

Placer Title Company  
Escrow No. 20139431-1BPS  
RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667  
APN: 331-310-09



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2013-0055216-00**  
Acct 6-PLACER TITLE CO  
Tuesday, OCT 29, 2013 14:31:17  
Ttl Pd \$0.00 Rcpt # 0001563612  
JLR/C1/1-7

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

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

## GRANT DEED

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **LAKE OAKS MOBILE HOME COMMUNITY INC., A CALIFORNIA CORPORATION**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, all that certain real property, in fee, situate in the unincorporated area of the County of El Dorado, State of California,

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

TO HAVE AND TO HOLD said lands and interests therein unto COUNTY OF EL DORADO and its successors and assigns 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

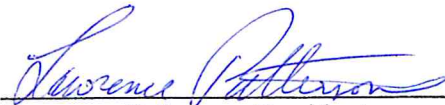
(c) in the event of breach of any of the above-mentioned nondiscrimination conditions, and only after determination that it is necessary in order to effectuate the


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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 their names on this 24<sup>th</sup> day of October, 2013.

**LAKE OAKS MOBILE HOME COMMUNITY INC., A CALIFORNIA CORPORATION**

By:   
Lawrence Patterson, President

By:   
Curtis Patterson, Secretary

**Notary Acknowledgements To Follow**

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CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

State of California )

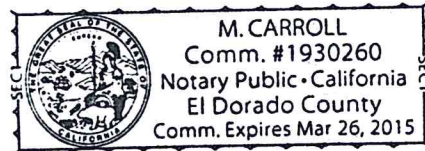
)ss.

County of EL DORADO )

On October 24 2013 before me, M. CARROLL, Notary Public, personally appeared **LAWRENCE PATTERSON**, 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 M. Carroll (Seal)



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CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

State of California )

)ss.

County of SAN DIEGO )

On OCTOBER 25, 2013 before me, STEVE HOLL, Notary Public, personally appeared **CURTIS PATTERSON**, 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)



**Exhibit 'A'**

All that certain real property situate in the Southwest One-Quarter of Section 25, Township 10 North, Range 10 East, M.D.M., El Dorado County, State of California, being a portion of Parcel 1 of that particular Parcel Map filed in book 35 of Parcel Maps at page 12, official records said county and state more particularly described as follows:

Beginning on the northerly line of said Parcel 1 from which the most northerly corner thereof bears North 50° 55' 38" West 34.25 feet; thence from said POINT OF BEGINNING along said northerly line South 50° 55' 38" East 53.30 feet to the beginning of a curve to the left having a radius of 829.88; thence along said curve through a central angle of 16° 42' 25" an arc length of 241.99 feet, said curve being subtended by a chord which bears South 59° 16' 55" East 241.13 feet to the beginning of a non-tangent curve to the right having a radius of 25.00 feet; thence along said curve through a central angle of 52° 27' 59" an arc length of 22.89 feet, said curve being subtended by a chord which bears South 41° 23' 22" East 22.10 feet to the beginning of a non-tangent curve to the right having a radius of 839.88 feet; thence leaving said northerly line along said curve through a central angle of 18° 03' 33" an arc length of 264.72 feet, said curve being subtended by a chord which bears North 59° 57' 25" West 263.63 feet; thence North 50° 55' 38" West 20.50 feet; thence North 65° 45' 01" West 33.66 feet; thence North 38° 16' 55" East 18.61 feet to the POINT OF BEGINNING, containing 3246 square feet or 0.07 acres more or less. See Exhibit 'B' attached hereto and made a part hereof.

Together with, underlying fee interest, if any, contiguous to the above-described property in and to the adjoining public way.

END OF DESCRIPTION

The basis of bearing for this description is CCS Zone 2 NAD83 grid north. All distances shown are grid distances. Divide distances by 0.999860 to obtain ground distances.

The purpose of this description is to describe that portion of said parcel for road right of way acquisition purposes.

*Loren A. Massaro*

Loren A. Massaro P.L.S. 8117  
Associate Land Surveyor  
El Dorado County, Department of Transportation

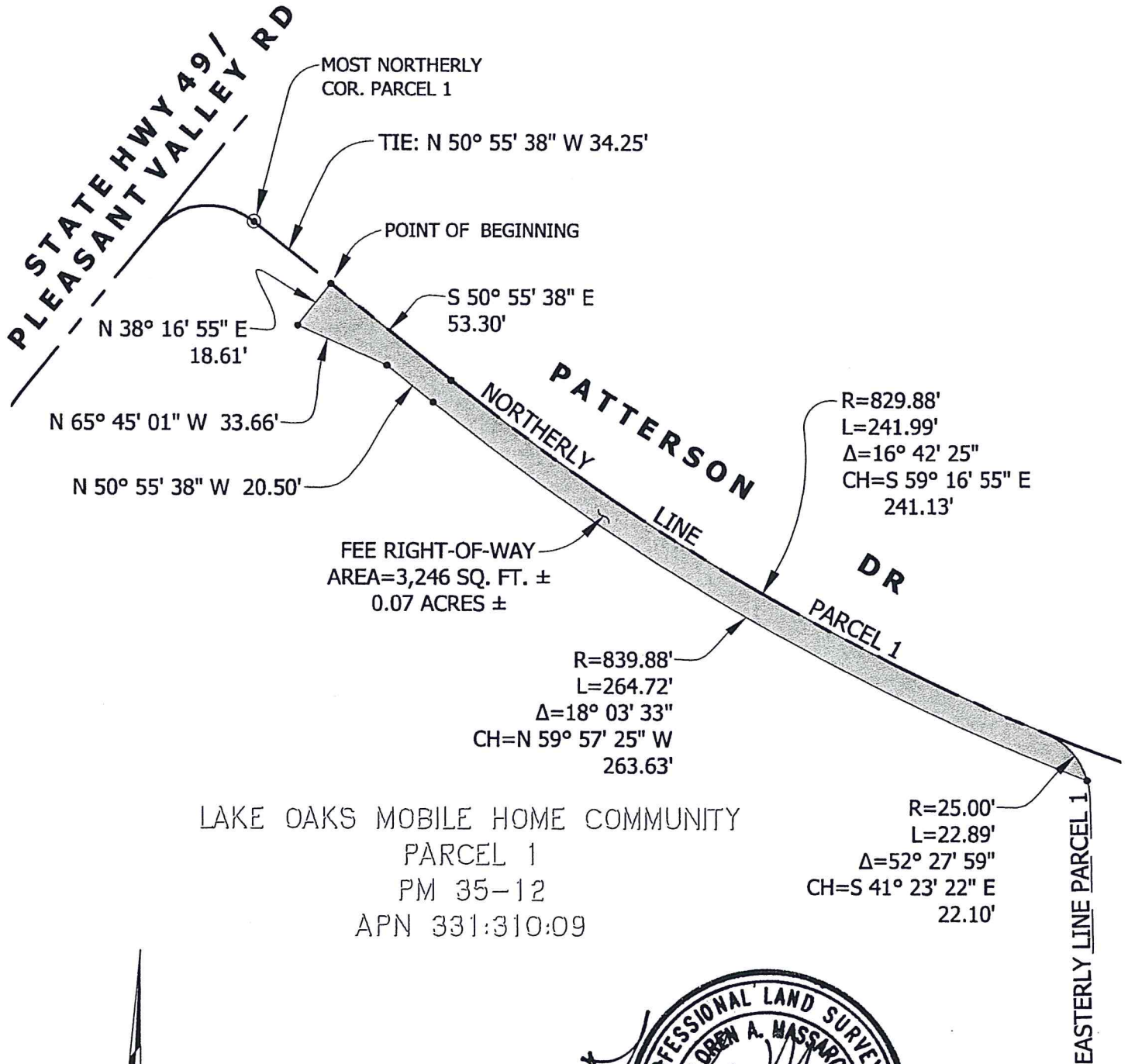
Dated: 11.09.2012



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# EXHIBIT 'B'

Situate in the Southwest One-Quarter of Section 25, T. 10 N., R. 10 E., M.D.M.  
County of El Dorado, State of California



Grid North  
Scale 1"=50'



CO.	RTE.	P.M.
ED	49	10.51/10.78

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RECORDING REQUESTED BY AND  
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 October 24, 2013, from **LAKE OAKS MOBILE HOME COMMUNITY INC., A CALIFORNIA CORPORATION**, 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: 331-310-09

Dated this 21 day of May, 2013.

**COUNTY OF EL DORADO**

By: 

\_\_\_\_\_  
Ron Briggs, Chair  
Board of Supervisors

ATTEST:

James S. Mitrishin

Clerk of the Board of Supervisors

By: 

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

10/29/2013, 20130055216