

Attachment C

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Stephen L. Vagnini
Monterey County Clerk-Recorder
Recorded at the request of:
BOSTON NATIONAL TITLE AGENCY

Recording requested by
Boston National Title Agency, LLC
400 Rouser Rd
Bldg 2, Suite 602
Coraopolis, PA 15108

2018022324

05/22/2018 09:21:34
Titles: 1 Pages: 3
Fees: \$17.00
Taxes: \$495.00
AMT PAID: \$512.00

and when recorded, please return this deed
and tax statements to:
Boston National Title Agency, LLC
400 Rouser Rd
Bldg 2, Suite 602
Coraopolis, PA 15108

For recorder's use only

California Grant Deed

**US Bank National Association, as Trustee, successor in interest to Wachovia Bank,
National Association as Trustee for Banc of America Funding 2005-D Trust** the
undersigned Grantor(s), whose address is **c/o Wells Fargo Bank, N.A., 8480 Stagecoach
Circle, Frederick, MD 21701** declare(s):

- This transfer is exempt from the documentary transfer tax
- The documentary transfer tax for County is \$495.00 and is computed on:
\$450,000.00
 - the full value of the interest in the property conveyed
 - the full value less the value of liens of encumbrances remaining at the time of sale

The property is located in:

- an unincorporated area
- the City of **Lockwood**

For a valuable consideration, receipt of which is hereby acknowledged,
the Grantor(s), **US Bank National Association, as Trustee, successor in interest to Wachovia Bank,
National Association as Trustee for Banc of America Funding 2005-D Trust** hereby grant(s) to
the Grantee(s), **Sanders Family Vineyard, LLC** whose address is **2837 Hidden Valley Rd,
Templeton, CA 93465**, the following real property in the City of **Lockwood**, County of **Monterey**,
State of California:

237-CA-V4

0038258695 / 65401 CROSS ROAD

That certain property situated in the County of Monterey, in the State of California, described as follows: The Southeast quarter of the Southwest quarter of section 28, and the Northeast quarter of the Northwest quarter and the South half of the Northwest quarter of section 33, township 22 south, range 8 East, Mount Diablo Base and Meridian.

Together with that portion conveyed to Fredrick F. Jones, a single man by that certain grant deed recorded June 29, 2005 as Instrument No. 2005066050 of official records of Monterey County.

Excepting therefrom that portion conveyed to the county of Monterey by deed recorded December 2, 1907 in Volume 100, of deeds, Page 48, Monterey county records.

Excepting therefrom that portion conveyed to Carl Camany and Helen Camany, husband and wife as joint tenants by that certain grant deed recorded June 29, 2005 as Instrument No. 2005066051 of official records of Monterey County.

Property Address: 65401 Cross Road, Lockwood, CA 93932

APN: 422-311-009-000

237-CA-V4

0038258695 / 65401 CROSS ROAD

**US Bank National Association, as Trustee,
successor in interest to Wachovia Bank,
National Association as Trustee for Banc of
America Funding 2005-D Trust, by Wells
Fargo Bank, NA who has been appointed
as Attorney in Fact**

Tonya Amersine 5/15/18

By: _____
 TONYA AMERINE
Its: _____
 Vice President, Loan Documentation

Date: 15 day of May, 2018

State of Iowa

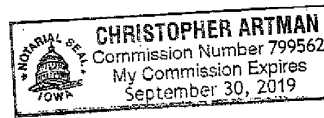
County Dallas

On this 15 day of May, A.D., 2018, before me, a Notary Public in and for said county, personally appeared Tonya Amersine, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A. as attorney in fact for **US Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association as Trustee for Banc of America Funding 2005-D Trust**, by authority of its board of (directors or trustees) and the said (officer's name) Tonya Amersine acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

(Signature)

Notary Public

(Stamp or Seal)



This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 Commitment Number:
CA16125597.

237-CA-V4

0038258695 / 65401 CROSS ROAD

Recorded at the Request of
and when recorded mail to:
Law Offices of Edwin J. Rambuski
1401 Higuera Street
San Luis Obispo, CA 93401

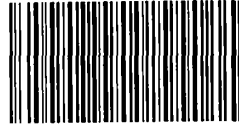
Mail Tax Statements to:
Brandon Sanders
1651 Plum Orchard Lane
Templeton, CA 93465

Stephen L. Vagnini
Monterey County Recorder
Recorded at the request of
Filer

RANJELIQUE
4/12/2017
8:08:13

DOCUMENT: **2017019441**

Titles: 1/ Pages: 2

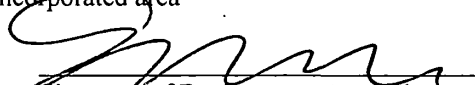


Fees.... 15.00
Taxes... 165.00
Other...
AMT PAID \$180.00

APN: 422-081-064-000

GRANT DEED

- Documentary transfer tax \$165.00 [Computed on \$150,000]
- Computed on full value of property conveyed, or
- Computed on full value less liens remaining at time of sale.
- Unincorporated area



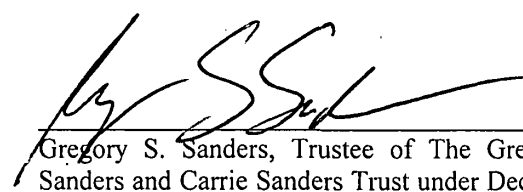
Signature of Declarant or Agent determining tax

Grantor, Renegade Investments, LLC, a California limited liability company,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HEREBY GRANTS TO, Brandon Sanders, a married man as his sole and separate property, an undivided fifty percent (50%) interest in the following described real property in the Unincorporated Area of Monterey, County of Monterey, State of California:

SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 8
EAST, M.D.B. &M.

DATE: March 14, 2017



Gregory S. Sanders, Trustee of The Gregory S. Sanders and Carrie Sanders Trust under Declaration dated December 22, 1995, Manager of Renegade Investments, LLC

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

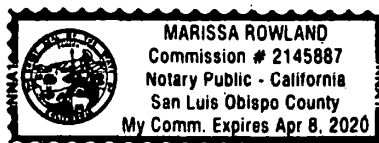
County of San Luis Obispo

On March 14, 2017, before me, Marissa Rowland, Notary Public, personally appeared Gregory S. Sanders, 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 Marissa Rowland (Seal)



END OF DOCUMENT

Stephen L. Vagnini
Monterey County Recorder
Recorded at the request of

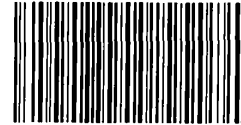
RANJELIQUE
4/12/2017
8:08:13

Recorded at the Request of
and when recorded mail to:
Law Offices of Edwin J. Rambuski
1401 Higuera Street
San Luis Obispo, CA 93401

Filer

DOCUMENT: **2017019442**

Titles: 1/ Pages: 2



Fees.... 24.00
Taxes...
Other...
AMT PAID \$24.00

Mail Tax Statements to:
Sanders Family Vineyard, LLC
2837 Hidden Valley Road
Templeton, CA 93465

APN: 422-081-064-000

GRANT DEED

Documentary transfer tax \$0 [Member transfer to LLC]

- Computed on full value of property conveyed, or
- Computed on full value less liens remaining at time of sale.
- Unincorporated area

This conveyance is comprised of the same parties who continue to hold the same proportion interests in the property.

Signature of Declarant or Agent determining tax

Grantor, Renegade Investments, LLC, a California limited liability company,

HEREBY GRANTS TO Sanders Family Vineyard, LLC, all of its right, title, and interest in and to the following described real property in the Unincorporated Area of Monterey, County of Monterey, State of California:

SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 8 EAST, M.D.B. &M.

The undersigned declares under penalty of perjury, under the laws of the State of California, that the Grantor received no monetary consideration and this transfer is exempt from documentary transfer tax under Revenue and Taxation Code Section 11925(d) as not being incident to a sale and is exempt from reappraisal under Revenue and Taxation Code Section 62.

DATE: March 14, 2017

Gregory S. Sanders, Trustee of The Gregory S. Sanders and Carrie Sanders Trust under Declaration dated December 22, 1995, Manager of Renegade Investments, LLC

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State of California

County of San Luis Obispo

On March 14, 2017, before me, Marissa Rowland, Notary Public, personally appeared Gregory S. Sanders, 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 Marissa Rowland (Seal)



END OF DOCUMENT

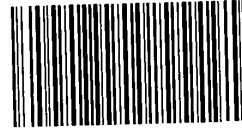
Stephen L. Vagnini
Monterey County Recorder
Recorded at the request of

RANJELIQUE
4/12/2017
8:08:13

Filer

Recorded at the Request of
and when recorded mail to:
Law Offices of Edwin J. Rambuski
1401 Higuera Street
San Luis Obispo, CA 93401

DOCUMENT: **2017019443**



Titles: 1/ Pages: 2
Fees.... 24.00
Taxes...
Other...
AMT PAID \$24.00


Mail Tax Statements to:
Sanders Family Vineyard, LLC
2837 Hidden Valley Road
Templeton, CA 93465

APN: 422-081-064-000

GRANT DEED

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- Computed on full value of property conveyed, or
- Computed on full value less liens remaining at time of sale.
- Unincorporated area

This conveyance is comprised of the same parties who continue hold the same proportion interests in the property.



Signature of Declarant or Agent determining tax

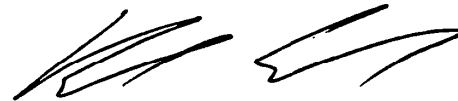
Grantor, Brandon Sanders, a married man as his sole and separate property,

HEREBY GRANTS TO Sanders Family Vineyard, LLC, all of his right, title, and interest in and to the following described real property in the Unincorporated Area of Monterey, County of Monterey, State of California:

SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 8
EAST, M.D.B. &M.

The undersigned declares under penalty of perjury, under the laws of the State of California, that the Grantor received no monetary consideration and this transfer is exempt from documentary transfer tax under Revenue and Taxation Code Section 11925(d) as not being incident to a sale and is exempt from reappraisal under Revenue and Taxation Code Section 62.

DATE: March 14, 2017



Brandon Sanders

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 San Luis Obispo

On March 14, 2017, before me, Marissa Rowland, Notary Public, personally appeared Brandon Sanders, 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.

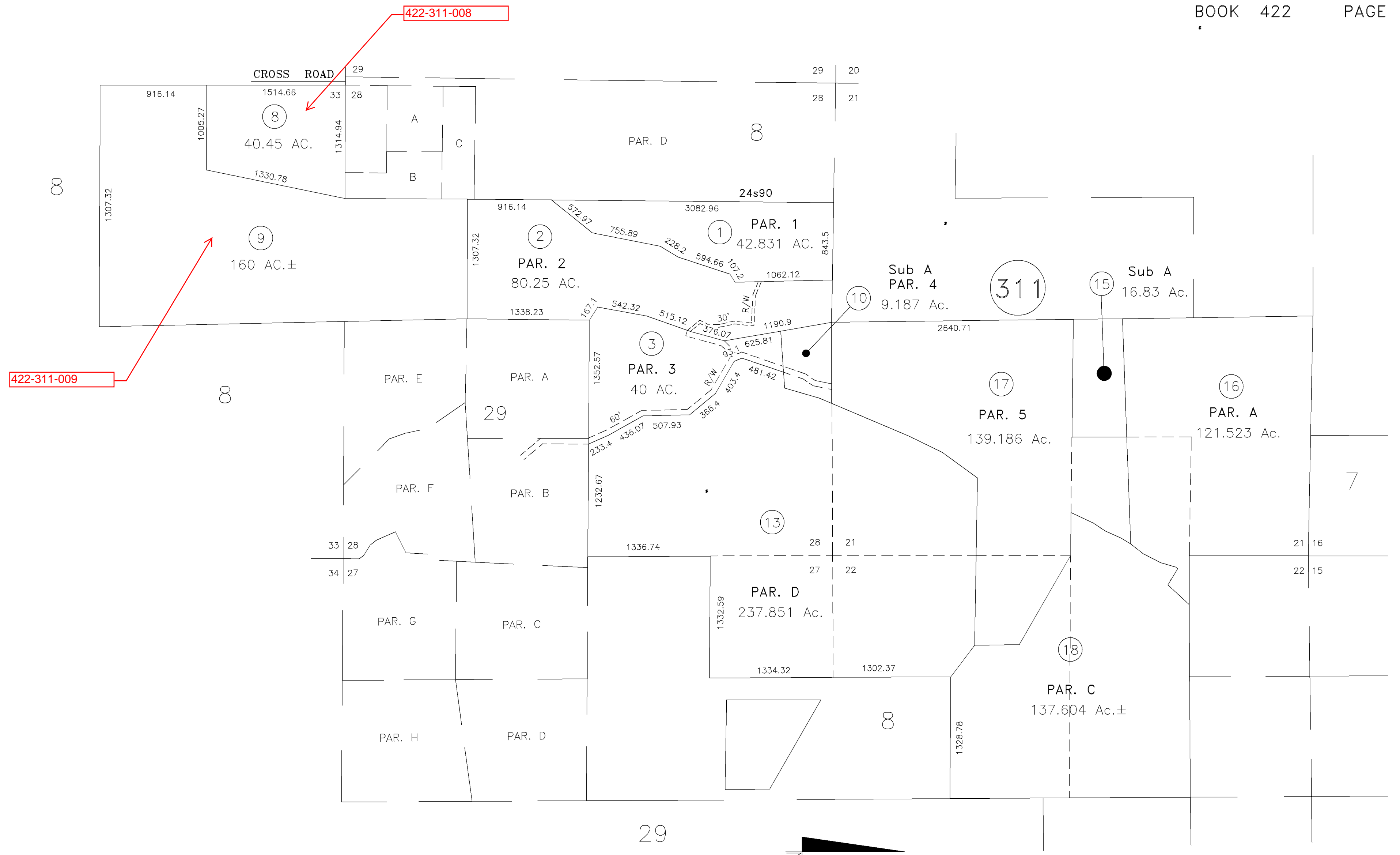
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Marissa Rowland (Seal)



END OF DOCUMENT

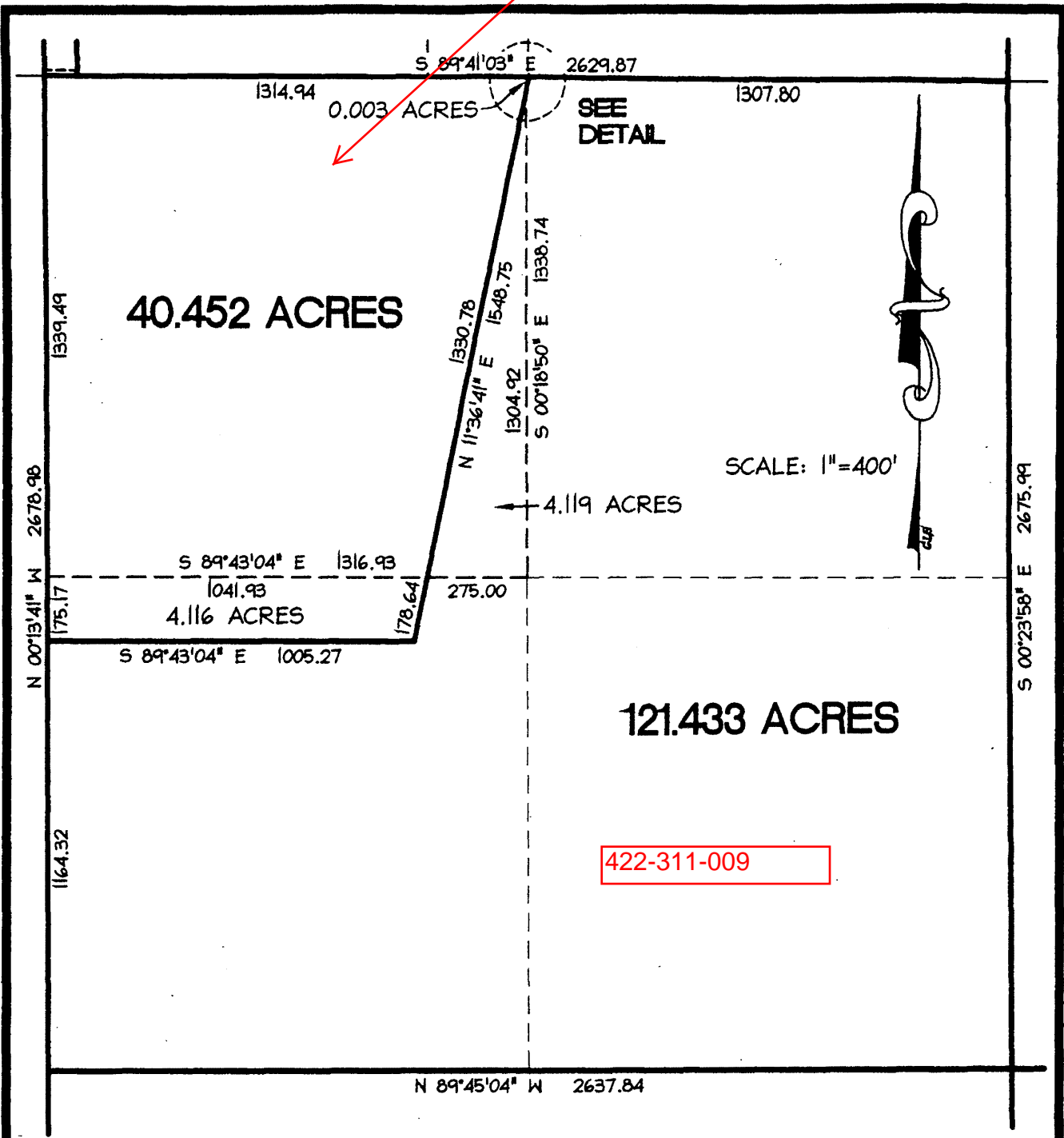


THIS MAP IS INTENDED TO BE USED FOR
PROPERTY TAX ASSESSMENT PURPOSES ONLY

SCALE: 1 IN.=800 FT.

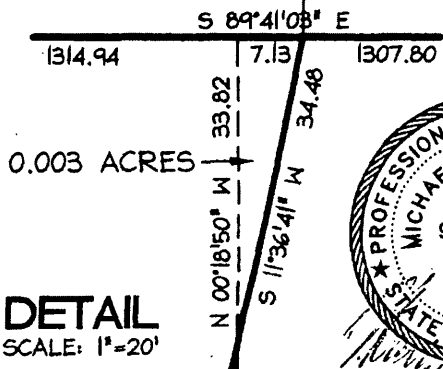
T. 22 S. R. 8 E.
POR. SEC. 21,22,27 & 28

422-311-008

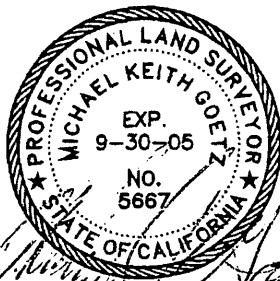


422-311-009

PARCEL "B"
13 PARCEL MAPS 13



DETAIL
SCALE: 1"=20'



SKETCH

OF LOT LINE ADJUSTMENT IN THE NW
1/4 OF SECTION 33, T 22 S, R 8 E,
MDM, MONTEREY COUNTY, CALIFORNIA

APN 422-081-062 & 063

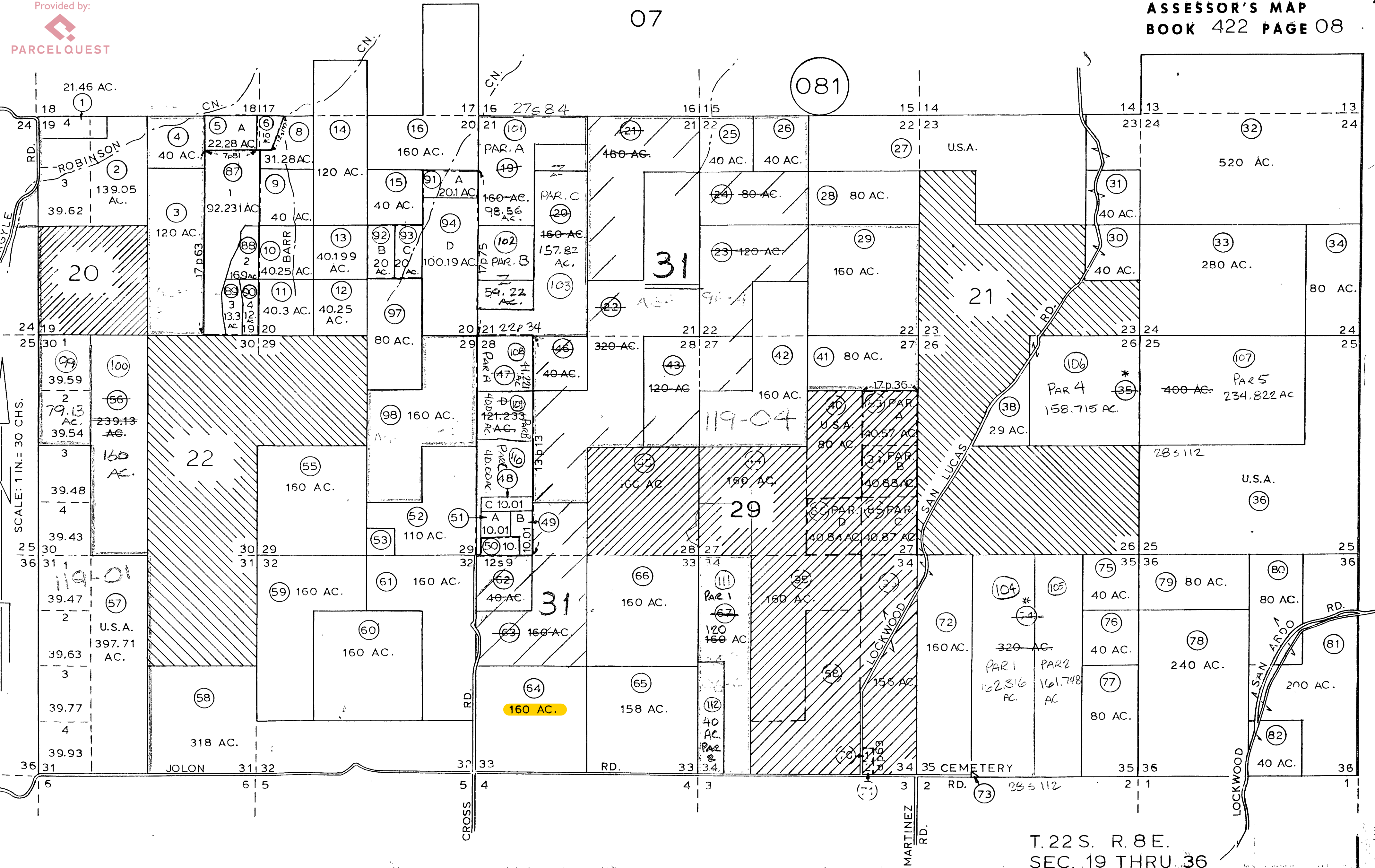
JOB NO. 49-89



GOETZ LAND SURVEYORS
141 ALBURN STREET | 11005 COMMERCE BLVD, SUITE E
SALINAS, CA 93901 | PASO ROBLES, CA 93446
(831) 424-4114 | (805) 237-9177

FINAL DOCUMENT

081



SCALE: 1 IN. = 30 CHS.

T. 22 S. R. 8 E.
SEC. 19 THRU 36



First American
Title Insurance Company

File No.: 6094286


Location: Monterey County, CA


Legend

-  TRACT ONE
-  TRACT TWO

12/02/1907 Bk100 Pg48
(Public Highway And
County Road - Not Plottable)

02/18/1992 Bk2758 Pg382
(Right Of Way - Not Plottable)

 09/23/1992 Bk2848 Pg1515
(Undisclosed Width - Such Poles,
Aerial Wires, Cables And
Electrical Conductors)

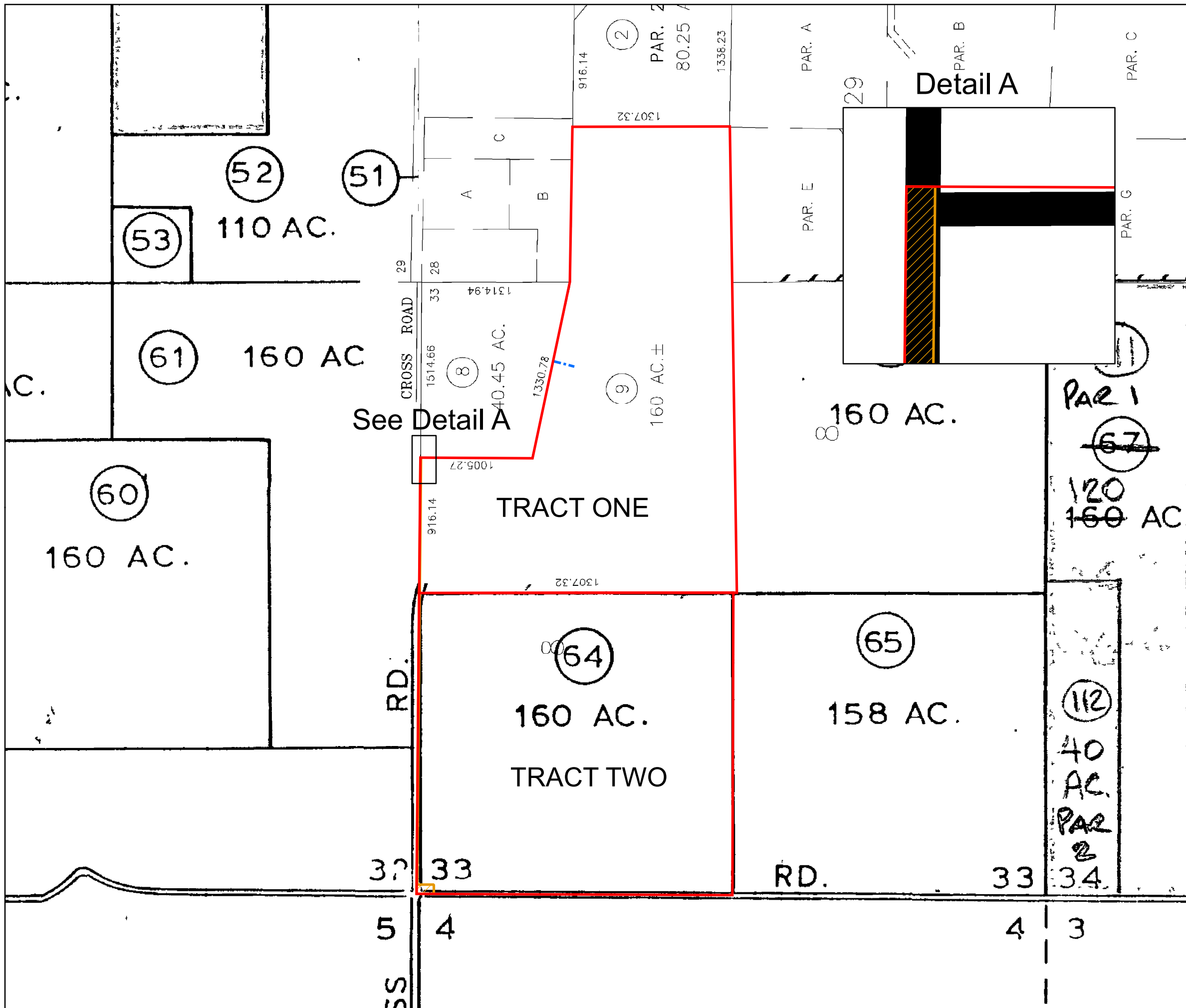
 11/21/1957 Bk1830 Pg547
(The Crossarms Wires Cables,
Fixtures)

11/21/1957 Bk1830 Pg547
(Ingress And Egress -
Not Plottable)



This map may or may not be an accurate description or identification of the land and is not intended nor may be it relied upon as a survey of the land depicted hereon. This map is solely intended to provide orientation as to the general location of the parcel or parcels depicted herein. First American Title Company, its subsidiaries and affiliates, expressly disclaim any and all liability for all loss or damage which may result from reliance or use of this map.

NOT TO SCALE



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