

RECORDING REQUESTED BY:

County of Mendocino
Clerk of the Board of Supervisors
501 Low Gap Road, Room 1090
Ukiah, CA 95482

WHEN RECORDED, MAIL TO:

NAME
ADDRESS
CITY &
STATE

County of Mendocino
Department of Transportation
340 Lake Mendocino Drive
Ukiah, CA 95482-9432
Attn: Howard N. Dashiell, Director

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

County of Mendocino
Clerk of the Board of Supervisors
501 Low Gap Road, Room 1090
Ukiah, CA 95482

DOCUMENTARY TRANSFER TAX: \$ -0-

☒ N/A non-taxable public agency R&T 11922

☐ Computed on the consideration or value of property conveyed; OR

☐ Computed on the consideration or value less liens or
encumbrances remaining at time of sale

Charlene Testa

Charlene Testa, Right of Way Agent
Signature of Declarant or Agent determining tax

A portion of APN 169-211-13

Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**CHRISTOPHER KNAPP also known as CC KNAPP, AS TRUSTEE OF THE KNAPP TRUST,
CREATED BY DECLARATION OF TRUST ON OCTOBER 24, 2016 and LARRY R. VENTURI and
DOREEN R. VENTURI, TRUSTEES OF THE VENTURI FAMILY LIVING TRUST, DATED MAY 7, 1996**

do hereby GRANT to

THE COUNTY of MENDOCINO, a political subdivision of the State of California,

the real property in the **unincorporated area**,

County of * Mendocino , State of California,

described as: See Exhibit "A" attached hereto and made a part hereof.

Dated: 10-19-17

Grantor:

CC Knapp 19-10-2017
CHRISTOPHER KNAPP, TRUSTEE

Larry R. Venturi
LARRY R. VENTURI, TRUSTEE

Doreen R. Venturi
DOREEN R. VENTURI, TRUSTEE

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.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF Mendocino }

On Oct. 19, 2017 before me,

Charlene Testa, Notary Public

(Here Insert Name and Title of Officer)

personally appeared

Larry R. Venturi

Christopher Knapp

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

Charlene Testa

Signature of Notary Public

The foregoing instrument is a correct copy of the original on file in this office.

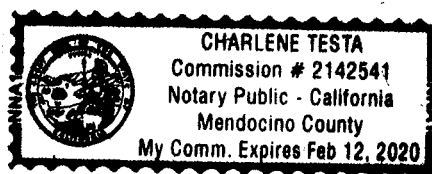
ATTEST: SPACE BELOW FOR OFFICIAL USE:

CARMEL J. ANGELO Clerk of the Board of Supervisors of the County of Mendocino, State of California

By: Karla Van Hagen

Deputy

FOR NOTARY SEAL OR STAMP



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the deed or grant dated 10-19-17 from Christopher Knapp aka CC Knapp to COUNTY OF MENDOCINO, a political subdivision and/or governmental agency is hereby accepted by order of the Mendocino County Board of Supervisors on 12-5-17 and the Grantee consents to the recordation thereof by its duly authorized officer.

DATED 12-7-17

BY John McCowen COUNTY OF MENDOCINO

John McCowen, Chair
Board of Supervisors

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.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF Mendocino }

On Nov. 2, 2017 before me,

Charlene Testa, Notary Public
(Here Insert Name and Title of Officer)

personally appeared

Doreen R. Venturi

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.

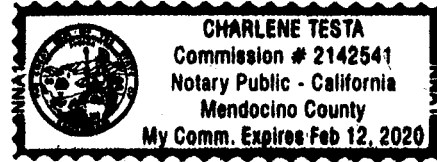
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

Charlene Testa
Signature of Notary Public

FOR NOTARY SEAL OR STAMP



SPACE BELOW FOR OFFICIAL USE:

EXHIBIT "A"

A PORTION OF PARCEL ONE DESCRIBED IN THE DOCUMENT RECORDED ON OCTOBER 27, 2016, AS DOCUMENT NO. 2016-14285, OFFICIAL RECORDS OF MENDOCINO COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL, SAID LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF NORTH STATE STREET (C.R. 104) AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN DRAWER 80 OF MAPS, PAGES 86 TO 93, AND ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF N80°12'03"W, A RADIUS OF 5699.65 FEET, A CENTRAL ANGLE OF 01°30'33", AND A LENGTH OF 150.12 FEET;

THENCE S11°18'30"W, 50.37 FEET MORE OR LESS TO THE SOUTHEASTERLY CORNER OF SAID PARCEL;


THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL N85°24'19"W, 0.20 FEET; THENCE LEAVING SAID SOUTHERLY LINE N10°24'26"E, 45.77 FEET; THENCE N11°18'09"E, 4.57 FEET; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5698.64 FEET, A CENTRAL ANGLE OF 01°30'38", AND A LENGTH OF 150.24 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL; THENCE ALONG SAID NORTHERLY LINE S74°31'31"E, 0.94 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 168 SQUARE FEET, MORE OR LESS.

PTN. APN. 169-211-13

BEARINGS ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 2, EPOCH DATE OF 1991.35.

THIS DESCRIPTION WAS PREPARED UNDER MY DIRECTION IN CONFORMANCE WITH SECTION 8726 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.


JAMES A. THORNTON
PLS L8926

4/6/17
DATE

