

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO AND  
MAIL TAX STATEMENTS TO:**

CAFE TORI Investments, LLC  
18900 Portola Drive Suite 200  
Salinas, CA 93908

**WITH A CONFORMED COPY TO:**

Monterey County Water Resources Agency  
P.O. Box 930  
Salinas, CA 93902  
Attn: General Manager

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**APN:** 261-011-026 (portion of)

**Exempt from Documentary Transfer Tax** - Rev. & Tax Code  
11928 (Grantor is a non-federal agency and Grantee is immediately  
reconveying easement back to Grantor in concurrently recorded Grant  
of Easement Deed)

**QUITCLAIM DEED**

**FOR NO CONSIDERATION**, receipt of which is hereby acknowledged, MONTEREY COUNTY WATER RESOURCE AGENCY ("Grantor"), a special act agency of the State of California with duties and responsibilities set forth in Chapter 52 of the California Water Code Appendix, who acquired fees titles as its successor the Monterey County Flood Control and Water Conservation District, does hereby **REMISE, RELEASE AND FOREVER QUITCLAIM "AS-IS"** to CAFE TORI INVESTMENTS, LLC ("Grantee"), a private entity, all right, title, liability, and interest Grantor holds in that real property situated in the unincorporated area of County of Monterey, California, under that Reclamation Ditch No. 1665 recorded in the Deeds of Monterey County, California, on January 5, 1918 in Volume 156 of Deeds at Page 203, and under that Reclamation Ditch No. 1665 recorded in the Official Records of Monterey County, California, on February 28, 1933 in Volume 359 of Official Records at Page 49. Copies of the Deeds and Official Records are attached hereto as Exhibit A.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed as of the date set forth below.

APPROVED AS TO FORM:

MONTEREY COUNTY WATER RESOURCE  
AGENCY

\_\_\_\_\_  
Kelly L. Donlon, Deputy County Counsel

\_\_\_\_\_  
Brent Buche, General Manager

Dated: \_\_\_\_\_, 2020

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, \_\_\_\_\_,  
(insert name and title of the officer)

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)

## ACCEPTANCE AND CONSENT TO RECORDATION

This is to certify that the interest in real property conveyed by the quitclaim deed dated \_\_\_\_\_ from the Monterey County Water Resources Agency, a special act agency of the State of California with duties and responsibilities set forth in Chapter 52 of the California Water Code Appendix, to CAFE TORI Investments, LLC, a private entity, is hereby accepted by order of the Board of Supervisors of Monterey County Water Resources Agency on \_\_\_\_\_, and the Water Resources Agency consents to recordation thereof by its duly authorized officer.

APPROVED AS TO FORM:

MONTEREY COUNTY WATER RESOURCE  
AGENCY

\_\_\_\_\_  
Kelly L. Donlon, Deputy County Counsel

\_\_\_\_\_  
Christopher M. Lopez, Chair  
Monterey Water Resources Agency Board of  
Supervisors

Dated: \_\_\_\_\_, 2020

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, \_\_\_\_\_,  
(insert name and title of the officer)

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)

**EXHIBIT A**

Volume 156 of Deeds at Page 203

Volume 359 of Official Records at Page 49

State of California :  
 : ss.  
 County of Monterey :

On this 2nd day of October, A.D. 1917, before me, Frank S. Clark, a Notary Public in and for the said County of Monterey, personally appeared Elton B. Hebborn, known to me to be the same person whose name is subscribed to the within instrument, as a witness thereto, who, being by me duly sworn, deposed and said: that he resides in the County of Monterey, State of California; that he was present and saw P.C. PETERSEN.... personally known to him to be the same person described in, whose name is subscribed to, and who executed the said within instrument as a party thereto, sign the same; and that the said P.C. Petersen duly acknowledged, in the presence of said affiant, that he executed the same, and that he, the said affiant, thereupon, and at his request, subscribed his name as a witness thereto. Witness my hand and official seal. Frank S. Clark Notary Public in and for Monterey County, State of California.  
 (Notarial Seal)

✓ Recorded at the Request of Reclamation Dist No 1665 Mar -2 1918 at 35 minutes past 10 A.M.

✓ F.N.C. RUSSELL	:	THIS INDENTURE, made the 5 day
et ux	:	
TO	:	of January one thousand nine hundred and
RECLAMATION DISTRICT	:	eighteen BETWEEN F.N.C. Russell and Mary
No. 1665	:	Russell his wife the parties of the first
-----	:	

part, and Reclamation District No. 1665 of the State of California the party of the second part, WITNESSETH: That the said parties of the first part, in consideration of the sum of One dollars, gold coin of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain, and sell unto the said party of the second part, and to its heirs and assigns, forever, all that certain lot, piece, or parcel of land situate in the County of Monterey, State of California, and bounded and described as follows, to-wit:

A part of lots 5 and 6 in El Sausal Rancho as per Lou G. Hare's Map of Monterey County, comprising a strip of land seventy feet wide lying Thirty-five feet on each side of the center line of survey of Main Canal of Reclamation District No. 1665 beginning at Engineers Station L 522 + 50, said station being at the point where the southerly side of the County Road leading northerly from the Catholic Cemetery intersects the center of the channel of the water course which carries the overflow waters from the Markley Swamp:- thence in a general Southeasterly direction 3500 feet, a little more or less, parallel with and 35 feet from the northerly boundaries of the lands of F.N.C. Russell and Mary Ann Nunes et al, and the S P R R right of way; thence leaving S P R R right of way and running easterly up the center of the Carr Ditch to Engineers station 563 + 10 in the easterly boundary of the Markley tract, containing

6 <sup>52</sup> acres of land, also:- A part of Lot 6 in El Sausal Rancho as per Lou G.Hare's Map of Monterey County comprising a strip of land 30 feet wide lying 15 feet on each side of the following described center line: Beginning at Station L 536 +85 of the survey of the Main Canal of Reclamation District No. 1665; thence up the center of Markley Swamp in a northeasterly direction 2700 feet, a little more or less, to a point in the boundary line between David Jacks Corporation and Thoda Sherwood et al containing 1<sup>86</sup> acres of land

All of which is more fully described and set forth on Sheets Nos. 12, 13 and 30 of "Map and Profile of Main Canal and Laterals, Reclamation District No. 1665 on file in the office of the County Recorder of Monterey County, California to which sheets and map reference is hereby made, as and for the purposes of a canal or ditch for the uses of the party of the second part

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, the said premises, together with the appurtenances, unto the said part\_\_\_\_ of the second part, and to \_\_\_\_\_ heirs and assigns forever

IN WITNESS WHEREOF, the said part\_\_\_\_ of the first part, he \_\_\_\_\_ hereunto set \_\_\_\_\_ hand the day and year first above written.

Signed and Delivered in the Presence of

F.N.C.Russell

Elton B.Hebbron

Mary Russell

State of California :  
: ss.  
County of Monterey :

On this 12th day of January, A.D. 1918, before me, Frank S.Clark, a Notary Public in and for the said County of Monterey, personally appeared Elton B.Hebbron, known to me to be the same person whose name is subscribed to the within instrument, as a witness thereto, who, being by me duly sworn, deposed and said: that he resides in the County of Monterey, State of California; that he was present and saw F.N.C.RUSSELL and MARY RUSSELL, his wife, personally known to him to be the same persons described in, whose names are subscribed to, and who executed the said within instrument as parties thereto, sign the same; and that the said F. N. C. RUSSELL and MARY RUSSELL, his wife, duly acknowledged, in the presence of said affiant, that they executed the same, and that he, the said affiant, thereupon, and at their request, subscribed his name as a witness thereto. Witness my hand and official seal. Frank S.Clark Notary Public in and for Monterey County, State of California...(Notarial Seal)

✓ Filed for Record at the Request of Reclamation Dist No. 1665 Mar -2 1918 at 36 min.past 10 o'clock A.M.

THIS INDENTURE, made the 28th day of February, one thousand nine hundred and thirty-three,

BETWEEN STANLEY F. RUSSELL, of Salinas, Monterey County, California, the party of the first part, and RECLAMATION DISTRICT NO. 1665, of Monterey County, California, the party of the second part,

WITNESSETH: That the said party of the first part, in consideration of a valuable consideration rendered by the party of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, and sell unto the said party of the second part, and to its heirs and assigns forever, all that certain lot, piece or parcel of land situate in the Rancho El Sausal, County of Monterey, State of California, and bounded and described as follows, to wit:

A portion of that certain 120.59 acre tract conveyed by Mary R. Russell to Stanley Francis Russell, by deed of record in Volume 317 Official Records, at Page 437, therein Monterey County Records, Calif., and being a strip of land 40 feet wide, lying 15 feet in width northwesterly, and 25 feet in width, southeasterly of the following described survey line which is the center of the present drainage ditch, constructed by Reclamation District No. 1665, during June, 1932, as follows,

Commencing at station on the northern line of said Russell 120.59 acre tract, in the center of said drainage ditch, and from which a fence post marked CNT,C,17, standing at the northwest corner of said 120.59 acre tract, bears N. 66° 33' W., 309.5 feet distant and running thence along the center of said new ditch,

(1) S. 20° 36' W., 1050 feet to an angle point, thence,

(2) S. 20° 40' W., 1510 feet to station in the center of the Main Canal of Reclamation District No. 1665, at or about Engineers Station 538+50 of the survey of center line of said Main Canal.

Containing 2.35 acres of land,

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders rents, issues, and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to its heirs and assigns forever.

As and for the purpose of a canal or drainage ditch, and the appurtenances thereto, and the uses of the party of the second part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand the day and year first above written.

SIGNED AND DELIVERED IN THE  
PRESENCE OF \_\_\_\_\_

STANLEY F. RUSSELL

I, W. E. PLASKETT of the County of Monterey, State of California holder of that certain mortgage made August 22, 1932, recorded August 22, 1932, in Volume 341 Official Records, at page 215 therein, Monterey County Records, California, hereby consent to the making of this instrument and agree that said mortgage shall be subsequent to this deed. Dated February 28, 1933.

W. E. PLASKETT



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

