

Placer Title Company
Escrow No. 205-10797-BAS
RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

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

CT#
APN 118-170-04



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2013-0045370-00

Acct 6-PLACER TITLE CO
Wednesday, AUG 28, 2013 14:46:54
Ttl Pd \$0.00 Rcpt # 0001550065
KMV/C1/1-6

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, **HUDDINGE PARTNERS, A NEVADA LIMITED PARTNERSHIP**, 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 8th day of Aug, 2013.

HUDDINGE PARTNERS, A NEVADA LIMITED PARTNERSHIP

By:

Bradley N. Rotter
BRADLEY N. ROTTER

Its: General Partner

NOTARY ACKNOWLEDGMENT FOLLOWS

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

State of California

)

County of

San Mateo

)ss.

)

On August 9th, 2013 before me, Sandeep K. Bhalla,
 Notary Public, personally appeared **BRADLEY N. ROTTER**, 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)

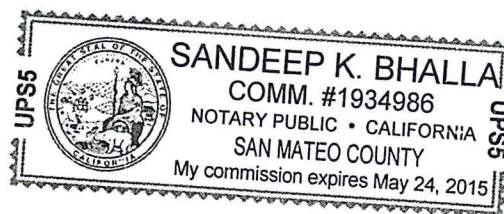


EXHIBIT A**APN 118-170-04****LEGAL DESCRIPTION**

All that property situate in the County of El Dorado, State of California, being a portion of PARCEL 1, as shown on the map titled "PARCEL MAP", filed in Book 48 of Parcel Maps, at Page 139, El Dorado County Records, more particularly described as follows:

FEE

Beginning at a 1 1/2" iron pipe with cap, stamped "W 1/16 S1/S12 RCE 26342 2003", marking the North line of Section 12, as shown on last said PARCEL MAP; thence along last said North line, North 89°17'38" East, 135.89 feet; thence leaving last said North line, South 17°28'44" West, 16.94 feet to the beginning of a non-tangent curve concave northwesterly, having a radius of 1,215.00 feet and chord bearing South 14°44'07" West 262.77 feet; thence southerly through a central angle of 12°24'56", 263.28 feet along said curve; thence North 69°17'41" West 230.00 feet to the beginning of a non-tangent curve concave northwesterly, having a radius of 985.00 feet and chord bearing North 15°22'39" East 192.96 feet; thence northerly through a central angle of 11°14'33", 193.28 feet along said curve to last said North line; thence along last said North line, North 89°17'38" East, 100.03 feet to the **Point of Beginning**;

Containing 54,403 square feet or 1.25 acres, more or less.

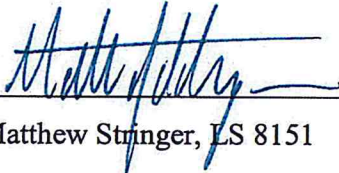
See Exhibit "B", attached hereto and made a part hereof.

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.


Matthew Stringer, LS 8151

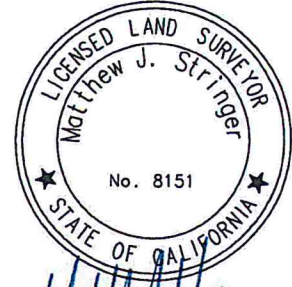


January 25, 2013
Date

045370

LEGEND

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

EXHIBIT "B"

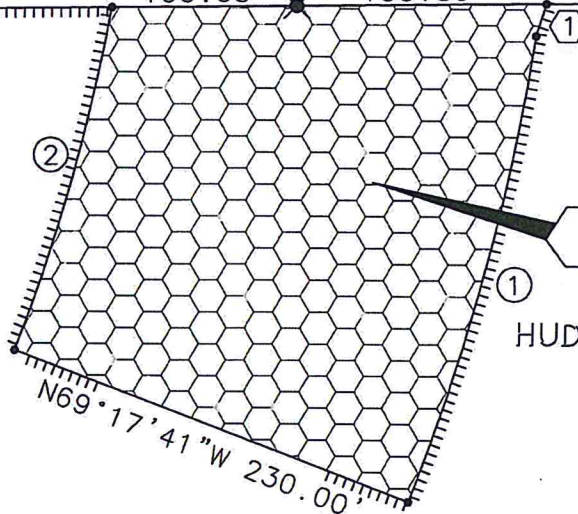
January 23, 2013

POINT OF BEGINNING

1 1/2" IRON PIPE, STAMPED

"W 1/16 S1/S12 RCE 26342-2003"

N89° 17' 38" E 100.03' 135.89'



SECTION 1

SECTION 12

T.9 N., R.8 E. M.D.M.

FEE

1.25± Acres
54,403± SQ FT

HUDDINGE PARTNERS

4838 OR 487

48 PM 139

PARCEL 1

LINE TABLE

① S17° 28' 44" W 16.94'

WHITE ROCK ROAD

GRAPHIC SCALE

0' 50' 100' 200'

SHEET 1 OF 1



DWG. BY RPM

SCALE

CK. BY MJS

1"=100'

EXHIBIT "B"
APN 118-170-04
 IN THE COUNTY OF EL DORADO
 STATE OF CALIFORNIA

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

045370

WHEN RECORDED, RETURN TO:

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

APN 118-170-04

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated August 9, 2013 from **HUDDINGE PARTNERS, A NEVADA LIMITED PARTNERSHIP**, 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 11 day of June, 2013.

COUNTY OF EL DORADO

By: 
Ron Briggs, Chair
Board of Supervisors

ATTEST:

James S. Mitrison,
Clerk of the Board of Supervisors

By: 
Deputy Clerk

08/28/2013, 20130045370