

**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: 327-270-046
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 22nd day of July, 2021.

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 A as shown on that certain Parcel Map filed in Book 43, Page 66 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

BEGINNING at the Northwest corner of said Parcel said point being the beginning of a non-tangent curve concave northerly, having a radius of 798.60 feet; thence along the northerly and easterly lines of said Parcel the following five (5) courses: 1) easterly along said curve through a central angle of 25°25'27" an arc distance of 354.37 feet, said curve being subtended by a chord which bears South 82°09'56" East, 351.47 feet; 2) North 4°52'39" West, 49.99 feet to the beginning of a non-tangent curve concave northerly having a radius of 748.61 feet; 3) easterly along said curve through a central angle of 6°47'58" an arc distance of 88.84 feet, said curve being subtended by a chord which bears North 81°43'22" East, 88.79 feet to a point of compound curvature, said curve is concave northerly and has a radius of 1,150.91 feet; 4) easterly along said curve through a central angle of 8°16'30" an arc distance of 166.22 feet, said curve being subtended by a chord which bears North 74°11'08" East, 166.08 feet; 5) South 1°36'16" West, 147.24 feet to the beginning of a non-tangent curve concave southerly having a radius of 4,450.00 feet; thence leaving said easterly line westerly along said curve through a central angle of 0°39'58" an arc distance of 51.74 feet, said curve being subtended by a chord which bears North 87°16'19" West, 51.74 feet; thence North 87°36'18" West, 243.16 feet to the beginning of a curve concave northerly having a radius of 2,050.00 feet; thence westerly along said curve through a central angle of 5°55'18" an arc distance of 211.88 feet, said curve being subtended by a chord which bears North 84°38'39" West, 211.78 feet; thence North 81°41'00" West, 84.09 feet to the westerly line of said Parcel; thence along said westerly line North 1°38'56" East, 42.70 feet to the TRUE POINT OF BEGINNING. Containing 35,365 square feet (0.81 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 certain 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: 10/24/19

EXHIBIT 'B'

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

POINT OF BEGINNING
NORTHWEST CORNER
PARCEL A, P.M. 43-66

EL DORADO TRAIL

R=798.60' L=354.37'
 $\Delta=25^{\circ} 25' 27''$
CH=S $82^{\circ} 09' 56''$ E
351.47'

R=1150.91' L=166.22'
 $\Delta=8^{\circ} 16' 30''$
CH=N $74^{\circ} 11' 08''$ E
166.08'

FEE RIGHT-OF-WAY
AREA=35,365 SQ. FT. \pm
0.81 ACRES \pm

R=2050.00' L=211.88'
 $\Delta=05^{\circ} 55' 18''$
CH=N $84^{\circ} 38' 39''$ W
211.78'

N $87^{\circ} 36' 18''$ W 243.16'

S $1^{\circ} 36' 16''$ W
147.24'

N $81^{\circ} 41' 00''$ W 84.09'

R=4450.00'
L=51.74'
 $\Delta=0^{\circ} 39' 58''$
CH=N $87^{\circ} 16' 19''$ W
51.74'

TETER
APN 327-270-46
PARCEL A P.M. 43-66

(L1) N $04^{\circ} 52' 39''$ W 49.99'

(C1) R=748.61' $\Delta=06^{\circ} 47' 58''$ L=88.84'
CH=N $81^{\circ} 43' 22''$ E 88.79'

(L2) N $01^{\circ} 38' 56''$ E 42.70'



Grid North
Scale 1"=100'

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 July 22nd 2021, before me, Tanna Reynoso,
a Notary Public, personally appeared James E. Teter & Elizabeth Ann Teter, Trustees
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.

Tanna Reynoso
Notary Public in and for said County and State



Notary Public Seal

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

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

APN: 327-270-46
Seller: Teter
Project #: 72334

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated July 22, 2021, 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: 327-270-46

Dated this _____ day of _____, 20__.

COUNTY OF EL DORADO

By: _____

John Hidahl, Chair
Board of Supervisors

ATTEST:

Kim Dawson
Clerk of the Board of Supervisors

By: _____
Deputy Clerk