



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2017-0013403-00**

Tuesday, APR 04, 2017 15:03:46  
Ttl Pd \$30.00 Rcpt # 0001843546  
KMV/C1/1-5

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

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

APN: 123-040-08, 115-400-19, &  
123-040-06  
General Vacation GOV16-0001- Portion  
of the existing Bass Lake Road

Mail Tax Statements to above  
Exempt from Documentary Tax Transfer  
Per Revenue and Taxation Code ~~14922~~ 11911

Above section for Recorder's use

Value less than \$100

PCDS  
FILED

**QUITCLAIM DEED**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged,  
the **County of El Dorado**, a political subdivision of the State of California, does  
hereby remise, release, and forever quitclaim to **Serrano Associates, LLC.**, a  
**Delaware Limited Liability Company** all that real property interest situated in El  
Dorado County, California described as:

**EXHIBIT A AND EXHIBIT B,  
ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

**GRANTOR:**

**COUNTY OF EL DORADO**

**DATE:**

3/7/17

**BY:**

Shiva Frentzen, Chair  
Board of Supervisors

**ATTEST:**

James S. Mitrisin  
Clerk of the Board of Supervisors

By:

Marissa MacFarland  
Deputy Clerk

**(A Notary Public Must Acknowledge All Signatures)**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

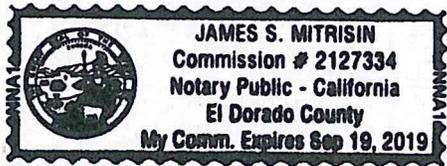
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of EL DORADO )

On MARCH 17, 2017 before me, JAMES S. MITRISIN, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared SHEUA FRENTZEN  
Name(s) of Signer(s)

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]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Quit Claim Deed

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

## Exhibit A

### PUBLIC HIGHWAY VACATION

All that real property situate in the County of El Dorado, State of California lying within Sections 31 and 32, Township 10 North, Range 9 East, M.D.M., more particularly described as follows:

A portion of the public highway known as Bass Lake Road being a 10.00 foot wide strip of land within and along the southerly line of the Irrevocable Offer of Dedication recorded as Document No. 2005-77617 of Official Records in the Recorder's office of said County, within and along the southeasterly line of Lot MM and within and along the southwesterly line of Lot NN as shown on the plat entitled "El Dorado Hills Specific Plan Unit No. 2", filed in said Recorder's office in Book H of Maps at Page 81.

Said 10.00 feet wide strip also lying northwesterly, northerly and northeasterly of and contiguous to the northerly lines of Lots 1-4 inclusive as shown on the "Plat of Serrano Villages J5 and J6 Large Lots", also filed in the Recorder's office of said County in Book J of Maps at Page 118.

Excepting therefrom:

All that portion of said Lot MM described as follows:

Beginning at the north corner of said Lot 2 as shown on said "Plat of Serrano Villages J5 and J6 Large Lots"; thence from said Point of Beginning along a non-tangent curve to the left, having a radius of 1490.00 feet, a central angle of  $02^{\circ}53'22''$  and a chord that bears South  $54^{\circ}42'11''$  West 75.13 feet; thence across said Lot MM the following four (4) courses and distances:

- 1) along a non-tangent curve to the left, having a radius of 580.00 feet, a central angle of  $00^{\circ}22'32''$  and a chord that bears North  $39^{\circ}59'08''$  West 3.80 feet;
- 2) along a non-tangent curve to the left, having a radius of 18.00 feet, a central angle of  $24^{\circ}07'41''$  and a chord that bears North  $71^{\circ}16'08''$  West 7.52 feet;
- 3) along a non-tangent curve to the right, having a radius of 1500.00 feet, a central angle of  $03^{\circ}15'57''$  and a chord that bears North  $54^{\circ}43'12''$  East 85.49 feet and
- 4) along a non-tangent curve to the right, having a radius of 18.00 feet, a central angle of  $36^{\circ}44'05''$  and a chord that bears South  $05^{\circ}34'38''$  East 11.34 feet to the Point of Beginning.

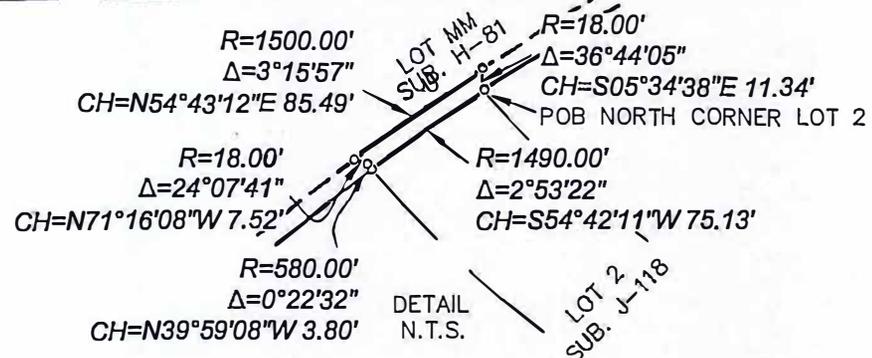
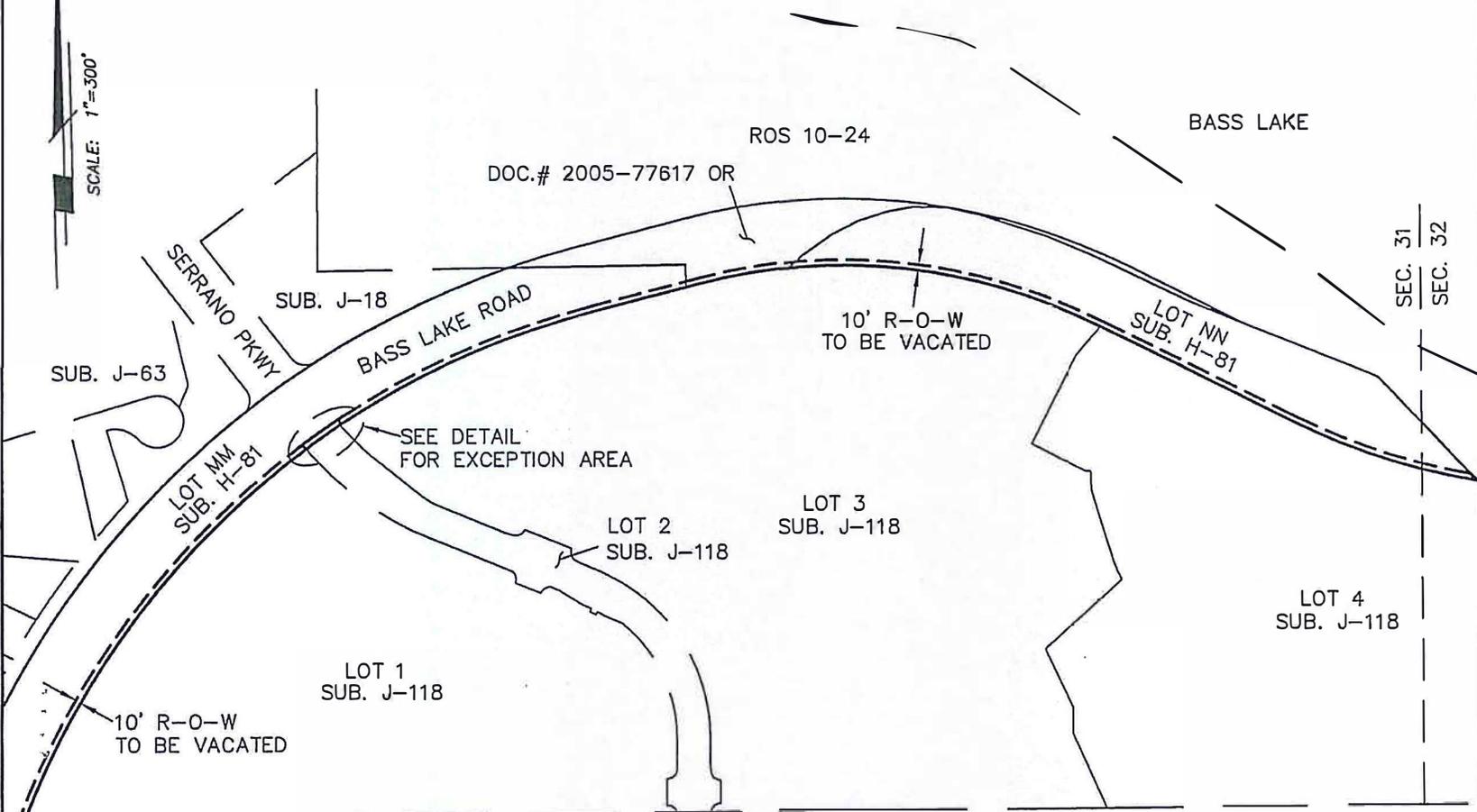
The sidelines of said strip shall be extended to the southerly line of said Lot MM and the easterly line of said Lot NN.

See Exhibit B attached hereto and made a part thereof.



# EXHIBIT "B" PLAT TO ACCOMPANY

SCALE: 1"=300'



JOB NO. 2677186 DATE: 4.13.15 F.B. PAGE: SCALE: 1"=300' DRAWN BY: SG CHECKED BY: BT	TITLE: PUBLIC HIGHWAY VACATION PORTIONS OF LOTS MM, NN OF SUB, H-81 AND DOC.# 2005-77617 OR COUNTY OF EL DORADO, CALIFORNIA SERRANO ASSOC. CLIENT:	905 Suller St. Folsom, CA 95630 (916) 366-3000 Fax (916) 366-3333 <b>R. E. Y. ENGINEERS, Inc.</b> Civil Engineers / Land Surveyors
4.22.15 REVISION	SCALE IN INCHES	DRAWING FILE NO. S: \2677\186\EXH\POR_BLR_VACA

04/04/2017, 20170013403