

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

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

**APN 012-302-18
Seller: Bradford
Project #: 77124**



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2016-0010325-00

Acct 6-PLACER TITLE CO
Wednesday, MAR 16, 2016 08:03:33
Ttl Pd \$0.00 Rcpt # 0001750711
MMP/C1/1-7

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, **Don Bradford and Marybeth Bradford, Trustees of the Bradford Family Trust Dated 1996** 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.

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. 03-5925R, effective February 14, 2007. 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 26 day of OCT, 2015.

GRANTOR: Don Bradford and Marybeth Bradford, Trustees of the Bradford Family Trust Dated 1996

Don Bradford, trustee
Don Bradford, Trustee

Marybeth Bradford Trustee
Marybeth Bradford

(All signatures must be acknowledged by a Notary Public)

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 }

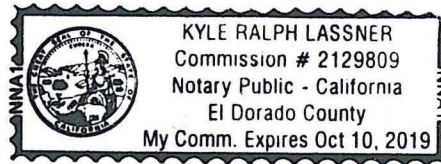
On 10/26/15 before me, Kyle Lassner Notary
Public, _____
Date (here insert name and title of the officer)

personally appeared Donald Bradford

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)
[Handwritten Signature]

_____ OPTIONAL _____

Description of Attached Document

Title or Type of Document: Grant Deed Number of Pages: 4

Document Date: 10/26/15 Other: _____

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 San Joaquin }

On 10/27/15 before me, Kyle Lassner Notary Public,

Date

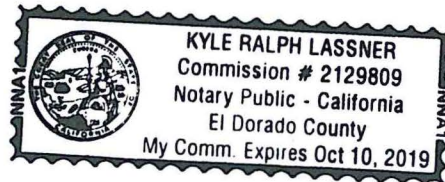
(here insert name and title of the officer)

personally appeared Marybeth Jansen Bradford

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: 4

Document Date: 10/26/15 Other: _____

EXHIBIT 'A'

All that certain real property situate in Section 27, Township 11 North, Range 15 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Lot 75 of that certain Amended Map of Kyburz Mountain Resort Unit No. 1 filed in Book B, Page 87 of Subdivision Maps in the Official Records of El Dorado County more particularly described as follows:

Commencing at the most northerly corner of said Lot 75, thence along the northeasterly line of said Lot South 71° 22' 10" East 14.46 feet to the TRUE POINT OF BEGINNING; thence continuing along said northeasterly line the following three (3) courses: 1) South 71° 22' 10" East 15.46 feet to the beginning of a curve to the right having a radius of 92.23 feet and a chord which bears South 42° 00' 00" East 90.46 feet; 2) thence southeasterly along said curve through a central angle of 58° 44' 04" an arc distance of 94.55 feet; 3) thence South 12° 38' 00" East 21.43 feet; thence leaving said northeasterly line North 28° 54' 46" West 44.16 feet to the beginning of a curve to the left having a radius of 93.00 feet; thence northwesterly along said curve through a central angle of 23° 52' 51" an arc distance of 38.76 feet, said curve being subtended by a chord which bears North 40° 51' 12" West 38.48 feet; thence North 52° 47' 37" West 41.86 feet to the TRUE POINT OF BEGINNING. Containing 916 square feet (0.02 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 identical to that of said Subdivision Map. Distances used in the above description are ground distances.

The purpose of the above description is to describe that portion of said Lot as a Right-of-Way for road purposes.



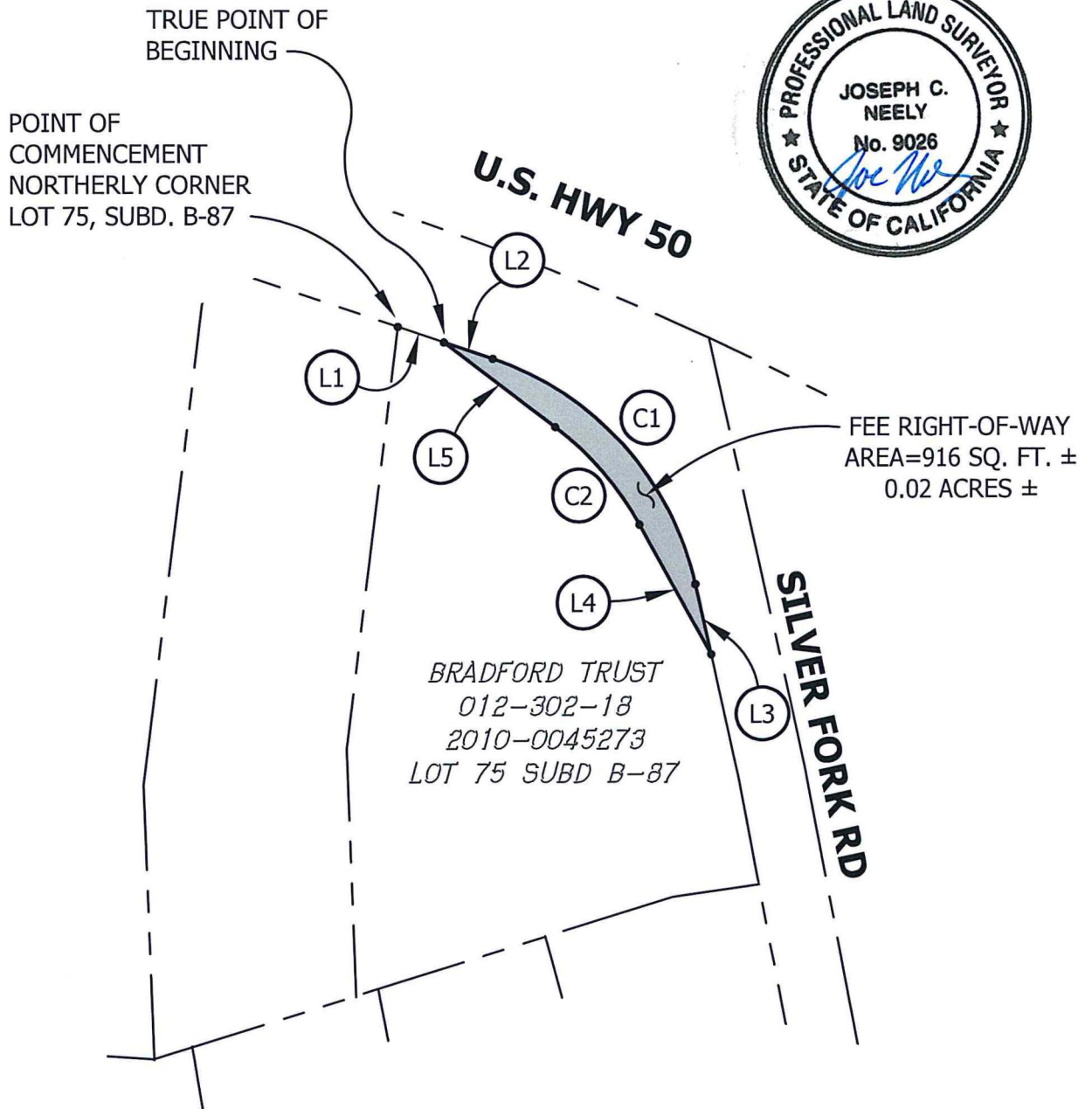
Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Community Development Agency
Transportation Division



Dated: 6/5/2015

EXHIBIT 'B'

Situate in Section 27, T. 11 N., R. 15 E., M.D.M.
County of El Dorado, State of California



FEE RIGHT-OF-WAY
AREA=916 SQ. FT. ±
0.02 ACRES ±

BRADFORD TRUST
012-302-18
2010-0045273
LOT 75 SUBD B-87

(L1) S 71° 22' 10" E 14.46' (TIE)

(L2) S 71° 22' 10" E 15.46'

(C1) R=92.23' Δ=58° 44' 04" L=94.55'
CH=S 42° 00' 00" E 90.46'

(L3) S 12° 38' 00" E 21.43'

(L4) N 28° 54' 46" W 44.16'

(C2) R=93.00' Δ=23° 52' 51" L=38.76'
CH=N 40° 51' 12" W 38.48'

(L5) N 52° 47' 37" W 41.86'



Scale 1"=50'

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

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

Bradford
APN: 012-302-18
Project: 77124

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated October 26, 2015, from **Don Bradford and Marybeth Bradford, Trustees of the Bradford Family Trust Date 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: 012-302-18

Dated this 5th day of January, 2016.

COUNTY OF EL DORADO

By:



Ron Mikulaco, Chair
Board of Supervisors

ATTEST:

James S. Mitrison
Clerk of the Board of Supervisors

By:

Marcie MacFarland
Deputy Clerk

03/16/2016, 20160010325