

Attachment H

RECORDING requested by
County of Monterey:

When recorded, mail to:

Bender Rosenthal, Inc.
Attn: Rebekah Green
2825 Watt Avenue, Suite 200
Sacramento, CA 95821

Space above this line for Recorder's use

No recording fee required; this document is exempt from fee pursuant to Sections 6103 and 27383 of the California Government Code. This deed is exempt from tax pursuant to Section 11922 of the California Revenue and Taxation Code.

Portion of APN: 119-161-011
Las Lomas Drainage Project

PERMANENT EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Juan Escobar Fernandez and Esperanza Zamora, husband and wife, as Joint Tenants**, hereby **GRANT** to the **County of Monterey, a political subdivision of the State of California**, a non-exclusive Permanent Easement upon, over and across the certain real property for the Las Lomas Drainage Project in the County of Monterey, State of California, described and depicted in Exhibit A attached hereto and incorporated herein by this reference.

Dated: 02-25-~~18~~ 2019, 2018


Juan Escobar Fernandez


Esperanza Zamora

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 2-25-2019 before me, C McDonald, Notary Public
Date Here Insert Name and Title of the Officer

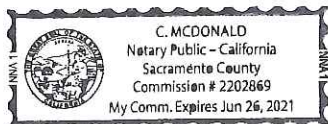
personally appeared Juan ESCOBAR FERNANDEZ
Name(s) of Signer(s)

ESPERANZA ZAMORA

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 C McDonald
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

EXHIBIT "A"

Road: Las Lomas Drive

APN 119-161-011

All that certain real property situated in Rancho Bolsa de San Cayetano, County of Monterey, State of California, described as follows:


Being a portion of that certain "1.13 Ac." parcel, as shown and so designated on "Licensed Surveyors Map of Las Lomas Tract No. 5-A," filed for record September 6, 1939 in Volume 4 of Surveys at Page 2, Records of Monterey County, being also a portion of land conveyed by deed from Raul Ortiz Rocha to Juan Escobar Fernandez, et ux, dated November 1, 1994, and recorded November 13, 1995 in Reel 3300 of Official Records, at Page 626, Records of Monterey County; said portion being more particularly described as follows:

Beginning at the point of intersection of the northwesterly boundary of the aforesaid conveyed parcel with the westerly line of Las Lomas Drive, a County Road (formerly Jehl Road), from which a spike standing in the centerline of said road bears N. 60°19'08" E., 30.00 feet distant, said intersection point and said spike being shown on that certain map filed for record in Volume 31 of Surveys, at Page 16, Records of Monterey County; thence curving along said westerly road line

- 1) Southeasterly along the arc of a circular curve to the left having a radius of 1800.30 feet, the center of which bears N. 61°04'39" E., 1800.30 feet distant through a central angle of 02°50'26" for an arc distance of 89.25 feet to a point on the southerly boundary of said conveyed parcel; thence non-tangentially leaving said westerly road line and along said southerly boundary
- 2) S. 76°22'29" W., 2.29 feet (N. 74°30'37" E., map); thence leaving said southerly boundary
- 3) N. 28°55'21" W., 88.61 feet to the point of beginning.

Containing an area of 65 square feet, more or less.

The above bearings and distances are based on the California Coordinate System 1983 Zone IV. To obtain bearings relative to true north, the grid bearings shown must be rotated clockwise approximately 1°37'50". To obtain ground level distances, multiply the distances shown by 1.0000504.


Michael K. Goetz – PLS 5667
County Surveyor - Monterey County, California

July 9, 2018
Date



$\theta = 1^{\circ}37'50''$

TRUE NORTH



N $60^{\circ}19'08''$ E
30.00

N $61^{\circ}05'26''$ E (R)
N $61^{\circ}04'39''$ E (R)

Found spike per 31-SUR-16

Point of Beginning

FERNANDEZ

APN 119-161-011-000

R 3300 OR 626

LAS LOMAS DR
(A COUNTY ROAD, WIDTH VARIES)

R=1800.30 $\Delta=2^{\circ}50'26''$ L=89.25
N $28^{\circ}55'21''$ W 88.61

N $58^{\circ}14'14''$ E (R)
31.60

187.47
S $76^{\circ}22'29''$ W

R=1800.30
N $28^{\circ}55'21''$ W 39.63

EASEMENT PARCEL
65 Square Feet

July 9, 2018

DATE

MICHAEL K. GOETZ
COUNTY SURVEYOR



SEE 31-SURVEYS-16

The above bearings and distances are based on the California Coordinate System 1983 Zone IV. To obtain bearings relative to true north, the grid bearings shown must be rotated clockwise approximately $1^{\circ}37'50''$. To obtain ground level distances, multiply the distances shown by 1.0000504.



COUNTY OF MONTEREY
RESOURCE MANAGEMENT AGENCY
OFFICE OF THE COUNTY SURVEYOR
1441 SCHILLING PLACE, SOUTH 2ND FLOOR
SALINAS, CALIFORNIA 93901
(831) 755-4800/FAX (831) 755-4958

PERMANENT ROAD EASEMENT ACQUISITION

PORTION OF APN 119-161-011-000
LAS LOMAS DRIVE STORM DRAIN PROJECT

EXHIBIT "B"

DATE 07/09/18

DRAWING
K: /SURVEYS/Las Lomas Hall Storm Drain

SHEET
1
OF
1

SCALE 1"=20'

VIEW
119-161-011

CERTIFICATE OF ACCEPTANCE AND CONSENT TO RECORDATION

This is to certify that the interest in real property conveyed by the easement deed dated _____ from Juan Escobar Fernandez and Esperanza Zamora, husband and wife, as Joint Tenants, to the County of Monterey, a political subdivision of the State of California, is hereby accepted by order of the Board of Supervisors on _____, (or by the undersigned officer or agent on behalf of the County of Monterey pursuant to authority conferred by resolution of the Board of Supervisors adopted on _____,) and the grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

Neville Pereira
Interim RMA Deputy Director of
Public Works, Parks and Facilities

4-9-19
APPROVED AS TO FORM
Mary Grace Perry
DEPUTY COUNTY COUNSEL
COUNTY OF MONTEREY

MARY GRACE PERRY

ESCROW INSTRUCTIONS

Rebecca Smith
Chicago Title Company
51 Winham Street
Salinas, CA 93902

Project Name: Las Lomas Drainage Project
Assessor's Parcel No.: 119-161-011
Owner: Fernandez and Zamora
Escrow No.: TO17001385-RS

Dear Ms. Smith:

This escrow will be closed in accordance with the Agreement for Purchase of Real Property executed by Juan Escobar Fernandez and Esperanza Zamora ("Seller") and the County of Monterey ("Buyer"). The following items have been checked to indicate the method in which this escrow is to be closed:

The sale price of this transaction is ~~\$1,300.00~~ **\$1,500.00 J.E.F.**

- ☒ Enclosed is a warrant in the sum of ~~\$1,300.00~~ **\$1,500.00 J.E.F.**
- ☒ Enclosed is an Easement Deed with attached Certificate of Acceptance and a copy of the Agreement for Purchase of Real Property.
- ☒ Taxes will be prorated and cancelled as of Close of Escrow and any taxes due shall be paid to the County Tax Collector from this escrow.
- ☒ Policy of Title insurance shall be issued in the amount of ~~\$1,300.00~~ **\$1,500.00 J.E.F.**

Proceeds from this transaction are to be sent to Seller at: 41 Las Lomas Drive, Royal Oaks, CA 95076

You are authorized to record any documents, disburse any monies, and close this escrow when you are able to issue a title policy naming the County of Monterey as Seller, free and clear of all liens, and encumbrances except the following as shown in your preliminary report number TO17001385-RS, dated October 10, 2017.

THE FOLLOWING EXCEPTION(S) MAY APPEAR IN THE TITLE POLICY:

<u>Item No</u>	<u>Description</u>	<u>Justification</u>
1	Current Taxes	Current taxes shall be cleared and prorated effective close of escrow
2	Lien of Supplemental Taxes	If any, shall be cleared and paid through escrow
3	Assessments	If any, shall be cleared and paid through escrow
4	Water Rights	Said rights will not conflict with Agency's use
5	Rights in favor of the public	Said rights will not conflict with Agency's use
6 & 7	CC&R's	Said rights will not conflict with Agency's use
8	Floodplain Notice	Does not conflict with Agency's use

THE FOLLOWING EXCEPTION(S) MUST NOT APPEAR IN THE TITLE POLICY:

<u>Item No</u>	<u>Description</u>	<u>Justification</u>
9	Deed of Trust	Partial Reconveyance to be obtained prior to close of escrow
10	Financing Statement	

Buyer will pay for all costs of escrow and the policy of title insurance. The original policy together with two copies of title insurance, all recorded documents, and your billing should be sent to Rebekah Green at the close of escrow. If you have any questions or require further information, please contact Rebekah at 916-978-4900 or via email at r.green@benderrosenthal.com.

INSTRUCTIONS FROM SELLER: In addition to the foregoing, you are hereby authorized to record and/or deliver the attached document to Bender Rosenthal, Inc., Attn: Rebekah Green at 2825 Watt Avenue, Suite 200, Sacramento, CA 95821, upon receipt of a warrant in the amount shown above, less any demands for liens, judgments, delinquent taxes and/or utilities, delinquent child support and/or alimony, or encumbrances.

Seller: Juan Escobar Fernandez and Esperanza Zamora


Juan Escobar Fernandez

Date: 02-25-19


Esperanza Zamora

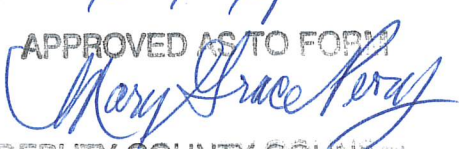
Date: 02-25-19

Buyer: County of Monterey

Neville Pereira
Interim RMA Deputy Director of
Public Works, Parks and Facilities

Date: _____

Enclosures

4-9-19
APPROVED AS TO FORM

DEPUTY COUNTY COUNSEL
COUNTY OF MONTEREY
MARY GRACE PERRY