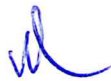
IN WITNESS HEREOF, said Grantor has caused its name to be hereunto subscribed and its seal, if any, affixed hereto, this 10th day of December, 2012.

GRANTOR:

SERRANO ASSOCIATES, LLC
a Delaware limited liability company

By: Parker Development Company,
a California corporation
Its: Managing Member


By: William R. Parker, President



CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

State of California)

)ss.

County of El Dorado)

On December 10, 2012 before me, Florence Tanner, Notary Public, personally appeared **WILLIAM R. PARKER**, 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 Florence Tanner (Seal)



ILLEGIBLE NOTARY DECLARATION

I certify under penalty that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Florence Tanner
Date commission expires 6-18-14
Notary identification number 1890494
Manufacturer/Vendor identification number NNA1
Dated 12-11-12
Signed Placer Title Co. By: Burdina

EXHIBIT A**APN 121-120-22****LEGAL DESCRIPTION**

All that property situate in the County of El Dorado, State of California, being a portion of TRACT 2, as shown on the map titled "RECORD OF SURVEY", filed in Book 25 of Record of Surveys, at Page 148, El Dorado County Records, more particularly described as follows:

FEE

All that portion of said property lying southerly and easterly of the following described line:

Commencing at a 3/4" iron pipe with cap, stamped "RCE 20462", marking the most easterly corner of last said TRACT 2 as shown on the map titled "RECORD OF SURVEY", filed in Book 32 of Record of Surveys, at Page 88, El Dorado County Records; thence along the easterly line of last said TRACT 2 and the westerly line of SILVA VALLEY PARKWAY, as shown on last said Map, North 23°35'17" West, 41.47 feet to the **Point of Beginning**; thence South 62°19'30" West 245.51 feet; thence South 70°53'56" West 191.65 feet; thence South 59°25'15" West 370.31 feet to a point on the northerly Right-of-Way line of State Route 50, as shown on last said Map and the **Point of Termination**; from which point, said **Point of Commencement** bears along last said Right-of-Way the following three (3) courses:

1. North 74°00'29" East 64.24 feet;
2. North 59° 45' 34" East 362.41 feet; and
3. North 70°32'04" East 380.85 feet.

Containing 13,221 square feet or 0.30 acres, more or less.

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

This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee, any and all abutter's rights including access rights, appurtenant to grantor's remaining property, in and to said freeway.

The grantor further understands that the present intention of the grantee is to construct and maintain a public highway on the lands hereby conveyed in fee and the grantor, for the grantor and the grantor's successors and assigns, hereby waives any claims for any and all damages to grantor's remaining property contiguous to the property hereby conveyed by reason of the location, construction, landscaping or maintenance of said highway.

Bearings used in the above description(s) are based upon CCS83 Zone 2, Epoch 1991.35. Grid distances shown are in US Survey feet, divide the distances shown above by 0.99991 to obtain ground level distances.

This real property description has been prepared at Mark Thomas & Company, Inc., by me, or under my direction, in conformance with the Professional Land Surveyors Act.



Brandon Benton, LS 8679



December 5, 2012
Date

068729

LEGEND

- PROPOSED & EXISTING
- ┆┆┆ ACCESS-CONTROL
- RIGHT-OF-WAY
- DIMENSION POINT
- TYPICAL

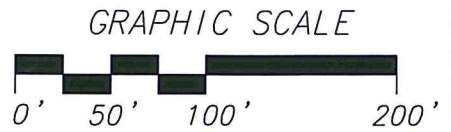
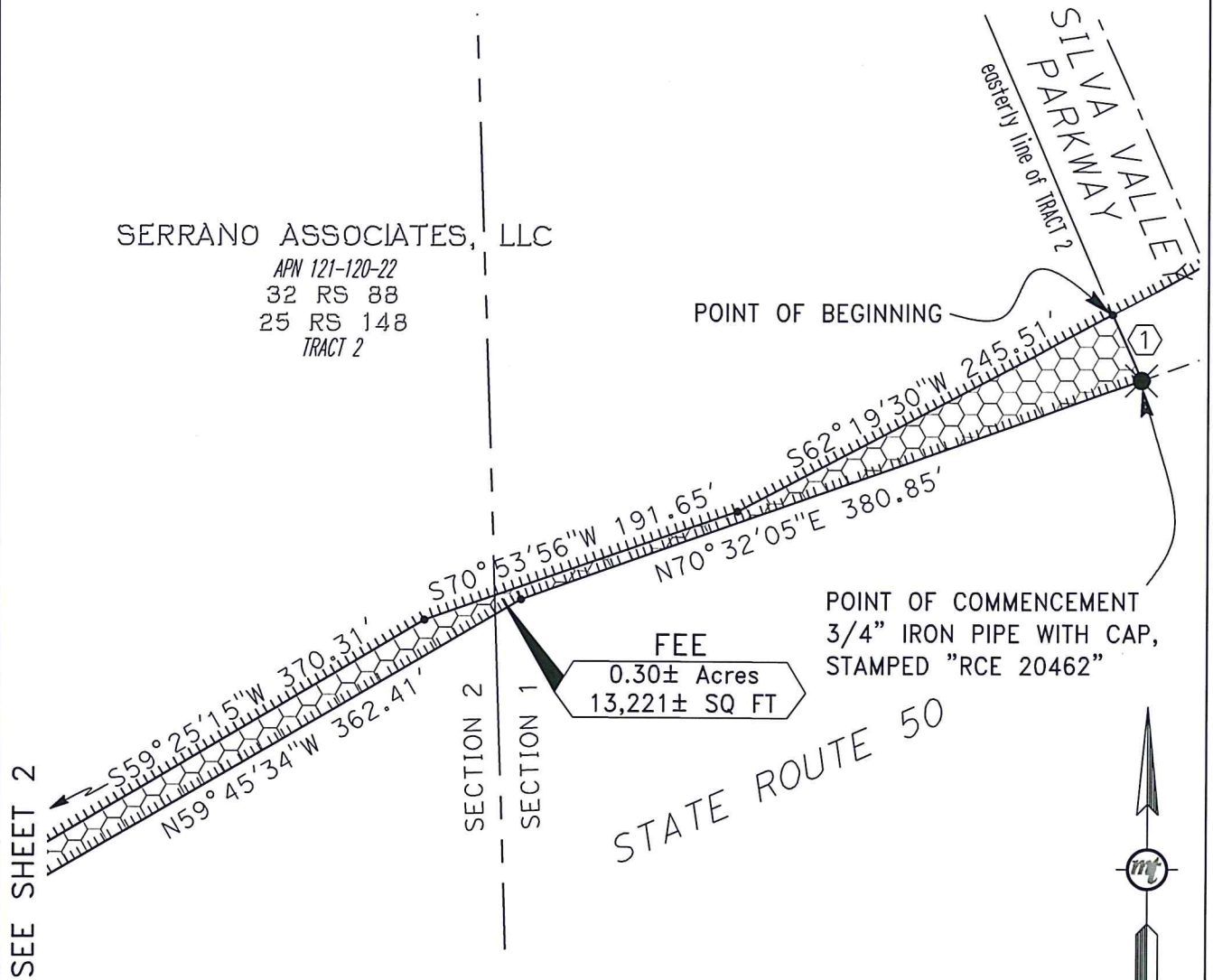
EXHIBIT "B"



LINE TABLE

① N23°35'17"W 41.47'

SERRANO ASSOCIATES, LLC
 APN 121-120-22
 32 RS 88
 25 RS 148
 TRACT 2



SHEET 1 OF 2



DWG. BY RPM
 CK. BY MJS

SCALE
 1"=100'

EXHIBIT "B"
APN 121-120-22
 IN THE COUNTY OF EL DORADO
 STATE OF CALIFORNIA

Mark Thomas & Co., Inc.
 7300 Folsom Blvd, Ste. 203
 Sacramento, CA 95826
 (916) 381-9100

068729

EXHIBIT "B"

LEGEND

PROPOSED & EXISTING
||| ACCESS-CONTROL
RIGHT-OF-WAY

- DIMENSION POINT
TYPICAL

SERRANO ASSOCIATES, LLC

APN 121-120-22
32 RS 88
25 RS 148
TRACT 2

LINE TABLE

② N74°00'29"E 64.24'

POINT OF TERMINATION

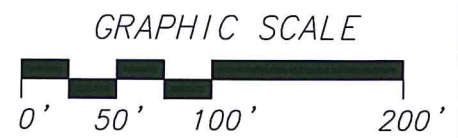
559°25'15"W 370.31'
N59°45'34"E 362.41'

SEE SHEET 1

northerly Right-of-Way line
State Route 50

FEE
0.30± Acres
13,221± SQ FT

STATE ROUTE 50



SHEET 2 OF 2



DWG. BY RPM
CK. BY MJS

SCALE
1"=100'

EXHIBIT "B"
APN 121-120-22
IN THE COUNTY OF EL DORADO
STATE OF CALIFORNIA

Mark Thomas & Co., Inc.
7300 Folsom Blvd, Ste. 203
Sacramento, CA 95826
(916) 381-9100

068729

WHEN RECORDED, RETURN TO:

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

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated December 10, 2012 from **SERRANO ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, 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.

Dated this 16 day of October, 2012.

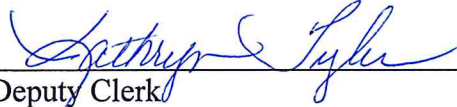
COUNTY OF EL DORADO

By: 

John R. Knight, Chair
Board of Supervisors

ATTEST:

Terri Daly, Acting
Clerk of the Board of Supervisors

By: 
Deputy Clerk

12/31/2012, 20120068729