

RECORDING REQUESTED BY  
Tlor Title - San Diego Branch

DOC# 2025-0291851



Oct 17, 2025 04:04 PM

OFFICIAL RECORDS  
JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER  
FEES: \$32.00 (SB2 Atkins: \$0.00)

PCOR: N/A

PAGES: 7

When recorded mail to:  
Home Bridge Real Estate LLC  
1000 Cordova Place #919  
Santa Fe NM 87505

TT2024611311

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Exclusive Water Well Easement Agreement**

~~TTAX~~ Consideration less than \$100.00

This Easement Agreement (the "Agreement") is made and entered into as of 15<sup>th</sup>  
Day of OCTOBER, 2025, by and between:

Grantor: Matthew Earle ("Grantor")

Grantee: Home Bridge Real Estate LLC ("Grantee")

Property of Grantor (Burdened Parcel): APN# 610-120-23-00

Property of Grantee (Benefited Parcel): APN#: 610-120-22-00

**Grant of Easement**

Grantor hereby grants, conveys, and warrants to Grantee, and to Grantee's successors and assigns, a perpetual, exclusive, non-revocable easement ('Easement') for the purpose of owning, accessing, operating, maintaining, repairing, replacing, improving, and using an existing water well and all related facilities and improvements, including but not limited to pumps, tanks, piping, pressure systems, control boxes, conduits, solar or other power systems, and all associated appurtenances (collectively, the 'Water System').

**Scope and Rights**

The Easement includes the exclusive right to:

1. Draw and use groundwater from the existing well in perpetuity for the benefit of the Grantee's parcel, without limitation as to volume, frequency, or duration of use, subject only to applicable California water law.

Exempt from fee per GC 27388.1 (a) (2); recorded concurrently in connection with a transfer subject to the imposition of documentary transfer tax.

2. Enter upon the burdened parcel at any reasonable time, by vehicle or on foot, for inspection, operation, maintenance, testing, repair, replacement, reconstruction, or improvement of the Water System.
3. Install, upgrade, or relocate above-ground or underground components within the easement area, including but not limited to new pumps, tanks, pipes, and power equipment (including solar arrays or battery systems) as may be necessary to maintain or improve the Water System.
4. Construct and maintain solar or other power sources and conduits necessary to operate the Water System.

### **Exclusive Use**

This Easement shall be for the exclusive benefit and use of the Grantee and Grantee's successors and assigns. The Grantor, and Grantor's successors, shall have no right to use the well or any part of the Water System, nor to interfere with or diminish the Grantee's use, operation, or access.

### **Perpetual Nature and Covenants Running with the Land**

This Easement shall be perpetual and appurtenant to the Grantee's parcel. It shall run with the land and be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns. This Easement shall not be terminated, revoked, or modified without the express written consent of the Grantee or its successors.

### **Maintenance Responsibility**

Grantee shall bear sole responsibility for maintenance, repair, and replacement of all components of the Water System and shall indemnify and hold harmless the Grantor from any liability arising therefrom.

### **Legal Description**

A 15.00 FOOT WIDE EASEMENT FOR A WATER WELL, AND PRIVATE WATER LINE, TOGETHER WITH THE RIGHT OF INGRESS, EGRESS, MAINTENANCE, AND REPAIRS OF SAID WATER WELL AND PRIVATE WATER LINE, OVER, UNDER, ALONG, AND ACROSS THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF TRACT NO. 52, BEING A PORTION OF SECTION 36 IN TOWNSHIP 17 SOUTH AND SECTION 1 IN TOWNSHIP 18 SOUTH, ALL IN RANGE 6 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, THE CENTERLINE THEREOF BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE NORTH HALF; THENCE, NORTH 89°54'50" EAST, ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF, 283.00 FEET, TO THE POINT OF BEGINNING; THENCE, AT RIGHT ANGLES, NORTH 00°05'10" WEST, 102.00 FEET, TO THE POINT OF TERMINUS.

THE SIDE LINES OF SAID EASEMENT ARE TO TERMINATE AT LINES DRAWN PERPENDICULAR TO SAID CENTERLINE, FROM SAID POINT OF BEGINNING AND SAID POINT OF TERMINUS.

**Recordation**

This Easement shall be recorded concurrently with the Grant Deed conveying the dominant parcel to ensure continuity of title and enforceability against all future owners of the burdened parcel.

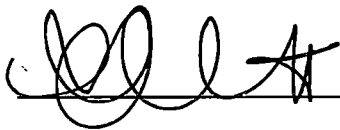
IN WITNESS WHEREOF, the parties have executed this Easement Agreement as of the date first above written.

\_\_\_\_\_

Grantor: Matthew Earle

Date:

THIS DOCUMENT IS EXECUTED  
IN COUNTERPART



*Carly Scott, manager*

Grantee: Home Bridge Real Estate LLC

Date: 10/15/2025



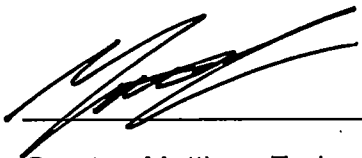
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IN WITNESS WHEREOF, the parties have executed this Easement Agreement as of the date first above written.



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Grantor: Matthew Earle

Date:

THIS DOCUMENT IS EXECUTED  
IN COUNTERPART

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Grantee: Home Bridge Real Estate LLC

Date:

# 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 San Diego  
County of San Diego

On Oct 16, 2025 before me, M.Y. Gastineau, Notary Public  
(insert name and title of the officer)

personally appeared Matthew Earle  
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 M.Y. Gastineau (Seal)



GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READ AS FOLLOWS:

NAME OF NOTARY: M. Y. GASTINEAU

COMMISSION NUMBER: 2461833

COMMISSION EXPIRES: SEP 28, 2027

COUNTY WHERE BOND IS FILED: SAN DIEGO

MANUFACTURER OR VENDOR NUMBER: NNA 1  
(Located on both sides of the notary seal)

TICOR TITLE COMPANY



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E. SCHULTE

PLACE OF EXECUTION: SAN DIEGO

DATE:

10/17/2025