

When recorded return to:
MONTEREY COUNTY RESOURCE
MANAGEMENT AGENCY
PLANNING DEPARTMENT
Attn: Project Planner
168 West Alisal St 2nd Floor
Salinas, CA 93901
(831) 755-5025

Space above for Recorder's Use

Permit No.: PLN130608
Resolution No.: 14-048
Owner Name: Susan Lecraw
Project Planner: Joe Sidor
APN: 420-171-043-000

The Undersigned Grantor(s) Declare(s):
DOCUMENTARY TRANSFER TAX OF \$ _____
 [X] computed on the consideration or full value of
property conveyed, OR
 [] computed on the consideration or full value less
value of liens and/or encumbrances remaining at
time of sale,
 [X] unincorporated area; and
 [] Exempt from transfer tax,
Reason:

Signature of Declarant or Agent

GRANT DEED

THIS GRANT DEED made this ____ day of _____, _____, by and between the *COUNTY OF MONTEREY*, a political subdivision of the State of California, as Grantor, and Susan LeCraw, Trustee of the SL Revocable Trust dated May 18, 2005, as to an undivided 86.668% interest; Susan LeCraw, Trustee of the LeCraw Children's Trust A fbo Julian LeCraw as to an undivided 6.666% interest and Susan LeCraw, Trustee of the LeCraw Children's Trust B fbo Ashton LeCraw, as to an undivided 6.666% interest, collectively as Grantee,

WITNESSETH:

WHEREAS, said Grantor is the owner in fee of the real property more particularly described in Exhibit "A" attached hereto and made a part hereof, situated in Monterey County, California (hereinafter the "Property"); and

WHEREAS, the California Coastal Act of 1976, (hereinafter referred to as the “Act”) requires that any coastal development permit approved by the County must be consistent with the provisions of the certified Local Coastal Program (LCP); and

WHEREAS, pursuant to the Act, and the LCP, Grantee applied to the County for a permit to undertake development as defined in the LCP; and

WHEREAS, a Coastal Development Permit to allow a lot line adjustment between two legal lots of record (File Number **PLN130608** and hereinafter referred to as the “Permit”) was granted on **December 10, 2014** by the Monterey County **Planning Commission** pursuant to the Findings, Evidence and Conditions contained in Resolution No. **14-048** (hereinafter the “Resolution”); and

WHEREAS, the Permit approves the lot line adjustment conditioned on the approval by the Board of Supervisors of the exchange of equal acreage (0.53 acres) between adjacent parcels separately owned by Grantor and Grantee; and

WHEREAS, this Deed is executed and recorded to fulfill the condition of the Permit.

NOW, THEREFORE, by this instrument dated August ____, 2016, for a valuable consideration, Grantor hereby grants any and all interest in the real property described in Exhibit “B”, attached hereto and incorporated herein, to Grantee.

{Grantor’s Signatures Follow on Next Page}

IN WITNESS WHEREOF, GRANTOR has executed this Grant Deed as of the day and year written below.

Executed this ____ day of _____, ____, at _____, California.

By: _____
(Signature)

(Print Name)

Director, Monterey County Resource Management Agency

NOTE TO NOTARY PUBLIC: If you are notarizing the signatures of persons, signing on behalf of a corporation, partnership, trust, etc., please use the correct notary jurat (acknowledgment) as explained in your Notary Public Law Book.

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 MONTEREY)

On _____ before me, _____, a Notary Public, 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.

Signature _____

(Seal)

Document Form/Content Acceptable:

Charles, J. McKee, County Counsel

By: _____

DATED: _____

Type/Print Name: _____

Deputy County Counsel

Exhibit A

ADJUSTED LOT 4

Certain real property in the unincorporated area of the County of Monterey, State of California, being a portion of Lot 3 and Lot 4, as said lots are shown and so designated on that certain cities and towns map entitled, Coast Lands Tract No.1, filed for record October 3, 1927 in Volume 3 of Cities and Towns at Page 46, records of said County and State, said real property being more particularly described as follows:

BEGINNING AT the northwesterly corner of said Lot 4 at the southerly sideline of California State Highway One, as shown on said map; thence easterly, along its northerly boundary and said highway sideline

- 1) North $88^{\circ}58'30''$ East, 96.95 feet; thence
- 2) Along a tangent curve to the left with a radius of 230.00 feet, through a central angle of $35^{\circ}44'00''$ (the long chord of which bears North $71^{\circ}06'30''$ East, 141.13 feet), an arc distance of 143.44 feet; thence
- 3) North $53^{\circ}14'30''$ East, 102.30 feet; thence leaving said sideline and along the easterly boundary of said Lot 4
- 4) South $22^{\circ}51'00''$ East, 120.63 feet, more or less, to the center of Ridge Trail No. 3, shown and so designated on said map; thence along the centerline of said trail
- 5) Along a non-tangent curve to the right having a radius of 35.00 feet, through a central angle of $09^{\circ}09'19''$ (the long chord of which bears North $71^{\circ}45'20''$ East, 5.59 feet; thence), an arc distance of 5.59 feet; thence leaving said centerline and along the easterly and southerly boundaries of said Lot 3
- 6) South $13^{\circ}40'00''$ East, 197.52 feet; thence
- 7) South $05^{\circ}38'00''$ West, 87.68 feet; thence
- 8) South $16^{\circ}37'00''$ West, 125.00 feet; thence

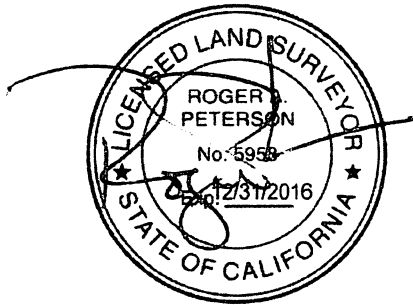
- 9) South 86°54'00" West, 45.76 feet; thence leaving the boundary of Lot 3
- 10) North 05°49'36" East, 292.52 feet; thence
- 11) North 08°16'38" West, 163.41 feet; thence
- 12) North 83°40'00" West, 10.13 feet to the center of said Ridge Trail 3; thence leaving said trail
- 13) South 85°51'36" West, 315.12 feet, more or less, to the westerly boundary of said Lot 4; thence northerly on said boundary
- 14) North 23°50'00" West, 58.50 feet, more or less, to the Point of Beginning.

CONTAINING: 1.12 acres, more or less.

Together with and subject to any and all covenants and agreements of record.

See attached exhibit.

End of Description



1.12a

Exhibit B

Legal Description of the "Property"

ADJUSTED LOT 3

Certain real property in the unincorporated area of the County of Monterey, State of California, being a portion of Lot 3, Lot 4 and Lot 6 as said lots are shown and so designated on that certain cities and towns map entitled, Coast Lands Tract No.1, filed for record October 3, 1927 in Volume 3 of Cities and Towns at Page 46, records of said County and State, said real property being more particularly described as follows:

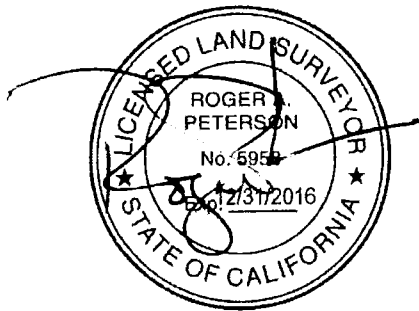
BEGINNING AT a point on the westerly line of said Lot 4, distant South 23°50'00" East, 58.50 feet from the northwesterly corner of said Lot 4; thence

- 1) North 85°51'36" East, 315.12 feet; thence
- 2) South 83°40'00" East, 10.13 feet; thence
- 3) South 08°16'38" East, 163.41 feet; thence
- 4) South 05°49'38" West, 292.52 feet; thence
- 5) North 42°20'00" West, 45.53 feet; thence
- 6) South 79°27'00" West, 76.51 feet; thence
- 7) North 09°54'00" West, 171.20 feet; thence
- 8) North 30°00'00" West, 44.96 feet; thence
- 9) North 70°22'00" West, 59.88 feet; thence
- 10) North 46°03'08" West, 67.80 feet; thence
- 11) North 41°38'00" West, 120.78 feet; thence
- 12) Along a non-tangent curve to the right having a radius of 55.0 feet, through a central angle of 49°13'17" (49°10' on said map), (the long chord of which bears

North 49°13'17" East, 45.81 feet), an arc distance of 47.25 feet (47.19 feet on said map), more or less to the westerly line of said Lot 3; thence along said line
13) North 23°50'00" West, 13.32 feet, to the Point of Beginning.

CONTAINING: 2.16 acres, more or less.

End of Descriptions



Property Located at 48320 Highway One, Big Sur, California 93920