

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENTS TO:

COUNTY OF EL DORADO
BOARD OF SUPERVIORS OFFICE
330 FAIR LANE
PLACERVILLE, CA 95667



El Dorado, County Recorder
Janelle K. Horne Co Recorder Office
DOC- 2019-0001728-00
Acct 30-EL DORADO CO BOARD OF SUPERVISORS
Thursday, JAN 17, 2019 10:36:32
Ttl Pd \$0.00 Rcpt # 0001984426
JLR/C1/1-8

18-1825

Space Above This Line For Recorder's Use

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary Transfer Tax: \$0 R&T #11922

- COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
- COMPUTED ON FULL VALUE LESS VALUE OF LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.
- UNINCORPORATED AREA: () CITY OF _____

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Forni Ranch LP, a California Limited Partnership**

hereby GRANT(S) to: **County of El Dorado**

the following described real property situated in the unincorporated area of the County of El Dorado, State of California

See "Exhibit A", Exhibit A-1" and "Exhibit B" attached and made a part thereof.

Parcel Numbers: 331-131-05 (portion) and 331-131-06 (portion)

Dated : 11/30/18

George Forni
Signature

George Forni
Printed Name

FORNI RANCH LP, A CALIFORNIA LIMITED PARTNERSHIP

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 November 30, 2018 before me, Kirsten M. Martin, Notary Public, Notary Public, personally appeared George Forni

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 Kirsten M. Martin (Seal)

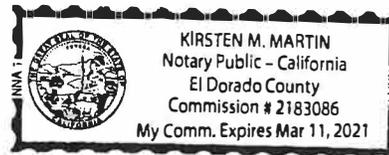


EXHIBIT "A"

All that certain real property situated in the unincorporated territory of the County of El Dorado, State of California, being a portion of the West half of Section 35, Township 10 North, Range 10 East, M.D.M., being more specifically the **Northerly portions of Lot 7 & Lot 8, Block 15, of the Townsite of El Dorado**, more particularly described as follows:

Tract 1 (Northerly portion of the remainder of Lot 7):

Beginning at a point on the Southerly side of Cemetery Street marking the Northeast corner of said Lot 7; thence from said POINT OF BEGINNING on the common line between said Lots 7 & 8 South 06°53'08" West 120.79 feet to the point of intersection with an existing post & wire fence line marking the Southeast corner hereof; thence along said post & wire fence line and meanders thereof North 79°44'46" West 60.86 feet to a 2 inch dia. metal fence post set at the intersection of said fence line and a North-South post & wire fence line located on the Easterly line of the El Dorado Cemetery as described in that certain deed from John C. Forni to William Yeadon, Trustee of the El Dorado Cemetery Association, recorded February 25, 1921 in the Office of the El Dorado County Recorder in Book 93 of Official Records at Page 132, and marking the Southwest corner hereof; thence on said Cemetery fence line and the meanders thereof North 08°45'13" East 112.01 feet to a point on the Southerly side of Cemetery Street marking the Northwest corner hereof; thence leaving said Cemetery fence line on the Southerly line of Cemetery Street South 88°22'51" East 57.35 feet to the POINT OF BEGINNING. Containing 0.16 acres, more or less.

Tract 2 (Northerly portion of Lot 8):

Beginning at the Northerly common corner of Lots 7 & 8 located on the Southerly side of Cemetery Street; thence from said POINT OF BEGINNING on the Southerly side of Cemetery Street South 89°16'10" East 72.00 feet to a spike marking the Northeast corner of said Lot 8; thence leaving said line South 00°18'41" West 33.00 feet to a ¾ inch capped iron pipe stamped LS2725; thence continuing on last said line South 00°18'41" West 101.52 feet to a point at the Easterly intersection of the extension of an existing post & wire fence line marking the Southeast corner hereof and from which point a ¾ inch capped iron pipe stamped LS2725 bears South 00°18'41" West 4.71 feet; thence along said post & wire fence line and the meanders thereof North 79°44'46" West 87.14 feet to a point on the common line between Lots 7 & 8 marking the Southwest corner hereof; thence along said common line North 06°53'08" East 120.79 feet to the POINT OF BEGINNING. Containing 0.23 acres, more or less.

EXHIBIT "A" (Continued)

The purpose of this description is to effect a transfer of real property between the Grantor and Grantee herein.

END OF DESCRIPTION

Dated: October 16, 2018



EXHIBIT "A-1"

Reserving therefrom EXHIBIT "A" easements for ingress and egress over all that certain real property situated in the unincorporated territory of the County of El Dorado, State of California, being a portion of the West half of Section 35, Township 10 North, Range 10 East, M.D.M., being more specifically the **Northerly portions of Lot 7 & Lot 8, Block 15, of the Townsite of El Dorado**, more particularly described as follows:

Strips of land the uniform width of twenty feet (20'), lying ten feet (10') equally on each side of the following describe centerlines:

Easement 1:

Beginning at a point on the Easterly line of said Lot 8 from which point the Northeast corner of said Lot 8 marked by a spike bears North $00^{\circ}18'41''$ East 12.12 feet; thence from said POINT OF BEGINNING on the existing roadway centerline and meanders thereof South $40^{\circ}06'12''$ West 21.55 feet; thence South $43^{\circ}29'08''$ West 56.59 feet to a point of intersection identified as **Point "A"**; thence continuing on said centerline South $33^{\circ}11'16''$ East 30.72 feet; thence South $49^{\circ}37'48''$ East 46.46 feet to a point on the Easterly line of said Lot 8 marking the TERMINUS of this centerline.

Easement 1 is to be appurtenant to APN 331:261:23 (the Vanderlinden Trust) and the remaining lands of the Forni Ranch LP.

Easement 2:

Beginning at the point identified as **Point "A"**, above; thence from said POINT OF BEGINNING South $22^{\circ}55'46''$ West 55.89 feet to the point of intersection with an existing post & wire fence line marking the TERMINUS of this centerline.

Easement 2 is to be appurtenant to the remaining lands of the Forni Ranch LP.

Easement 3:

Beginning at the point identified as **Point "A"**, above; thence from said POINT OF BEGINNING on last said graded roadway centerline and meanders thereof South $60^{\circ}17'31''$ West 17.95 feet; thence South $73^{\circ}44'08''$ West 14.16 feet to a point on the common line between Lots 7 & 8; thence South $24^{\circ}41'08''$ West 37.88 feet to the point of intersection with an existing post & wire fence line marked by an existing metal gate at the TERMINUS of this centerline.

Easement 3 is to be appurtenant to the remaining lands of the Forni Ranch LP.

EXHIBIT "A-1" (Continued)

The purpose of this description is to effect easements for ingress and egress access to the real properties indicated hereon.

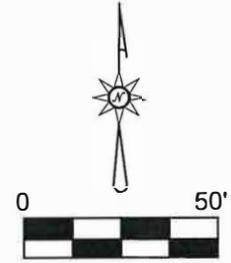
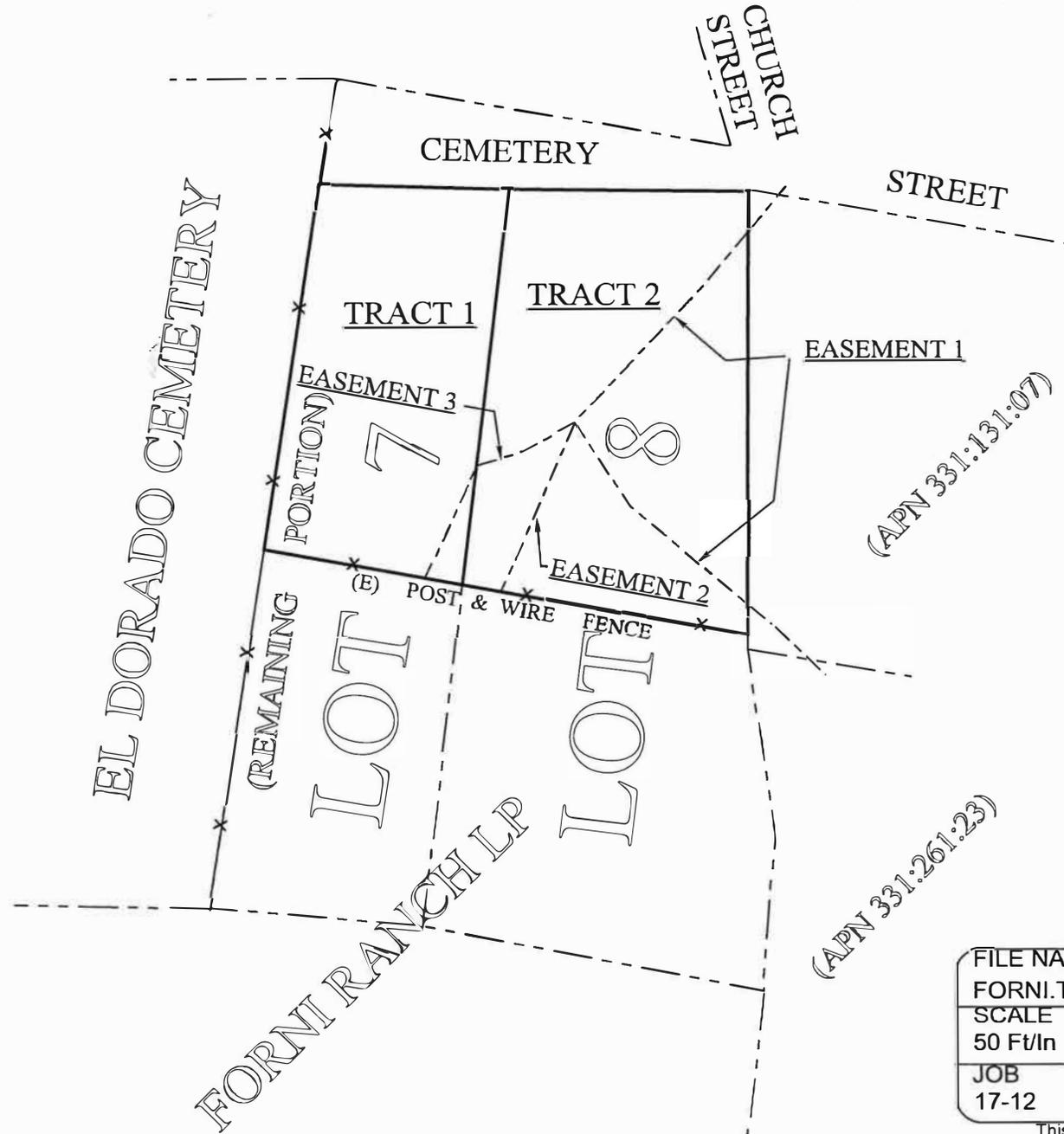
END OF DESCRIPTION

Dated: October 16, 2018



17-12 easements

EXHIBIT "B"



FILE NAME		
FORNI.TRV		
SCALE	DATE	DRAWN BY
50 Ft/In	10-16-2018	D. WADDELL
JOB	REVISION	SHEET
17-12	1/1	1/1

This map drawn with TRAVERSE PC, Software

CERTIFICATE OF ACCEPTANCE OF REAL PROPERTY

THIS IS TO CERTIFY that the interest in real property conveyed by the Grant Deed dated 11/30/2018, from George Forni, to the COUNTY OF EL DORADO, a political subdivision of the State of California, is hereby accepted by order of the Board of Supervisors of the County of El Dorado on 1/8/2019, and the grantee consents to the recordation thereof by its duly authorized officer.

DATED this 8th day of Jan. 20 19.

COUNTY OF EL DORADO

By: 
Chair
Board of Supervisors

ATTEST:

JAMES S. MITRISIN
Clerk of the Board of Supervisors

By: 
Deputy Clerk

01/17/2019, 20190001728