

RESOLUTION NO. 19-396

RESOLUTION OF THE MENDOCINO COUNTY BOARD OF SUPERVISORS ACCEPTING ON BEHALF OF THE PUBLIC THE GRANT DEED CONVEYING REAL PROPERTY FROM JESUS VILLALPANDO AND SANTANA VILLALPANDO, LYING JUST SOUTH OF SIMPSON LANE (COUNTY ROAD 414) DIRECTLY ACROSS FROM ITS INTERSECTION WITH REDWOOD SPRINGS DRIVE (COUNTY ROAD 561); 30801 SIMPSON LANE; ASSESSOR'S PARCEL NUMBER 019-350-17 (FORT BRAGG AREA)

WHEREAS, the Tentative Map for Minor Subdivision Number (No.) MS 7-2008 (Villalpando) and applicant's request for a waiver of Parcel Map were conditionally approved by the Planning Commission on October 21, 2010; and

WHEREAS, in lieu of filing a Parcel Map, Minor Subdivision No. MS 7-2008 will be processed through a Unilateral Agreement; and

WHEREAS, as a condition precedent to recording of the Unilateral Agreement, per the Final Findings and Conditions of Approval, the applicant must grant by Grant Deed a ten (10) foot wide strip along the south side of Simpson Lane (County Road 414) to provide for the ultimate improvement of the county road; and

WHEREAS, a Grant Deed, by reference made a part hereof, conveys real property from Jesus Villalpando and Santana Villalpando to the County of Mendocino; and

WHEREAS, the Mendocino County Redemption Officer has determined that there are no liens against the real property defined by the Irrevocable Offer to Dedicate Real Property for Public Purposes or any part thereof for unpaid State, County, Municipal or Local Taxes, or special assessments collected as taxes, except taxes of special assessments not yet payable; and

WHEREAS, the Mendocino County Assessor has estimated there are no taxes and assessments, which are a lien against the real property, for taxes or special assessments not yet payable.

NOW, THEREFORE, BE IT RESOLVED that the Mendocino County Board of Supervisors hereby:

1. Accepts on behalf of the public the Grant Deed conveying real property from Jesus Villalpando and Santana Villalpando to the County of Mendocino; and
2. Authorizes and directs the Chair of the Mendocino County Board of Supervisors to execute the Statutory Certificate of Acceptance in connection with said Grant Deed; and
3. Directs the Clerk of the Mendocino County Board of Supervisors, upon execution of the Statutory Certificate of Acceptance, to deliver the Grant Deed to the Recorder's office for processing and recording; and

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4. Authorizes and directs the County Auditor and the County Assessor to prorate and transfer taxes as of the date of recording of said Grant Deed conveying certain real property to the County of Mendocino, pursuant to Section 4986 of the Revenue and Taxation Code of the State of California.

The foregoing Resolution introduced by Supervisor McCowen, seconded by Supervisor Williams, and carried this 10th day of December, 2019, by the following vote:

AYES: Supervisors Brown, McCowen, Haschak, Gjerde and Williams
NOES: None
ABSENT: None


WHEREUPON, the Chair declared said Resolution adopted and SO ORDERED.

ATTEST: CARMEL J. ANGELO
Clerk of the Board


Deputy

APPROVED AS TO FORM:
CHRISTIAN M. CURTIS
Acting County Counsel





CARRE BROWN, Chair
Mendocino County Board of Supervisors

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

BY: CARMEL J. ANGELO
Clerk of the Board


Deputy

RECORDING REQUESTED BY:
Redwood Empire Title Company of Mendocino
County

When Recorded Mail Document To:

County of Mendocino
County Surveyor's Office
340 Lake Mendocino Drive
Ukiah, CA 95482-9432

Mail Tax Statements to:

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

NO DOCUMENTARY TRANSFER TAX - RTC 11922

- ☐ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale,
☒ Unincorporated area:

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

Jesus Villalpando and Santana Villalpando, hsuband and wife as joint tenants

hereby GRANT(S) to

The County of Mendocino, a political subdivision of the State of California

the following described real property:

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

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property
conveyed by the deed or grant dated 12-10-19
from Jesus and Santana Villalpando

to COUNTY OF MENDOCINO, a political subdivision
and/or governmental agency is hereby accepted by
order of the Mendocino County Board of
Supervisors on 12-10-19
and the Grantee consents to the recordation
thereof by its duly authorized officer.

DATED 12-17-19

BY COUNTY OF MENDOCINO
[Signature]

ATTEST:

Carmel J. Angelo, Clerk of the Board
Mendocino County Board of Supervisors

[Signature]
DEPUTY

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

ATTEST:

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

By [Signature]
Deputy

Dated: November 12, 2019


Jesus Villalpando

Santana Villalpando

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 Mendocino

On 11/13/19 before me,

M. Niesen, Notary Public,

personally appeared Jesus Villalpando

& Santana Villalpando

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. Niesen (Seal)

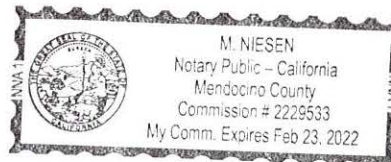


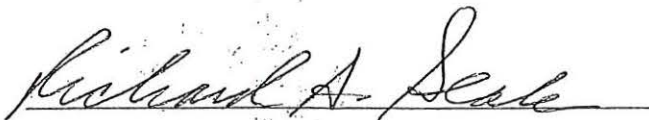
EXHIBIT "A"

All that certain real property situate in the County of Mendocino, State of California being a portion of Section 29, Township 18 North, Range 17 West, Mount Diablo Base and Meridian, described as follows:

Commencing at the most Northerly corner of the lands of Edward J. Spini, et ux, being a 5.59 acre parcel marked PARCEL No. 3 on the Spini Subdivision map filed for record in Map Case 2, Drawer 2, Page 55, Mendocino County Records; thence South $45^{\circ} 52' 30''$ West, 20.28 feet to the TRUE POINT OF BEGINNING; thence South $45^{\circ} 52' 30''$ West, 10.14 feet; thence along a curve to the left having a radial bearing of North $55^{\circ} 18' 15''$ East, a radius of 1730.00 feet, a central angle of $5^{\circ} 45' 45''$, an arc length of 173.99 feet; thence South $40^{\circ} 27' 30''$ East, 667.44 feet; thence along a curve to the left having a radius of 355.00 feet, a central angle of $25^{\circ} 59' 13''$, an arc length of 161.01 feet; thence South $86^{\circ} 12' 00''$ East, 33.98 feet; thence along a curve to the right having a radial bearing of North $18^{\circ} 14' 11''$ East, a radius of 345.00 feet, a central angle of $31^{\circ} 18' 21''$, an arc length of 188.51 feet; thence North $40^{\circ} 27' 30''$ West, 667.44 feet; thence along a curve to the right having a radius of 1720.00 feet, a central angle of $5^{\circ} 49' 05''$, an arc length of 174.66 feet to the TRUE POINT OF BEGINNING.

Containing 0.23 acres.

A.P. #019-350-17 (portion)



Richard A. Seale, L.S. 4455



JURAT FOR CERTIFICATE OF ACCEPTANCE

State of California)
) ss.
County of Mendocino)

Carre Brown, being first duly sworn, deposes and says: That she is the Chair of the Board of Supervisors, that she has read the foregoing *Certificate of Acceptance* and knows the contents thereof; that the same is true of her own knowledge, except as to those matters therein stated on her information and belief, and as to those matters she believes to be true.



Carre Brown, Chair
Mendocino County Board of Supervisors

Subscribed and sworn to (or affirmed) before me on this 10th day of December, 2019, by Carre Brown, Chair, Mendocino County Board of Supervisors, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(Seal) 

Carmel J. Angelo, Clerk **DEPUTY**
Mendocino County Board of Supervisors