BOOK 846 PAGE 402

8364

4.75

Recording requested by:
Turner & Sullivan

When recorded mail to:
Turner & Sullivan
1000 "G" Street, Suite 450
Sacramento, CA 95814-0884

This space for recorder's use only

Turner & Sullivan
RECORDED IN OFFICIAL RECORDS OF
YUBA COUNTY, CALIFORNIA
AT 34 MIN. PAST 10 A M
FEB 21 1985
FRANCES J. FAIREY, COUNTY RECORDER
FEE 13.00

Mail tax statements to:
Same

Documentary Transfer Tax $ 4.75

DEED AND GRANT OF EASEMENT

Preamble

This Agreement made this 14th day of January, 1985, by and between ARTHUR L. CUMMINGS and EVELYN ROSE CUMMINGS (hereinafter referred to as "Grantors") and TURNER & SULLIVAN, A Professional Corporation (hereafter referred to as "Grantee").

Recitals

WHEREAS, Grantors are the owners of certain real property situated in an unincorporated area of Yuba County, California; and

WHEREAS, Grantors intend to grant to Grantee a portion of said property, said portion hereinafter referred to as the "Dominant Tenement" and described as follows:

Those portions of the southwest quarter of section eight, Township eighteen, Range six, M.D.B.M.: and further described as Parcel A, The north half of the north half of the southeast quarter of said southwest quarter of section eight.

WHEREAS, after conveyance of the Dominant Tenement, Grantors will retain a portion of said property, said portion hereinafter referred to as the "Servient Tenement" and described as follows:

> Beginning at a point in the center of said southwest quarter of section eight, running thence westerly parallel with the south line of said section eight, to the southeast corner of land of E.M Adams et ux. sold to them by George I. Cummings; Thence northerly along the east line of said land of Adams, to intersection with the certnerline of Vierra Road (as said road existed at time of date of this instrument). Thence northeasterly along the center line of said Vierra Road to the first cattle guard, and intersection with a certain line fence; Thence southerly, along said line fence to the north line of said southeast quarter of said southwest quarter of section eight: thence westerly in a direct line to the point of beginning.

WHEREAS, Grantee desires to acquire an easement in the Servient Tenement, in addition to the acquisition of the Dominant Tenement;

NOW, THEREFORE, it is agreed as follows:

1. Grant of Dominant Tenement

For valuable consideration Grantors hereby grant the Dominant Tenement to Grantee, together with a grant of an easement, hereinafter described.

2. Character of Easement

The easement granted herein is appurtenant to the Dominant Tenement.

3. Description of Easement

The easement granted herein is a forty (40) foot right-of-way.

4. Location

The easement granted herein is located to provide the Dominant Tenement with a reasonably convenient and suitable route to Vierra Road. If the parties are unable to agree on the location, it shall be established by order of the Superior Court of California, County of Yuba.

5. Use by Dominant Tenement

The easement granted herein includes the following use of the Servient Tenement: the Dominant Tenant may transport himself and others and personal property using any reasonable transportation means including, but not limited to, automobiles and trucks.

6. Exclusiveness of Easement

The easement granted herein is not exclusive. The Servient Tenant may use the right of way and retain every incident of ownership not inconsistent with the easement and its enjoyment.

7. Secondary Easements

The easement granted herein includes incidental rights of maintenance, repair and replacement including, but not limited to, grading and paving. The Servient Tenant and the

Dominant Tenant agree to contribute equally to the cost of maintaining and repairing the easement.

8. Entire Agreement

This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing, signed by the party to be charged.

9. Attorneys' Fees

In the event of any controversy, claim, or dispute relating to this instrument or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorneys' fees, and costs.

10. Binding Effect

This instrument shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.

GRANTORS:

Arthur L. Cummings
ARTHUR L. CUMMINGS

Evelyn Rose Cummings
EVELYN ROSE CUMMINGS
Address:
1740 La Porte Rd
Rocklin, Calif 95677

GRANTEE:

TURNER & SULLIVAN
A Professional Corporation

By: Richard K. Turner
RICHARD K. TURNER
Address:
1000 'G' Street, Suite 450
Sacramento, CA 95814-0883

Acknowledgment

STATE OF CALIFORNIA]
] ss.
COUNTY OF SACRAMENTO]

On this 10th day of January, in the year 1985, 5 P.M.P. before me, the undersigned, a Notary Public, personally appeared ARTHUR L. CUMMINGS and EVELYN ROSE CUMMINGS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it.

OFFICIAL SEAL
PATRICIA M PHILPOTT
NOTARY PUBLIC - CALIFORNIA
YUBA COUNTY
My comm. expires APR 4, 1988

[SEAL]

Patricia M. Philpott
NOTARY PUBLIC OF CALIFORNIA
My commission expires: April 4, 1988

Acknowledgment

STATE OF CALIFORNIA]
] ss.
COUNTY OF SACRAMENTO]

On this 14th day of ~~December, 1984~~ January 1985, before me, the undersigned, a Notary Public, personally appeared RICHARD K. TURNER, ~~personally known to me (or~~ proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as President of the corporation therein named, and acknowledged to me that the corporation executed it pursuant to its by-laws or a resolution of its board of directors.

OFFICIAL SEAL
CYNTHIA FAY SMITH
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires Aug 25, 1985

[Seal]

Cynthia Fay Smith
NOTARY PUBLIC OF CALIFORNIA
My commission expires:

2020-006279

04/27/2020 02:48 PM Page 1 of 3

Total Fee: $20.00 TTax: $0.00

Recorded in Official Records
County of Yuba State of CA
Terry A. Hansen
County Clerk and Recorder

RECORDING REQUESTED BY:
First American Title Company

MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:
Lai Saechao
6332 Sun River Drive
Sacramento, CA 95824

Space Above This Line for Recorder's Use Only

3
SB2T

A.P.N.: 056-060-009-000

File No.: 12023-6090404 (AP)

EASEMENT GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX $**-0-**; CITY TRANSFER TAX $;
SURVEY MONUMENT FEE $

[ ] computed on the consideration or full value of property conveyed, OR
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[**X**] unincorporated area; [ ] City of **Rackerby**, and
[**X**] Exempt from transfer tax; Reason: R&T CODE: 11911 VALUE OR CONSIDERATION LESS THAN $100.00

Building Homes and Jobs Act Exemption
GC 27388.1 (a)(2): Transfer Tax

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Rebecca Walker-Cook, an unmarried woman

hereby GRANT(s) to **Lai Saechao, an unmarried man**

the following described property in the Unincorporated Area of **Rackerby**, County of **Yuba**, State of **California**:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, ROAD AND UTILITY PURPOSES OVER THE PORTION OF SAID LAND DESCRIBED IN EXHIBIT A AND ATTACHED HERETO AND MADE A PART THEREOF.

THE ABOVE EASEMENT IS APPURTENANT TO AND FOR THE BENEFIT OF THAT CERTAIN PARCEL OF LAND AS MORE PARTICULARY DESCRIBED IN GRANT DEED RECORDED ON NOVEMBER 20, 2019 AS INSTRUMENT NO. 2019-16047, YUBA COUNTY OFFICIAL RECORDS.

THIS DOCUMENT IS FILED BY FIRST AMERICAN TITLE COMPANY AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS AFFECT ON TITLE.

Mail Tax Statements To: **SAME AS ABOVE**

Grant Deed - continued

Date: **02/04/2020**

A.P.N.: 056-060-009-000

File No.: 12023-6090404 (AP)

Dated: February 04, 2020

Rebecca Walker-Cook

Rebecca Walker-Cook

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 CA)SS
COUNTY OF SUTTER)

On March 10th, 2020, before me, Pawan Hundal, Notary Public, personally appeared Rebecca Walker-Cook , 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. *This area for official notarial seal*

Notary ~~Signature~~

PAWAN HUNDAL
Notary Public - California
Sutter County
Commission # 2176446
My Comm. Expires Jan 17, 2021

3/3

APN 056-600-009-000

EXHIBIT "A"

A FORTY (40) FOOT WIDE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER A STRIP OF LAND SITUATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, AS DESCRIBED IN OFFICIAL RECORD 2019-009213, RECORDED ON 07/23/2019 AT YUBA COUNTY OFFICIAL RECORDS.

COMMENCING AT THE SOUTHWEST SECTION CORNER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED ON PARCEL MAP NO. 83-01, RECORDED IN BOOK 38, PAGE 40 AT YUBA COUNTY OFFICIAL RECORDS; THENCE NORTH 43°56'31" EAST, A DISTANCE OF 1847.19 FEET TO THE NORTHWEST CORNER OF PARCEL (A) AS DESCRIBED IN OFFICIAL RECORD 2005R-000891, RECORDED ON 01/14/2005 AT SAID COUNTY. THENCE NORTH 88°17'16" EAST, A DISTANCE OF 310.24 FEET ALONG THE NORTH LINE OF SAID PARCEL (A) TO THE TRUE POINT OF COMMENCEMENT OF SAID EASEMENT.

THE CENTERLINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS: THENCE NORTH 4°02'38" WEST, A DISTANCE OF 98.45 FEET; THENCE NORTH 44°12'03" WEST, A DISTANCE OF 116.27 FEET; THENCE NORTH 79°06'05" WEST, A DISTANCE OF 85.37 FEET; THENCE SOUTH 78°31'44" WEST, A DISTANCE OF 103.71 FEET; THENCE SOUTH 82°47'02" WEST, A DISTANCE OF 68.85 FEET MORE OR LESS TO THE CENTER LINE OF VIERRA ROAD AS DESCRIBED IN SAID OFFICIAL RECORD 2019-009213.

THE SIDELINES OF SAID EASEMENT SHOULD BE PROLONGED OR SHORTENED SO AS TO BEGIN AT THE NORTH PROPERTY LINES OF SAID PARCEL (A) AND END AT THE CENTER LINE OF VIERRA ROAD AS DESCRIBED IN SAID OFFICIAL RECORD 2019-009213.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 2. MULTIPLY ALL DISTANCES USED IN THE ABOVE DESCRIPTION BY 1.00008878 TO OBTAIN GROUND LEVEL DISTANCES.



END OF DESCRIPTION

DAVID J. GREENWELL, PLS7352 (EXP. 12/31/21)

David J. Greenwell 1/13/20