

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.

[Signature]

Lisa Foster, Right of Way Agent

Signature of Declarant or Agent determining tax

A portion of APN 34-300-30

Grant Deed

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

MICHAEL LOVELL, a married man as his sole and separate property, as to an undivided 1/2 interest; and
DENISE DOSS, a married woman as her sole and separate property, as to an undivided 1/2 interest

do hereby GRANT to

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

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

County of Mendocino, State of California,

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

Dated: 1-5-2023

Grantor:

[Signature]

Michael Lovell

[Signature]

Denise Doss

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 1/5/2023 before me,

Sherry D. Norton, Notary Public

(Here Insert Name and Title of Officer)

personally appeared

Michael Lovell

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.

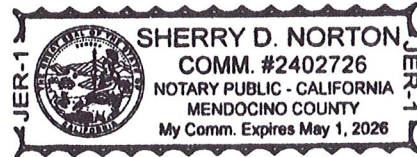
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

Sherry D. Norton
Signature of Notary Public

FOR NOTARY SEAL OR STAMP



SPACE BELOW FOR OFFICIAL USE:

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 Lake }

On Feb 1, 2023 before me, Jake Tullos, Notary Public

Date

personally appeared Denise Doss

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

Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: Grant Deed

Document Date: Feb 1, 2023

Number of Pages: 1

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 of Conservator

☐ Other: _____

Signer is Representing: self

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

**EXHIBIT A
HIGHWAY ROAD ACQUISITION
AND EASEMENTS**

Highway Parcel Acquisition

A portion of the south half of Section 22, Township 22 North, Range 12 West, Mount Diablo Base and Meridian, County of Mendocino, State of California, described in the Grant Deed to Michael Lovell and Denise Doss, recorded January 18, 2006, in Instrument No. 2006-01037, Mendocino County Official Records, more particularly described as follows:

TRACT ONE – HIGHWAY RIGHT OF WAY

Commencing at the center south one sixteenth corner of Section 22, Township 22 North, Range 12 West, Mount Diablo Base and Meridian, marked by a ½ inch iron pipe as shown on that certain map filed in Map Case 2, Drawer 29, Page 68, Mendocino County Records; thence North 1°51' 36" East, 914.900 feet (Record Calculated = North 1°06' 46" East, 914.908 feet) to a ½ inch iron pipe as shown on the said filed map, herein named "Point A"; thence South 65°57'28" East, 313.14 feet to the TRUE POINT OF BEGINNING, being a point on the centerline of the 40 foot wide easement of Hill Road, County Road 327B, at the centerline of Mill Creek; Thence Easterly, Northeasterly, Northerly, and Northwesterly, 288.00 feet, more or less, along and including all of the said 40 foot wide easement for Hill Road, to a point on the centerline of the said 40 foot wide easement, from which the Point of Beginning bears South 31°24'58" West, 254.46 feet, and being the Point of Termination of the herein described Tract One.

Containing 12,192 Sq Ft +/-.

TRACT TWO – PERMANENT EASEMENT

Commencing at POINT "A" described above, thence South 73°33'16" East, 354.43 feet, to a point on the northern line of the said 40 foot wide easement of Hill Road, herein named POINT "B", and being the True POINT OF BEGINNING of the herein described Permanent Easement:
Thence North 37°22'25" East, 34.41 feet;
Thence South 52°37'35" East, 17.46 feet, more or less, to a point on the northern line of the said 40 foot wide easement;
Thence, southwesterly along the northern line of the said easement, 43.25 feet, more or less, to the Point of Beginning.

Containing 439 Sq Ft +/-

TRACT THREE - PARCEL ONE- TEMPORARY EASEMENT

BEGINNING at POINT "B" described above, thence along the northern line of the said easement, South 82°31'32" West, 57.06 feet, more or less to a point on the western boundary of the said lands of Lovell,
Thence leaving the said easement and following the said western boundary of Lovell, North 7° 35'00" West, 1.83 feet,
Thence North 82°22'40" East, 59.04 feet,
Thence South 37°22'25" West, 2.80 feet, more or less, to the northern line of the said easement and the Point of Beginning.

Containing 111 Sq Ft +/-

TRACT THREE - PARCEL TWO- TEMPORARY EASEMENT

Commencing at POINT "A" described above, thence North 78°00'48" East, 407.43 feet, to the True POINT OF BEGINNING, being a point on the westerly line of the said easement of Hill Road:

Thence southerly 46.73 feet along the westerly line of the said easement;

Thence, leaving the said easement, North 9°04'15" West, 46.59 feet;

Thence North 80°06'29" East, 2.86 feet, more or less, to the westerly line of the said easement and the Point of Beginning.

Containing 76 Sq Ft +/-

The rights, title and interest of TRACT THREE are to be extinguished and title shall revert to the Grantee three years after the Notice of Completion is filed for DOT Project 3041-C11003.

The aforementioned 1/2 inch iron pipe, located North 1°51' 36" East, 914.900 feet from the center south one sixteenth corner of Section 22, Township 22 North, Range 12 West, Mount Diablo Base and Meridian, marked by a 1/2 inch iron pipe as shown on that certain map filed in Map Case 2, Drawer 29, Page 68, Mendocino County Records, has the following established grid coordinates:

N: 2,401,133.25 feet, E: 6,229,214.41 feet

The bearings and distances used in the above description are on the California Coordinate System of NAD 1983(2011), Epoch 2010.00, Zone 2. Divide the above distances by 0.99992445 to obtain ground level distances.

Portion of A.P.N. 034-300-30

This description of real property was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

George C. Rau

George C. Rau R.C.E. 21908
License Exp. 09-30-2023

June 13, 2022

Date

LOVELL
HIGHWAY DEED

