

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

RECORDING REQUESTED BY:

SYNRGO
Placer Title Company
Branch Number: 201

WHEN RECORDED MAIL TO:

County of El Dorado
Department of Transportation
Attn:ROW Unit
2850 Fairlane Ct.
Placerville, Ca 95667

DOC# 2020-0057188

10/13/2020

Titles: 1 Pages: 8

08:27 AM

MMF

Fees	\$0.00
Taxes	\$0.00
CA SB2 Fee	\$0.00
Total	\$0.00

Order No: P-188769

APN: 084-030-14-100

Grant of Slope and Drainage Easement

(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

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. 084-030-014
Seller: Sher
Project #: 77126

This document is now recorded electronically with the County Recorder. Attached to this original document is a copy of the recorder stamp as it appears of record.

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, **Benjamin D. Sher, Trustee of the Benjamin D. Sher Living Trust dated 10/28/1996**, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, hereinafter referred to as "County", 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.

Easement Reservation

Grantor reserves to itself, as well its successors and assigns, lessees and licensees, a non-exclusive easement appurtenant, which shall run with the land, over the acquisition area described above for the following purposes only:

1. To use the existing driveway/private road located within the easement area for vehicular and pedestrian ingress and egress, so long as that use does not unreasonably interfere with County's use of the property. This use does not include parking.
2. To use the existing driveway/private road located within the easement area to install and maintain utilities, provided that use does not unreasonably interfere with County's use of the property.

This easement granted will be permanent and perpetual.

The easement area is the area shown and described on Exhibit A4 & B4 attached hereto and made a part hereof, which description is by this reference incorporated herein in favor of the parcels listed below and described as:

The North half of the Southwest quarter of the Northeast quarter of Section 28, Township 11 North, Range 11 East, M.D.B.&M.

APN: 084-030-14

and;

The parcel described in the recorded deed on file at the El Dorado County Recorder's Office number 2017-0011194-00 as:

All that portion of the Southeast quarter of the Northwest quarter of Section 28, Township 11 North, Range 11 East, M.D.M., California, according to the Official Plat of the survey of the said line, returned to the General Land Office by the Surveyor-General, described as follows:

Beginning at a 1 1/2 inch capped iron pipe stamped L.S. 3750 set at the Southwest corner of the South half of the Southeast quarter of the Northwest quarter of said Section 28; thence from said point of beginning along the West line of the East half of the Southeast quarter of said Section 28, North 8 degrees 07' 23" West 1276.09 feet to the East- West centerline of the Northwest quarter of said Section 28; thence along said East- West centerline, North 88 degrees 36' 37" East 1374.50 feet to the West line of the parcel of land described in that certain Deed to Robert R. and Esther H. Selfridge, recorded in the Office of the El Dorado County Recorder, in Book 1171 of Deeds at page 374; thence along last said East line South 6 degrees 39' 46" East 1289.60 feet to the center of Section 28; thence along last South line South 89 degrees 19' 37" West 1343.95 feet, to the point of beginning.

A.P.N.: 084-030-13

Federal Funding Provisions

County will use federal funds for the acquisition of the land rights for this Project. County has entered into a Master Agreement, Administering Agency – State Agreement for Federal Aid Projects, Agreement No. 03-5925F15, effective October 18, 2016. County has agreed to comply with the terms and conditions of that Agreement, which include compliance with all Fair Employment Practices and with all Nondiscrimination Assurances as are contained in said Master Agreement.

TO HAVE AND TO HOLD said lands and interests therein unto COUNTY OF EL DORADO and its successors 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 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 its name on this 14th day of August, 2020.

GRANTOR: Benjamin D. Sher, Trustee of the Benjamin D. Sher Living Trust dated 10/28/1996



Benjamin D. Sher, Trustee

(All signatures must be acknowledged by a Notary Public)

EXHIBIT 'A'

All that certain real property situate in the North Half of the Southwest Quarter of the Northeast Quarter of Section 28, Township 11 North, Range 11 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of the parcel described in that certain document number 2016-35637 filed in the official records of El Dorado County and as shown as Tract 1 on that certain Record of Survey filed in Book 19 of Surveys, Page 73 in said county more particularly described as follows:

AREA 1:

BEGINNING at a point on the northerly line of said parcel which bears South 88°38'06" West, 496.61 feet from the Northeast corner thereof; thence from said POINT OF BEGINNING continuing along said northerly line South 88°38'06" West, 237.71 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 542.00 feet; thence southeasterly along said curve through a central angle of 14°54'04" an arc distance of 140.96 feet, said curve being subtended by a chord which bears South 61°53'20" East, 140.56 feet; thence South 35°33'42" West, 20.00 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 522.00 feet; thence southeasterly along said curve through a central angle of 3°53'38" an arc distance of 35.48 feet, said curve being subtended by a chord which bears South 52°29'29" East, 35.47 feet; thence South 50°32'40" East, 223.87 feet; thence South 39°27'20" West, 46.45 feet; thence South 50°32'40" East, 126.54 feet; thence North 39°27'20" East, 212.90 feet; thence North 50°32'40" West, 126.54 feet; thence South 39°27'20" West, 46.45 feet; thence North 50°32'40" West, 218.60 feet; thence North 39°27'20" East, 26.49 feet to the POINT OF BEGINNING. Containing 64,443 square feet (1.48 acres) more or less.

TOGETHER WITH:

AREA 2:

BEGINNING at the Southeast corner of said parcel; thence along the easterly line of said parcel North 5°14'09" West, 143.75 feet; thence leaving said easterly line South 39°27'20" West, 159.92 feet; thence South 50°32'40" East, 33.46 feet to the southerly line of said parcel; thence along said southerly line North 88°58'37" East, 88.92 feet to the POINT OF BEGINNING. Containing 9,050 square feet (0.21 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. Distances used in the above description are grid distances. Divide distances by 0.999845 to obtain ground distances.

The purpose of the above description is to describe that portion of said parcel as a right of way for road purposes.

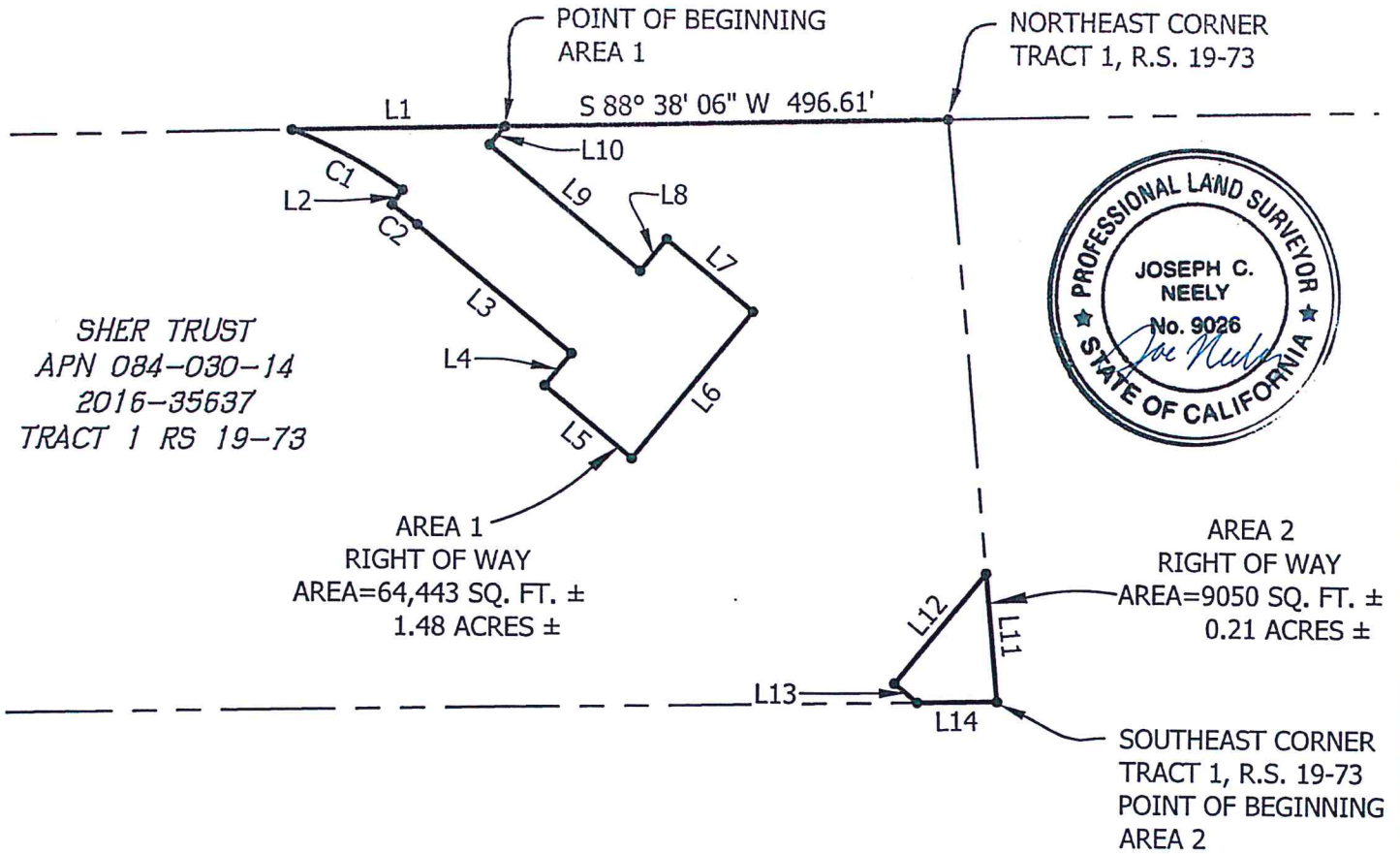
Joe Neely
Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation

Dated 10/14/19



EXHIBIT 'B'

Situate in Section 28, T. 11 N., R. 11 E., M.D.M.
County of El Dorado, State of California



SHER TRUST
APN 084-030-14
2016-35637
TRACT 1 RS 19-73



AREA 1
RIGHT OF WAY
AREA=64,443 SQ. FT. ±
1.48 ACRES ±

AREA 2
RIGHT OF WAY
AREA=9050 SQ. FT. ±
0.21 ACRES ±

C1 R=542.00' L=140.96' Δ=14° 54' 04"
CH=S 61° 53' 20" E 140.56'

C2 R=522.00' L=35.48' Δ=3° 53' 38"
CH=S 52° 29' 29" E 35.47'

L1 S 88° 38' 06" W 237.71'

L2 S 35° 33' 42" W 20.00'

L3 S 50° 32' 40" E 223.87'

L4 S 39° 27' 20" W 46.45'

L5 S 50° 32' 40" E 126.54'

L6 N 39° 27' 20" E 212.90'

L7 N 50° 32' 40" W 126.54'

L8 S 39° 27' 20" W 46.45'

L9 N 50° 32' 40" W 218.60'

L10 N 39° 27' 20" E 26.49'

L11 N 5° 14' 09" W 143.75'

L12 S 39° 27' 20" W 159.92'

L13 S 50° 32' 40" E 33.46'

L14 N 88° 58' 37" E 88.92'



Grid North
Scale 1"=200'

EXHIBIT 'A4'

All that certain real property situate in the North Half of the Southwest Quarter of the Northeast Quarter of Section 28, Township 11 North, Range 11 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of the parcel described in that certain document number 2016-35637 filed in the official records of El Dorado County and as shown as Tract 1 on that certain Record of Survey filed in Book 19 of Surveys, Page 73 in said county more particularly described as follows:


COMMENCING at the Northeast corner of said parcel; thence along the northerly line of said parcel South 88°38'06" West, 496.61 feet; thence leaving said northerly line South 39°27'20" West, 26.49 feet; thence South 50°32'40" East, 130.60 feet to the POINT OF BEGINNING; thence continuing South 50°32'40" East, 55.50 feet; thence South 83°20'22" West, 110.48 feet; thence South 67°02'05" West, 45.55 feet; thence North 50°32'40" West, 45.13 feet; thence North 67°02'05" East, 72.17 feet; thence North 83°20'22" East, 77.74 feet to the POINT OF BEGINNING. Containing 6,119 square feet (0.14 acres) more or less.

-End of Description-

See Exhibit 'B4' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid North. Distances used in the above description are grid distances. Divide distances by 0.999845 to obtain ground distances.

The purpose of the above description is to describe that portion of said parcel as an easement for private road purposes.



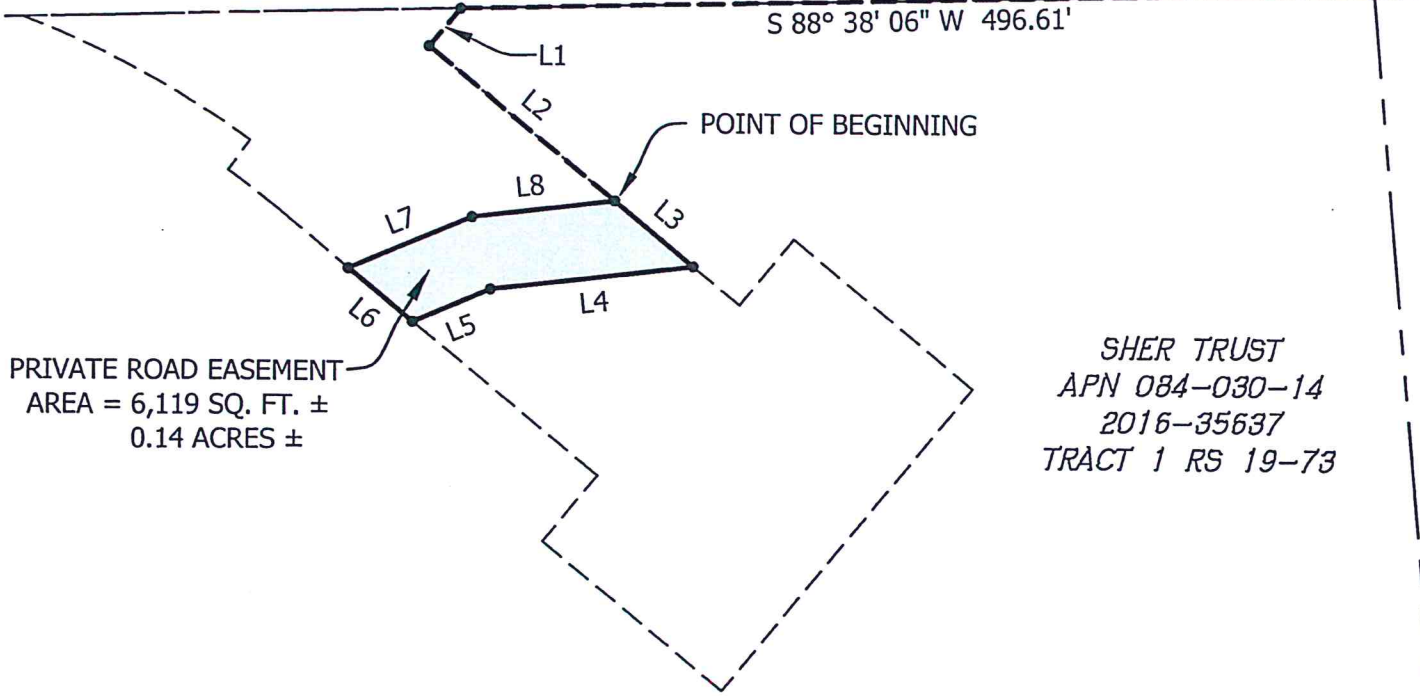
Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation
Date 7/15/2020



EXHIBIT 'B4'

Situate in Section 28, T. 11 N., R. 11 E., M.D.M.
County of El Dorado, State of California

NORTHEAST CORNER
TRACT 1, R.S. 19-73



PRIVATE ROAD EASEMENT
AREA = 6,119 SQ. FT. ±
0.14 ACRES ±

SHER TRUST
APN 084-030-14
2016-35637
TRACT 1 RS 19-73

- L1 S 39° 27' 20" W 26.49'
- L2 S 50° 32' 40" E 130.60'
- L3 S 50° 32' 40" E 55.50'
- L4 S 83° 20' 22" W 110.48'
- L5 S 67° 02' 05" W 45.55'
- L6 N 50° 32' 40" W 45.13'
- L7 N 67° 02' 05" E 72.17'
- L8 N 83° 20' 22" E 77.74'



Grid North
Scale 1"=100'

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 8-14-2020 before me, Kyle Lassner Notary Public,

Date

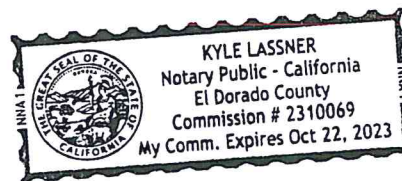
(here insert name and title of the officer)

personally appeared Benjamin D. Sher

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: [Handwritten Signature] (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Grant Deed Number of Pages: 8

Document Date: 8-14-2020 Other: Ø

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

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

APN: Por. 084-030-014
Seller: Sher
Project #: 77126

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated September 22, 2020, from Benjamin D. Sher, Trustee of the Benjamin D. Sher Living Trust dated 10/28/1996, 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: 084-030-014

Dated this 22nd day of September, 2020.

COUNTY OF EL DORADO

By: _____

Brian K. Veerkamp
Brian K. Veerkamp, Chair
Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

By: _____

Jennifer S. H.
Deputy Clerk