

Attachment B

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When recorded return to:
COUNTY OF MONTEREY HOUSING
AND COMMUNITY DEVELOPMENT
DEPARTMENT - PLANNING
ATTN: **KAYLA NELSON**
1441 SCHILLING PL 2ND FLOOR
SALINAS, CA 93901
(831) 755-5025

Space above for Recorder's Use

No fee document pursuant to Government Code Section 27383.

Owner Name: The Conservancy for the
Range of the Condor

Permit No.: PLN250124

418-301-087-000 &

APNs: 418-301-088-000

Project Planner: Kayla Nelson

The Undersigned Grantor(s) Declare(s):

DOCUMENTARY TRANSFER TAX OF \$ 0

[] 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,

[] unincorporated area; and

[X] Exempt from transfer tax,

Reason: Transfer to a governmental entity

Kayla Nelson Secretary
Signature of Declarant or Agent

CONSERVATION AND SCENIC EASEMENT DEED (INLAND)

THIS DEED made this _____ day of _____, _____ by and between The Conservancy for the Range of the Condor, a California Corporation, as Grantor, and the *COUNTY OF MONTEREY*, a political subdivision of the State of California (County), 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 (the Property), in the Cachagua Area Plan; and

WHEREAS, the Property of said Grantor has certain natural scenic beauty and existing openness; and

WHEREAS, the Grantor and the Grantee desire to preserve and conserve for the public benefit the great natural scenic beauty and existing openness, natural condition and present state of use of said Property of the Grantor; and

WHEREAS, it is intended that this easement is irrevocable and shall constitute enforceable restrictions within the meaning of Article XIII, Section 8, of the California Constitution and that said easement shall thereby qualify as an enforceable restriction under the provision of the California Revenue and Taxation Code, Section 402.1; and

WHEREAS, the said Grantor is willing to grant to the County of Monterey the conservation and scenic use as herein expressed of the Property, and thereby protect the present scenic beauty and existing openness by the restricted use and enjoyment of the Property by the Grantor through the imposition of the conditions hereinafter expressed;

NOW, THEREFORE, the Grantor does hereby grant and convey unto the County of Monterey an estate, interest, and conservation and scenic easement in said real property of Grantor of the nature and character and to the extent hereinafter expressed, which estate, interest, and easement will result from the restrictions hereby imposed upon the use of said Property by said Grantor, and to that end and for the purposes of accomplishing the intent of the parties hereto, said Grantor covenants on behalf of itself, its heirs, successors, and assigns, with the said Grantee, its successors and assigns, to do and refrain from doing severally and collectively upon the Grantor's Property the various acts hereinafter mentioned.

A. PROPERTY SUBJECT TO EASEMENT. The Property of the Grantor hereinabove referred to and to which the provisions of this instrument apply is situated in the County of Monterey, State of California, and is particularly described in Exhibit "A", attached hereto, and made a part hereof, hereinafter referred to as the "Conservation and Scenic Easement Area."

B. RESTRICTIONS. The restrictions hereby imposed upon the use of the Conservation and Scenic Easement Area by the Grantor and the acts which said Grantor shall refrain from doing upon the Conservation and Scenic Easement Area in connection herewith are, and shall be, as follows:

1. That no residential or commercial structures will be placed or erected upon the Conservation and Scenic Easement Area except small maintenance structures for the sole purpose of managing the land.

2. That no advertising of any kind or nature shall be located on or within the Conservation and Scenic Easement Area except for educational and informational signs along pedestrian walking and hiking trails.

3. That the Grantor shall not plant any agricultural crops including vineyards nor permit to be planted any vegetation upon the Conservation and Scenic Easement Area, except California native plant species beneficial to the land being protected for restoration purposes.

4. That, except for the construction, alteration, relocation, and maintenance of existing public roads, utility easements, access easements, and public and private pedestrian trails, the general topography of the landscape shall be maintained in its present condition and no excavation or topographic changes shall be made except shaded fuel breaks in strategic locations, principally around neighboring properties.

5. That no livestock or grazing operations be allowed upon said easement except for the use of resident or rented goats for the purpose of fuel management practices and fire control.

6. That no use of the Conservation and Scenic Easement Area which will or does materially alter the landscape or other attractive scenic features of said Property other than those specified above shall be done or suffered.

C. EXCEPTIONS AND RESERVATIONS. The following are excepted and reserved to the Grantor to be implemented consistently with the objectives, purposes, and conditions of this easement:

1. The right to maintain all existing private roads, bridges, utility and access easements, trails and structures upon the Conservation and Scenic Easement Area, and the right to create new pedestrian trails as desired.

2. The use and occupancy of the Conservation and Scenic Easement Area shall be consistent with the conditions and restrictions herein imposed.

3. Management of vegetation within the Conservation and Scenic Easement Area in accordance with the fuel management practices as required by California fire prevention standards.

4. The gathering and harvesting of downed trees for firewood at the owner's discretion, and the gathering of indigenous plants that are not species-status protected species, and other appropriate cultural heritage activities. For purposes of this

Easement, *Cultural Heritage Activities* shall mean traditional, ceremonial, spiritual, educational, and stewardship practices conducted by members of local Native American Tribes with historical and cultural ties to the Carmel Valley region, including but not limited to the Esselen and Rumsen Ohlone peoples. These activities may include, without limitation:

- Seasonal gathering and use of native (non-protected) plants for food, medicine, or ceremonial use;
- Conducting ceremonies and spiritual practices in accordance with tribal customs;
- Traditional ecological knowledge-based land stewardship practices (e.g., controlled burns, tending native plant habitats);
- Educational visits or programs led by tribal members to teach tribal youth and others about tribal history, culture, and traditional lifeways;
- Construction or use of temporary, non-permanent structures (e.g., shade shelters, altars) related to ceremonial or educational use; and
- Access to sacred sites for prayer, song, and other forms of spiritual expression.

All such activities shall be carried out in a manner that is consistent with the conservation purposes of this Easement, does not involve commercial exploitation of natural resources, and does not result in significant alteration of the landscape or harm to protected species or habitats. The Grantor and Grantee may collaborate with Tribal representatives to establish protocols or guidelines to ensure that such uses are respectful, safe, and aligned with the conservation values protected herein.

D. SUBJECT TO APPLICABLE LAWS. Land uses permitted or reserved to the Grantor by this instrument shall be subject to all applicable laws regulating the use of land.

E. BENEFIT AND BURDEN. This grant of conservation and scenic easement shall run with and burden the Property, and all obligations, terms, conditions, and restrictions hereby imposed shall be deemed to be covenants and restrictions running with the land and shall be effective limitations on the use of the Property from the date of recordation of this document and shall bind the Grantor and all of its successors and assigns. This grant shall benefit the County of Monterey and its successors and assigns forever.

F. RIGHT OF ENTRY. The Grantee or its agent may enter onto the Property to ascertain whether the use restrictions set forth above are being observed at times reasonably acceptable to the Grantor.

G. ENFORCEMENT. Any act or any conveyance, contract, or authorization whether written or oral by the Grantor which uses or would cause to be used or would permit use of the Property contrary to the terms of this grant of easement will be deemed a breach hereof. The Grantee may bring any action in court necessary to enforce this grant of easement, including, but not limited to, injunction to terminate a breaching activity and to force the restoration of all damage done by such activity, or an action to enforce the terms and provisions hereof by specific performance. It is understood and agreed that the Grantee may pursue any appropriate legal and equitable remedies. The Grantee shall have sole discretion to determine under what circumstances an action to enforce the terms and conditions of this grant of easement shall be brought in law or in equity. Any forbearance on the part of the Grantee to enforce the terms and provisions hereof in the event of a breach shall not be deemed a waiver of Grantee's rights regarding any subsequent breach.

H. MAINTENANCE. The Grantee shall not be obligated to maintain, improve, or otherwise expend any funds in connection with the Property or any interest or easement created by this grant of easement. All costs and expenses for such maintenance, improvement use, or possession shall be borne by the Grantor, except for costs incurred by Grantee for monitoring compliance with the terms of this easement.

I. LIABILITY AND INDEMNIFICATION. This conveyance is made and accepted upon the express condition that the Grantee, its agencies, departments, officers, agents, and employees are to be free from all liability and claim for damage by reason of any injury to any person or persons, including Grantor, or property of any kind whatsoever and to whomsoever belonging, including Grantor, from any cause or causes whatsoever, except matters arising out of the sole negligence of the Grantee, while in, upon, or in any way connected with the Property, Grantor hereby covenanting and agreeing to indemnify and hold harmless the Grantee, its agencies, departments, officers, agents, and employees from all liability, loss, cost, and obligations on account of or arising out of such injuries or losses however occurring. The Grantee shall have no right of control over, nor duties and responsibilities with respect to the Property which would

subject the Grantee to any liability occurring upon the Property by virtue of the fact that the right of the Grantee to enter the Property or Conservation and Scenic Easement Area is strictly limited to preventing uses inconsistent with the interest granted, the Property is not "property of a public entity" or "public property," and Grantee's rights herein do not include the right to enter the Property or Conservation and Scenic Easement Area for the purposes of correcting any "dangerous condition" as those terms are defined by California Government Code Section 830.

J. SUCCESSORS AND ASSIGNS. The terms, covenants, conditions, exceptions, obligations, and reservations contained in this conveyance shall be binding upon and inure to the benefit of the successors and assigns of both the Grantor and the Grantee, whether voluntary or involuntary.

K. SEVERABILITY. If any provision of this conservation and scenic easement is held to be invalid or for any reason becomes unenforceable, no other provision shall be thereby affected or impaired.

Executed this 10th day of July, 2025, at Carmel, California.

Conservancy for the Range of the Condor

By: 
(Signature)

Gail Bower Vice President
(Print or Type Name and Title)

By: 
(Signature)

Virginia Hanson, Secretary
(Print or Type Name and Title)

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 July 10, 2025 before me, Miranda Martinez-Zepeda, a
Notary Public, personally appeared Gail Bower, 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)

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 July 10, 2025 before me, Miranda Martinez-Zepeda, a
Notary Public, personally appeared Virginia Hansen, 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 deed or grant from **Conservancy for The Range of The Condor** to the County of Monterey, a political corporation and/or governmental agency 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: _____

Chris Lopez

Chair, Monterey County Board of Supervisors

ATTEST:

DATED: _____

Valerie Ralph

Clerk of Said Board

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)
) SS.
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)

Approved as to form:
Susan K. Blicht, County Counsel

By: Handwritten Signature

DATED: 7/7/21

Type/Print Name: Robert I. Brayer, Deputy County Counsel

EXHIBITS TO BE ATTACHED TO:

CONSERVATION AND SCENIC EASEMENT DEED

1. ***EXHIBIT "A":*** Full legal description of the entire property.

"ANY EXHIBIT(S) MUST BE NO LARGER THAN 8 1/2" X 14"

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 418-301-087

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF MONTEREY, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

The Northeast Quarter of the Southwest Quarter of Section 20, in Township 18 South of Range 4 East of the Mount Diablo Meridian, in the County of Monterey, State of California, according to the official plat thereof.

Said legal description is approved pursuant the Certificate of Compliance recorded August 21, 2002, in Document No. 2002077175, of Official Records.

PARCEL II:

A non-exclusive easement for road and utility purposes over a strip of land 20 feet wide lying within the Southwest quarter of the Northwest quarter and within the Northwest quarter of the Southwest quarter of said Section 20 over the existing traveled road as set forth in Deed to William G. Lambert, et ux., recorded July 9, 1970 in Reel 657, Page 709, of Official Records.

PARCEL III:

A non-exclusive easement for road and utility purposes over the existing road in Section 19, Township 18 South, Range 4 East, Mount Diablo Meridian, leading from the Tassajara County Road to the Westerly line of Section 20, being over the same road as set forth in the deed from William G. Lambert, et ux., to Steve J. Bardin, recorded July 9, 1970 in Reel 657, Page 711, of Official Records.

PARCEL IV:

A non-exclusive easement and right of way for a road or trail for non-vehicular travel, over a strip of land 10 feet wide lying along, adjacent to, and Easterly of a line beginning at the Northwest corner of the South half of the Northwest quarter of the Southwest quarter of said Section 20; and running thence along the West line of said Section 20 to the South line of the existing road referred to in Paragraphs II and III above.

PARCEL V:

A non-exclusive easement over a strip of land 20 feet wide over the most practical and direct route from the existing road referred to in Parcel II above, over, that portion of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 20 that lies Easterly of the east branch of the main canyon running through last mentioned property.

Xochitl Marina Camacho
MontereyCounty Clerk-Recorder

Recorded at the request of:
CHICAGO TITLE COMPANY (CA) -

2024033722

09/20/2024 08:40:25
Titles: 1 Pages: 3

Fees: \$19.00
Taxes: \$550.00
AMT PAID: \$569.00

RECORDING REQUESTED BY:
Chicago Title Company

**When Recorded Mail Document
and Tax Statement To:**

Conservancy for The Range of The Condor, a
California corporation
P. O. Box 190
Monterey, CA 93942

Escrow No.: FWMN-5252400455

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Address: A.P.N. 418-301-087
Tassajara Road,
Carmel Valley, CA 93924

APN/Parcel ID(s): 418-301-087

GRANT DEED

The undersigned grantor(s) declare(s)

- ☐ This transfer is exempt from the documentary transfer tax.
☒ **The documentary transfer tax is \$550.00** and is computed on:
☒ the full value of the interest or property conveyed.
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in ☒ an Unincorporated area.

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

John R. Hain and Jennifer L. Allen, Trustees of The Conrad McQuay Hain Irrevocable Trust, dated 12/27/1996

hereby GRANT(S) to

Conservancy for The Range of The Condor, a California corporation

the following described real property in the Unincorporated Area of the County of Monterey, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: A.P.N. 418-301-087 Tassajara Road, Carmel Valley, CA 93924

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:
Chicago Title Company

**When Recorded Mail Document
and Tax Statement To:**
Conservancy for The Range of The Condor, a
California corporation
P. O. Box 190
Monterey, CA 93942

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: FWMN-5252400455

Property Address: A.P.N. 418-301-087
Tassajara Road,
Carmel Valley, CA 93924

APN/Parcel ID(s): 418-301-087

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MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED

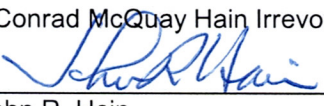
(continued)

APN/Parcel ID(s): 418-301-087

Dated: September 13, 2024

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Conrad McQuay Hain Irrevocable Trust, dated 12/27/1996

BY: 

John R. Hain
Trustee

BY: 

Jennifer L. Allen
Trustee

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

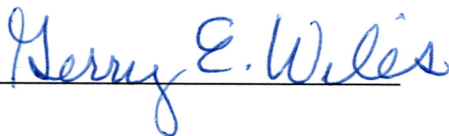
On 9-18-2024 before me, Gerry E. Wiles, Notary Public,
(here insert name and title of the officer)

personally appeared John R. Hain and Jennifer L. Allen,
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



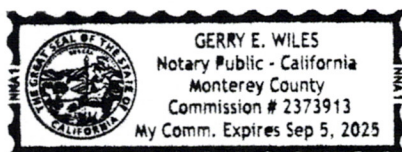
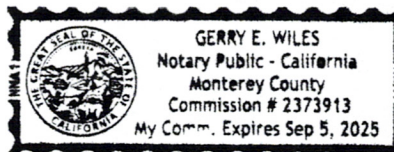


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Legal Description

For APN/Parcel ID(s): 418-301-087

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A non-exclusive easement and right of way for a road or trail for non-vehicular travel, over a strip of land 10 feet wide lying along, adjacent to, and Easterly of a line beginning at the Northwest corner of the South half of the Northwest quarter of the Southwest quarter of said Section 20; and running thence along the West line of said Section 20 to the South line of the existing road referred to in Paragraphs II and III above.

PARCEL V:

A non-exclusive easement over a strip of land 20 feet wide over the most practical and direct route from the existing road referred to in Parcel II above, over, that portion of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 20 that lies Easterly of the east branch of the main canyon running through last mentioned property.

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A *Preliminary Change of Ownership Report* must be filed with each conveyance in the County Recorder's office for the county where the property is located.

NAME AND MAILING ADDRESS OF BUYER/TRANSFEEE
(Make necessary corrections to the printed name and mailing address)

Conservancy for The Range of The Condor, a California corporation
P. O. Box 190
Monterey, CA 93942

ASSESSOR'S PARCEL NUMBER

418-301-087

SELLER/TRANSFEROR

John R. Hain and Jennifer L. Allen, Trustees of The Conrad McQuay Hain Irrevocable Trust, dated 12/27/1996

BUYER'S DAYTIME TELEPHONE NUMBER

(831) 238-2787

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

A.P.N. 418-301-087 Tassajara Road, Carmel Valley, CA 93924

<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.	MO	DAY	YEAR
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Are you a 100% rated disabled veteran who was compensated at 100% by the Department of Veterans Affairs or an unmarried surviving spouse of a 100% rated disabled veteran?			

MAIL PROPERTY TAX INFORMATION TO (NAME)

Conservancy for The Range of The Condor, a California corporation

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)

P. O. Box 190

CITY

Monterey

STATE

CA

ZIP CODE

93942

PART 1. TRANSFER INFORMATION*Please complete all statements.*

This section contains possible exclusions from reassessment for certain types of transfers.

- YES NO
- ☐ ☒ A. This transfer is solely between spouses (*addition or removal of a spouse, death of a spouse, divorce settlement, etc.*).
- ☐ ☒ B. This transfer is solely between domestic partners currently registered with the California Secretary of State (*addition or removal of a partner, death of a partner, termination settlement, etc.*).
- ☐ ☒ *C. This is a transfer: ☐ between parent(s) and child(ren) ☐ between grandparent(s) and grandchild(ren).
Was this the transferor/grantor's principal residence? ☐ YES ☐ NO
Is this a family farm? ☐ YES ☐ NO
- ☐ ☒ *D. This transfer is the result of a cotenant's death. Date of death _____
- ☐ ☒ *E. This transaction is to replace a principal residence owned by a person 55 years of age or older.
- ☐ ☒ *F. This transaction is to replace a principal residence by a person who is severely disabled.
- ☐ ☒ *G. This transaction is to replace a principal residence substantially damaged or destroyed by a wildfire or natural disaster for which the Governor proclaimed a state of emergency.
- ☐ ☒ H. This transaction is only a correction of the name(s) of the person(s) holding title to the property (*e.g., a name change upon marriage*).
If YES, please explain: _____
- ☐ ☒ I. The recorded document creates, terminates, or reconveys a lender's interest in the property.
- ☐ ☒ J. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (*e.g., cosigner*). If YES, please explain: _____
- ☐ ☒ K. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- ☐ ☒ L. This is a transfer of property:
1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of
☐ the transferor, and/or ☐ the transferor's spouse ☐ registered domestic partner.
2. to/from an irrevocable trust for the benefit of the
☐ creator/grantor/trustor and/or ☐ grantor's/trustor's spouse ☐ grantor's/trustor's registered domestic partner.
- ☐ ☒ M. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- ☐ ☒ N. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
- ☐ ☒ O. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations.
- ☐ ☒ *P. This transfer is to the first purchaser of a new building containing a ☐ leased ☐ owned active solar energy system.
- ☐ ☒ Q. Other. This transfer is to _____

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.**THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION**

PART 2. OTHER TRANSFER INFORMATION*Check and complete as applicable.*

A. Date of transfer, if other than recording date: _____

B. Type of transfer:

- ☐ Purchase ☐ Foreclosure ☐ Gift ☒ Trade or exchange ☐ Merger, stock, or partnership acquisition (Form BOE-100-B)
☐ Contract of sale. Date of contract: _____ ☐ Inheritance. Date of death: _____
☐ Sale/leaseback ☐ Creation of a lease ☐ Assignment of a lease ☐ Termination of a lease. Date lease began: _____
 Original term in years (including written options): _____ Remaining term in years (including written options): _____

☐ Other. Please explain: _____C. Only a partial interest in the property was transferred. ☐ YES ☒ NO If YES, indicate the percentage transferred: _____ %**PART 3. PURCHASE PRICE AND TERMS OF SALE***Check and complete as applicable.*

A. Total purchase price

\$ 500,000.00

B. Cash down payment or value of trade or exchange excluding closing costs

Amount \$ 500,000.00

C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____

Amount \$ _____

- ☐ FHA (____ Discount Points) ☐ Cal-Vet ☐ VA (____ Discount Points) ☐ Fixed rate ☐ Variable rate
☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller
☐ Balloon payment \$ _____ Due date: _____

D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____

Amount \$ _____

- ☐ Fixed rate ☐ Variable rate ☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller
☐ Balloon payment \$ _____ Due date: _____

E. Was an Improvement Bond or other public financing assumed by the buyer? ☐ YES ☐ NO Outstanding balance \$ _____

F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ _____

G. The property was purchased: ☐ Through real estate broker. Broker name: _____ Phone number: (____) _____

- ☐ Direct from seller ☐ From a family member-Relationship _____
☐ Other. Please explain: _____

H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

PART 4. PROPERTY INFORMATION*Check and complete as applicable.*

A. Type of property transferred

- ☐ Single-family residence ☐ Co-op/Own-your-own ☐ Manufactured home
☐ Multiple-family residence. Number of units: _____ ☐ Condominium ☒ Unimproved lot
☐ Other. Description: (i.e., timber, mineral, water rights, etc.) _____ ☐ Timeshare ☐ Commercial/Industrial

B. ☒ YES ☐ NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.

If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____

C. ☐ YES ☒ NO A manufactured home is included in the purchase price.

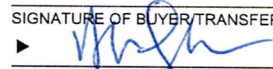
If YES, enter the value attributed to the manufactured home: \$ _____

☐ YES ☒ NO The manufactured home is subject to local property tax. If NO, enter decal number: _____D. ☐ YES ☒ NO The property produces rental or other income.If YES, the income is from: ☐ Lease/rent ☐ Contract ☐ Mineral rights ☐ Other: _____E. The condition of the property at the time of sale was: ☒ Good ☐ Average ☐ Fair ☐ Poor

Please describe: _____

CERTIFICATION*I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.*

SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER



DATE

SEPT 18, 2024

TELEPHONE

831-238-2781

NAME OF BUYER/TRANSFeree/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT)

DON L. GRUBER

TITLE

President

EMAIL ADDRESS

The Assessor's office may contact you for additional information regarding this transaction.