

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. # 031-0-120-150
Instrument # 1443.2F

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

GRANT DEED
(Parks - Oak Dell)

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

Ventura County Council, Boy Scouts of America, a corporation, who acquired title as Boy Scouts of America, Ventura County Council of Santa Paula, County of Ventura, State of California, by deed recorded March 27, 1963 Book 2297 Page 305 Official Record as to Parcel 1, and as Ventura County Council, Boy Scouts of America, a corporation, as to Parcel 2

do(es) hereby GRANT to

County of Ventura

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]

Mail tax statement to:

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

Instrument No. 1443.2F

**Ventura County Council, Boy Scouts
of America, a corporation**

Dated: 2-15-19.



William Dundas, Vice President

Grantor(s)

APPROVED:

Charles E. Alvarez, Manager
Real Estate Services Division
Public Works Agency
_____, 20____

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 February 15, 2019, before me, David Jackson, Deputy County Clerk, personally appeared William Dundas, 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.

MARK A. LUNN, County Clerk and Recorder
County of Ventura, California

By

Deputy County Clerk

EXHIBIT "A"

All that certain real property situated in the County of Ventura, State of California, described as follows:

PARCEL 1:

A parcel of land in Lots 37 and 38 of the Robinson, Fawcett and Dean Subdivision of Rancho Santa Ana, in the County of Ventura, State of California, as said lots are shown on the map entitled "Map of Rancho Santa Ana as partitioned by Order of the District Court", recorded in Book 3, Page 32 of Maps, in the office of the County Recorder of said County, and more particularly described as follows:

Beginning at the most Northerly corner of that certain parcel of land described in the deed to the Ventura River Municipal Water District, recorded March 12, 1956, as Document No. 10671, Book 1386, Page 110 of Official Records in said County, said point being in the centerline of the Southern Pacific Railroad Company's track as it now exists, at the Northerly terminus of the 14th course as described in said deed; thence along the Northerly boundary of land described in said deed,

1st: South 84° 43' East 20.61 feet to a point in the Easterly line of the Southern Pacific Railroad Company's right of way and the Easterly line of land described in said deed; thence along the Easterly boundary of land described in said deed,

2nd: South 4° 27' East 374.19 feet; thence leaving said Easterly boundary,

2rd: North 84° 07' 20" West 312.44 feet to a point in the centerline of the Southern Pacific Railroad Company's track and the Westerly boundary of land described in said deed, said point being in the 9th course as described in said deed distant South 57° 31' West 12.89 feet from its Northerly terminus; thence along said centerline and said Westerly boundary along a curve to the left the following chord courses:

4th: North 57° 30' East 12.89 feet to the Northerly terminus of said 9th course; thence,

5th: North 49° 26' East 100.00 feet; thence,

6th: North 41° 55' East 100.00 feet; thence,

7th: North 33° 26' East 100.00 feet; thence,

8th: North 25° 59' East 100.00 feet; thence,

9th: North 20° 31' East 24.85 feet to the point of beginning, containing 1.00 acre of land, more or less, exclusive of that portion of said parcel lying within the boundaries of the Southern Pacific Railroad Company's right of way according to the deed recorded Book 57 of Deeds, Page 453, in the Office of the County Recorder of said County.

Except that portion of the above described parcel lying within the boundaries of the Southern Pacific Railroad Company's right of way as hereinbefore described.

PARCEL 2:

A parcel of land in Lot 38 of the Robinson, Fawcett and Dean Subdivision of Rancho Santa Ana, in the County of Ventura, State of California, as shown on that certain map entitled "Map of the

Rancho Santa Ana, as partitioned by order of the District Court", recorded in Book 3 Page 32 of Maps, in the office of the County Recorder of said County, and more particularly described as follows:

Beginning at a point in the Northerly boundary of that certain parcel of land described in the deed to John De Rosa and Jessie O. De Rosa, recorded August 19, 1946 Book 757, Page 492 of Official Records in said county, said point being South 84° 43' East 20.61 feet from a point in the center line of the Southern Pacific Railroad Company's track as it now exists, at the Northwest corner of lands described in said deed; thence from said point of beginning along said Northerly boundary.

1st: South 84° 43' East 25 feet; thence, leaving said Northerly boundary,

2nd: South 5° 17' West 145.74 feet to a point in the Easterly boundary of lands conveyed to Ventura River Municipal Water District by deed recorded March 12, 1956 as Document No. 10671 Book 1386, Page 110 of Official Records in said county; thence along said Easterly boundary,

3rd: North 4° 27' West 147.87 feet to the point of beginning.