

# Attachment B

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Stephen L. Vagnini  
Monterey County Clerk-Recorder

Recorded at the request of:  
OLD REPUBLIC TITLE COMPANY |

**2019056447**

11/26/2019 02:55:51  
Titles: 1 Pages: 5

Fees: \$34.00  
Taxes: \$0.00  
AMT PAID: \$34.00

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 0724019106  
APN: 416-022-006

When Recorded Mail Document and Tax Statements to:

John Lewis & Tammy Lewis  
26710 Schulte Road  
Carmel, CA 93923

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

## Grant Deed

**Exempt from fee per GC27388.1(a)(2); document transfers real property that is a residential dwelling to an owner-occupier**

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is 0.00 remove from LLC for financing

computed on full value of property conveyed, or

computed on full value less of liens and encumbrances remaining at time of sale.

Unincorporated area:  City of

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

LB Homebuyers LLC, a California Corporation

hereby GRANT(S) to

John Lewis and Tammy Lewis, husband and wife, as community property with right of survivorship

that property in Unincorporated area of Monterey County, State of California, described as follows:

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

Date: November 22, 2019

LB Homebuyer LLC, a California limited liability company

By: [Signature]  
Kenneth Boyd, Manager

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 CA  
County of Monterey

On 11/23/19 before me, Leslie Tran a Notary Public, personally appeared Kenneth Boyd, 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.

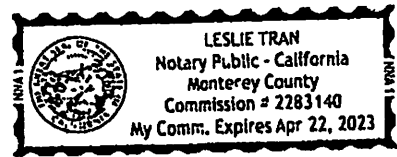
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

Name: Leslie Tran  
(Typed or Printed)

(Seal)



ORDER NO. : 0724019106

**EXHIBIT A**

The land referred to is situated in the unincorporated area of the County of Monterey, State of California, and is described as follows:

**PARCEL I:**

Beginning at a point on the Southerly line of the James Meadows Tract, of Lot 8 thereof, as shown and delineated on that certain map entitled, "Map of Partition Map of the James Meadows Tract", filed June 10, 1905 in Volume 1 of "Surveys", at Page 67, in the Office of the County Recorder of the County of Monterey, State of California, said point of beginning being a 2 inch iron pipe located at the Northeasterly corner of U.S. Lot 2 in Section 22, T. 16 S, R. 1 E., M. D. B. & M., distant S. 63° 17' E., (Map of James Meadows Tract shown S. 63° 16' E.,) 549.54 feet from a 2 Inch Iron pipe standing at the end of Course 11 and the beginning of Course 12, as shown on said map of the James Meadows Tract; and running thence

- (1) S. 0° 03' E., 7.00 feet along the Easterly line of said U.S. Lot 2; thence
- (2) Leaving the Easterly line of said U. S. Lot 2 and following the centerline of an oiled road, S. 81° 59' W., 10.10 feet; thence
- (3) S. 00° 03' E., 248.00 feet running parallel with and 10 feet Westerly of the Easterly line of said U. S. Lot 2 thence
- (4) S. 75° 50' W., 359.47 feet; thence
- (5) S. 37° 26' W., 127.54 feet; thence
- (6) Leaving the centerline of said oiled road, N. 0° 03' W., 570.93 feet to the centerline of the Carmel River; thence
- (7) N. 37° 48' 30" E., 85.91 feet along the centerline of said Carmel River; thence
- (8) Leaving the centerline of said Carmel River and following the Southerly line of said James Meadows Tract, S. 63° 17' E., 429.54 feet to the point of beginning.

EXCEPTING THEREFROM that portion thereof conveyed in the deed from Noel Myrick Clarabut, a single man, et al., to Ralph M. Powers, et ux., dated August 2, 1949 and recorded August 12, 1949 in Volume 1155, Page 124, of Official Records.

**PARCEL II:**

Beginning at a point on the Southerly line of the James Meadows Tract and Lot 8 thereof, as shown and delineated on that certain map entitled, "Map of Partition Map of James Meadows Tract", filed June 10, 1905 in Volume 1 of "Surveys", at Page 67, in the Office of the County Recorder of the County of Monterey, State of California, said point of beginning being a 2" pipe located on the Northerly corner of U.S. Lot 2, in Section 22, T. 16 S., R 1 E., M. D. B. & M.,

distant N. 63° 17' W., (Map of James Meadows Tract shows N. 63° 16' W.) 549.54 feet from a 2" pipe standing at the end of Course 12, as shown on said map of James Meadows Tract, and running from said point of beginning S. 63° 17' E., 120.00 feet; thence leaving the Northeasterly line of said U. S. Lot 2, S. 37° 48' 30" W., 85.91 feet to the true point of beginning; thence, from said true point of beginning,

- (1) S. 0° 03' E., 337.29 feet; thence
- (2) N. 23° 28' 30" W., 240.17 feet; thence
- (3) N. 53° 04' E., 13.84 feet along the centerline of the Carmel River; thence
- (4) N. 37° 48' 30" E., 137.53 feet along the centerline of said Carmel River to the true point of beginning. EXCEPTING THEREFROM PARCELS I and II, set forth above, the following described portions thereof:

Beginning at a point on the Southerly line of the James Meadows Tract and Lot 8 thereof as shown delineated on that certain map entitled, "Partition Map of the James Meadows Tract", filed June 10, 1905 in Volume 1 of "Surveys", at Page 67, in the Office of the County Recorder of the County of Monterey, State of California, said point of beginning being a 2 inch iron pipe located at the Northeasterly corner of U. S. Lot 2 in Section 22, T. 16 S., R. 1 E., M. D. B. & M., distant S. 63° 17' E., (Map of James Meadows Tract shown S. 63° 16' E.) 549.54 feet from a 2 inch iron pipe standing at the end of Course 11 and the beginning of Course 12, as shown on said map of the James Meadows Tract; and running thence, S. 0° 03' E., 7.00 feet along the Easterly line of said U. S. Lot 2; thence leaving the Easterly line of said U. S. Lot 2 and following the centerline of an oiled road, S. 81° 59' W., 10.10 feet; thence S. 0° 03' E., 248.00 feet running parallel with and 10 feet Westerly of the Easterly line of said U. S. Lot 2; thence S. 75° 50' W., 85.0 feet; thence leaving the centerline of said oiled road and running N. 43° 39' W. 524.49 feet to the centerline of the Carmel River; thence N. 37° 48' 30" E., along the centerline of said Carmel River, 115.00 feet; thence leaving the centerline of said Carmel River and following the Southerly line of said James Meadows Tract, S. 63° 17' E., 429.54 feet to the point of beginning.

**PARCEL III:**

A right of way for road purposes over a strip of land, 16 feet in width, the centerline thereof described as follows:

Beginning at a point on the East line of U. S. Lot No. 2 in Section 22, Township 16 South, Range 1 East, M. D. B. & M., distant S. 0° 03' E., 7.00 feet from the Northeast corner of said U. S. Lot No. 2, and running thence

- (1) S. 81° 59' W., 10.10 feet; thence
- (2) S. 0° 03' E., 248.00 feet; thence
- (3) S. 75° 50' W., 359.47 feet; thence
- (4) S. 37° 26' W., 127.54 feet; thence

(5) S. 67° 38' W., 91.24 feet; thence

(6) S. 83° 03' W., 143.51 feet; thence

(7) N. 78° 37' W., 263.48 feet; thence

(8) N. 81° 27' W., 93.68 feet; thence

(9) S. 77° 59' W., 170.70 feet; thence

(10) S. 71° 17' W., 344.86 feet, more or less, to a point 187.00 feet West of the West Line of said Lot 2. EXCEPTING THEREFROM, that portion lying within PARCEL I above.

APN: 416-022-006-000

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