

Recorded at the request of and
Return to:

Public Works Agency
County of Ventura
Attn: Real Estate Services
800 S. Victoria Avenue
Ventura, CA 93009-1640

A. P. # 061-0-230-455
Instrument # 10,094.14A

No Fee Required
(Govt. Code Sec. 6103 & 27383)
(Rev. & Tax. Code Sec. 11922)

GRANT DEED
(Fresno Canyon - 8220 Edison Drive)

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

Ventura County Watershed Protection District

does hereby GRANT to

[TBD]

the hereinafter described real property in the State of California, County of Ventura:

[See description attached as Exhibit "A," attached hereto and made a part hereof]

Excepting and reserving from this grant to Ventura County Watershed Protection District an easement and right-of-way for ingress and egress for all the purposes related to flood control and water conservation, together with the right to perform such excavating, grading and general earth disturbing activities (including disturbing the plants and trees therein) necessary or incidental thereto, including but not limited to recreational purposes, in, on, over, under, and across the following described real property in the State of California, County of Ventura ("Easement Area").

The Easement Area is described and depicted in Exhibits "B" & "C," attached hereto and made a part hereof.

Mail tax statement to:

Public Works Agency
County of Ventura
Attn: Real Estate Services
800 S. Victoria Avenue
Ventura, CA 93009-1640

Instr.#10,094.14A

Ventura County Watershed Protection
District

Date: _____

JOAN ARAUJO, Director
Central Services Department
Ventura County Public Works Agency

Authorized Officer

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.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF VENTURA)

On _____, 20 ____, before me, _____,
Deputy County Clerk, personally appeared _____,
_____, 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.

MICHELLE ASCENCION, County Clerk - Recorder
County of Ventura, California

By _____
Deputy County Clerk

EXHIBIT A

Legal Description


All of Lot 49 of the Casitas Springs Tract No. 2, in the County of Ventura, State of California, as shown on the map recorded in the Office of the County Recorder of said County in Book 15, Pages 32 through 34 inclusive of Miscellaneous Records (Maps).

TOGETHER WITH all of Lot 52 of said Casitas Springs Tract No. 2.

TOGETHER WITH that portion of Lot 50 of said Casitas Springs Tract No. 2, lying northeasterly of the following described line:

Beginning at the most easterly corner of said Lot 50, thence;

- 1st- North 64°12'30" West, 32.36 feet to a line parallel with and distant 3.5 feet southwesterly of the northeasterly line of said lot 50; thence along said parallel line
- 2nd- North 58°00'00" West, 61.37 feet to the northwesterly line of said Lot 50.



Joseph V. DeChellis
PLS 8613

December 21, 2021

Date



EXHIBIT B


Legal Description

That portion of Parcel A of Lot Line Adjustment PL 21-0022, in the County of Ventura, State of California, as described in Document No 2022000019907 of Official Records recorded February 16, 2022 in the Office of the County Recorder of said County, described as follows:

Beginning at the most southeasterly corner of said Parcel A; thence coincident with the southerly line of said Parcel A by the following two courses

- 1st- North 64°12'30" West, 32.36 feet; thence
- 2nd- North 58°00'00" West, 11.09 feet; thence leaving said southerly line
- 3rd- North 80°11'42" East, 68.20 feet to the easterly line of said Parcel A; thence coincident with said southerly line
- 4th- South 42°14'30" West, 42.64 feet to the **Point of Beginning**.

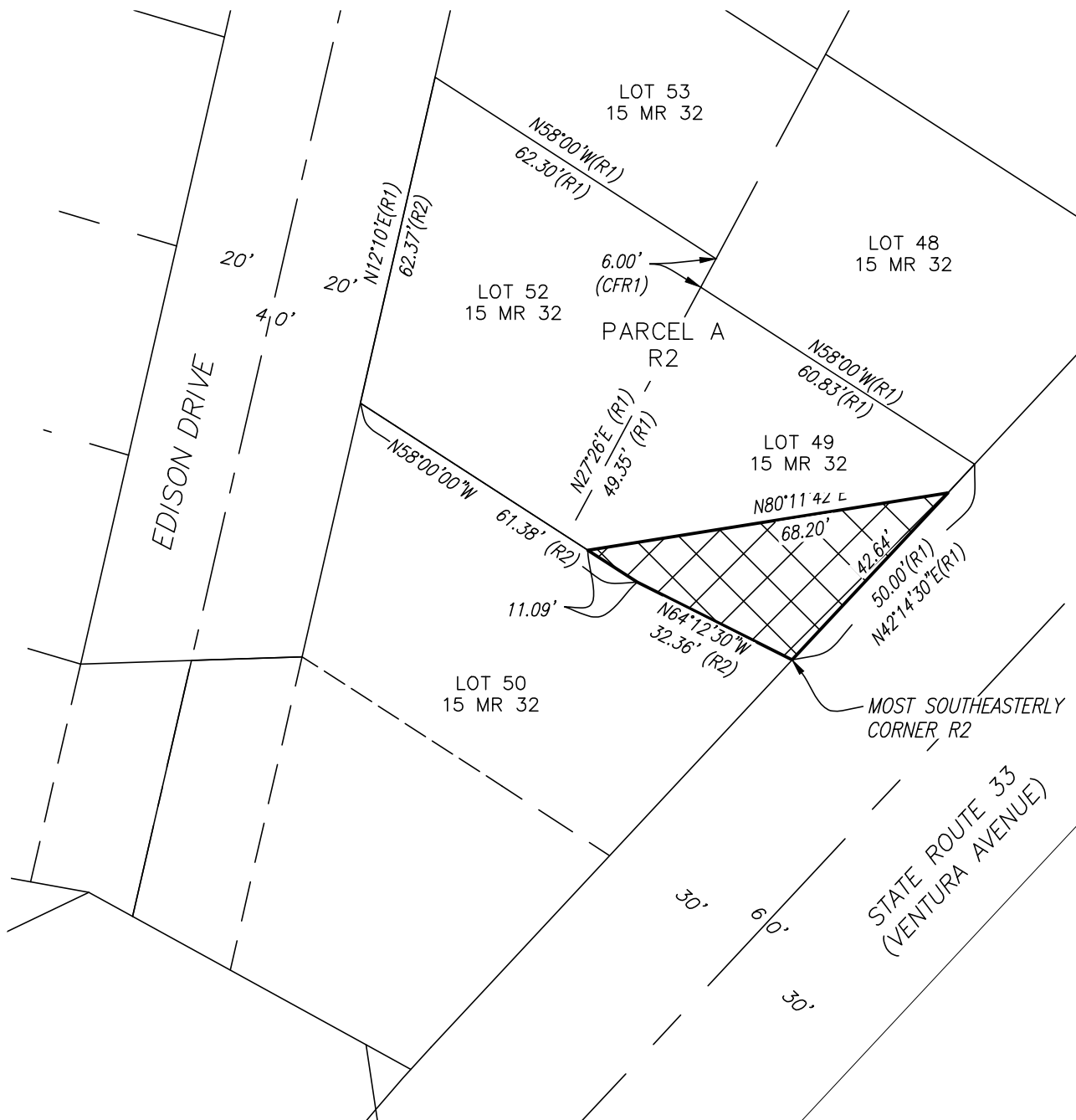
CONTAINING 914 SQ. FT. MORE OR LESS



Joseph V. DeChellis
PLS 8613

April 29, 2022

Date



JD

JOSEPH V. DeCHELLIS, PLS 8613 DATE

LEGEND:

CF - CALCULATED FROM
LLA - LOT LINE ADJUSTMENT
MR - MISCELLANEOUS RECORDS
OR - OFFICIAL RECORDS

R1 - 15 MR 32
R2 - 2022000019907 O.R.

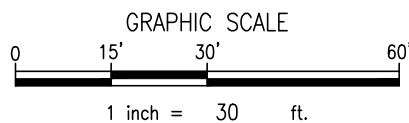


EXHIBIT "C"

PORTION OF PARCEL A LLA PL 21-0022 (R2)
CASITAS SPRINGS TRACT NO. 2
(15 MR 32)
COUNTY OF VENTURA, STATE OF CALIFORNIA