

ATTACHMENT “C”

09CC100 - Foxen Oaks

APN: 133-070-035

5th Supervisorial District

DEEDS
172

State of California }
County of Santa Barbara } ss.

On this 21st day of February 1919, before me, A. P. Redington, a Notary Public in and for said County, personally appeared E. Raymond Driver and Mable Driver, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same.

WITNESS my hand and Official Seal.

(NOTARIAL SEAL)

A. P. REDINGTON, Notary Public in and for the County
of Santa Barbara, State of California.

RECORDED at Request of Grantee at 12 min. past 4 o'clock P. M. Feb'y. 26th 1919.

MARK BRADLEY, County Recorder

By Hortense Bianchi Deputy Recorder.

-----HLB

WICKENDEN CO.,

TO

MARGARET WICKENDEN, ET AL.,

THIS INDENTURE, Made the 17th day of January, 1919,

BETWEEN Wickenden Co., a corporation organized and existing under and by virtue of the laws of the State of California, party of the first part, and Margaret Wickenden, W. C. Wickenden, Eric Wickenden, Clarence Wickenden, James Wickenden, Amanda Zinmaster and Wilhelmina Wasley, parties of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Dollar, gold coin of the United States of America, to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, in the following proportions, to wit: To Margaret Wickenden an undivided one-third (1/3) thereof, and an undivided one-ninth (1/9) to said W. C. Wickenden, Eric Wickenden, Clarence Wickenden, James Wickenden, Amanda Zinmaster and Wilhelmina Wasley, all those certain lots, pieces or parcels of land situate in the County of Santa Barbara, State of California, and bounded and particularly described as follows, to wit:

Commencing at a 3" pipe survey monument set in place of old Chaparral stake marked T. No. 4 LL at the most southwesterly corner of the Tinaquaic Rancho, from which the old blaze on a live oak tree one foot eight inches in diameter bears S. 23° W. 81.10 feet, and old blaze on another live oak tree two feet three inches in diameter bears S. 24° E. 90.35 feet; thence

1st. N. 23° 45' E., following the most westerly line of said Tinaquaic Rancho, as per monuments, 2303.60 feet to a point where the center line of Section 33 T. 9 N. R. 32 W. S. B. M. as fenced and projected would intersect same; thence

2nd. N. 1° 24' E., following the center line of said Section 33 in said township and range, as fenced, 908.30 feet to a pipe survey monument set at corner of fence, thence

3rd. S. 88° 43' E., 403.40 feet to a pipe survey monument set on the most westerly line of said Tinaquaic Rancho as above stated; thence

4th. N. 23° 45' E., following said westerly line of said Tinaquaic Rancho, 3532.60 feet to a pipe survey monument from which a spike in a live oak tree bears S. 81° W. 3.60 feet, and a spike in another live oak tree bears S. 27½° E. 15.69 feet; thence

5th. S. 67° 12' E., 2458.60 feet to a pipe survey monument with a 4" x 4" redwood stake marked N. Cor. 500 acres FFF set on north side of same, from which a spike in a live

oak tree marked BTF bears S. 80° 31' W. 34.83 feet, and a spike in another live oak tree bears S. 10° 02' E. 18.07 feet; thence

8th. S. 23° 45' W. 6867.30 feet to a pipe survey monument set in the most southerly line of said Tinaquaic Rancho as per monuments, with a 4" x 4" redwood stake marked SE Cor. 500 acres FFF set on north side of same, from which a spike in a white oak tree marked 500 A.S.E. Cor. BTFFF bears N. 22° E. 166.32 feet; thence

7th. N. 67° 52' W. following the most southerly line of said Tinaquaic Rancho as per monuments 3461.30 feet to the place of beginning containing 390.75 acres and being the South portion of Lot 11, Tinaquaic Rancho, and a small portion of Section 33 T. 9 N. R. 32 W., S. B. M.

BEING Tract D as laid down and designated on that certain map entitled "Map of Survey made by F. F. Flournoy showing Division of the Wickenden Rancho, a portion of the Tinaquaic Rancho and a small portion of Sec. 33 T. 9 N. R. 32 W., and Sec. 15 T. 9 N. R. 32 W., S.B.M. Santa Barbara Co., Calif. December, 1918." filed in the office of the County Recorder of said County of Santa Barbara on the 2nd day of January, 1919, in Book 11 of Maps and Surveys at page 176 to which map and the field notes from which the same was compiled reference is hereby made for a more particular description of said premises.

TOGETHER with the right of way as appurtenant to the land herein granted and the right to pass and repass with all convenient vehicles and appliances from the lands herein granted to parties of the second part by the nearest practicable route over the lands this day granted by party of the first part to J. R. Wickenden to what is known as the Cat Canyon County Road and also to what is known as the Foxen Canyon County Road; subject, however, to the rights of way granted by deed bearing even date herewith to Winfield Arata and Helen Arata Mills, and also to right of way granted by deed bearing even date herewith to J. R. Wickenden.

RESERVING, however, to the party of the first part, its successors and assigns forever all minerals and mineral rights, consisting of coal, lignite, asphaltum, brea, petroleum, bitumin, mineral oil, natural gas and all other hydrocarbons, and all similar substances and all minerals that may now or hereafter exist upon, or in or under the surface of all or any thereof and of passage upon, over and across the same and egress therefrom in all such places and in any such way or manner as may be necessary, proper or convenient, save that it shall so exercise said rights, and privileges as not unnecessarily to interfere with agricultural operations on said land or with the use of the same for grazing purposes or farming and so as not to interfere with the maintenance and use of water pipes and other appliances for irrigation, watering stock and supplying water for domestic or agricultural use, nor with the permanent maintenance and use of the roads now or hereafter laid out across said lands; and that for passage to and from the site of any well or mine which may be located on said land it will utilize, so far as may be practicable, the roads already or hereafter established on said land and where necessary to make any new road or access to any well site, mine or other improvement it will construct such road by the shortest practicable route to connect with the nearest road already established and whenever it may be necessary for it to pass through a fence of any field on said land for gaining access to the site of any well, mine or other improvements, it will construct at the place so selected by it for passage through said fence, if there be no gate at such place a substantial gate of a height not less than that of the fence and keep said gate (whether constructed by it or already there constructed) closed at all times except when necessarily open to permit the passage of persons or vehicles; With the right to extract, sever, take and remove the said minerals and all or any and every of them from the whole and any and every part and portion thereof, and to retain, save, collect, preserve, store and otherwise

DEEDS
172

handle and transport the same and to deal therewith, and for those purposes or any of them to drive and sink as many wells, shafts and tunnels as may be necessary to exhaust the whole deposit and supply of said minerals and to locate, erect and maintain all proper and convenient buildings, houses, workshops, pumping stations, derricks, tanks, mixing plants and other structures and appliances and to locate and establish all necessary, proper or convenient electric lines and telephone and telegraph lines at all necessary and proper places with the exclusive use of not less than one acre of land for every well sunk by it on said premises and as much land as may be necessary, proper or convenient for sites for all other structures for its own exclusive use and advantage, for exploring, prospecting, taking, mining and drilling for same and also the right to use any water which may be hereafter developed by it on said land and the right to develop, devote, take, appropriate and use any and all waters now or hereafter flowing upon or beneath the surface of said land or any part thereof, that is not retained for livestock, agricultural or domestic use by parties of the second part on said land.

PROVIDED, however, that party of the first part shall before entry upon or occupancy or use of any parcel of the aforesaid premises, whether as the site for well or for road, or for any building, appliances or operations hereunder, (save for pipe lines, telephone and telegraph lines,) pay to parties of the second part the agricultural value at the time of the notice herein provided for of said land so occupied, used or entered, together with all damage to the tract of which it is a part occasioned by its severance from said tract. Pipe lines shall be buried and maintained not less than 18 inches under the surface of the ground when the same pass through tillable land. Said party of the first part shall in event of its intention to enter, take, occupy or use any such parcel hereunder serve written notice upon the parties of the second part, their successors or assigns, of its intention to make said entry, particularly describing the land to be entered and in the event said parties cannot agree upon the price to be paid as aforesaid said first party shall select one disinterested person and said second parties shall select one disinterested person and the two persons so selected shall select a third person and any two of said three persons shall fix the price to be paid hereunder, and said party of the first part, its successors or assigns shall pay the price so fixed to parties of the second part within 30 days after the date of the said law or decision of any two of said arbitrators and it shall be entitled to enter, occupy and use the said parcel or parcels hereunder. Said privilege shall not be exhausted by one notice and entry but shall be a continuing one running with the said interest in said premises herein reserved to party of the first part.

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

TO HAVE AND TO HOLD, all and singular the above-mentioned and described premises, together with the appurtenances, unto the said parties of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, party of the first part hereto has caused these presents to be executed by its President and Secretary, thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL OF)
(WICKENDEN CO.)

WICKENDEN CO.

By A. P. Wickenden, President.

By R. A. Wickenden, Secretary.

State of California
County of San Luis Obispo

} ss.

On this 17th day of January, 1919, before me, C. P. Kaetzel, a Notary Public in and for the County of San Luis Obispo, State of California, residing therein, duly commissioned and sworn, personally appeared A. P. Wickenden, personally known to me to be the President, and R. A. Wickenden, personally known to me to be the Secretary of Wickenden Co., the Corporation described in and that executed the within and foregoing instrument and personally known to me to be the persons who executed the said instrument on behalf of said corporation, and they acknowledged to me that the said Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first hereinabove written.

(NOTARIAL SEAL)

C. P. KAETZEL, Notary Public Aforesaid

We, the undersigned owners in the aggregate of all of the Capital Stock of Wickenden Co., a corporation, and owners respectively of the number of shares of said Capital Stock set opposite our respective names hereunder, do consent to and ratify the within and foregoing conveyance to Margaret Wickenden, W. C. Wickenden, Eric Wickenden, Clarence Wickenden, James Wickenden, Amanda Zinsmaster, and Wilhelmina Wasley,

Albert P. Wickenden	1250
J. R. Wickenden	1250
Ernest Wickenden	1250
R. A. Wickenden	3750
Helen Arata Mills	625
Eric Wickenden	139
Margaret S. Wickenden	416
C. F. Wickenden	139
Winfield H. Arata	625
Wilhelmina Wasley	139
James Wickenden	139
Amanda W. Zinsmaster	139
W. C. Wickenden	139

I, R. A. Wickenden, Secretary of Wickenden Co., a corporation, do hereby certify that the total issued Capital Stock of Wickenden Co., a corporation is 10000 shares; that Ernest Wickenden, Albert P. Wickenden, J. R. Wickenden, Robert A. Wickenden, Helen Arata Mills, Winfield Arata, Margaret Wickenden, W. C. Wickenden, Eric Wickenden, Clarence Wickenden, James Wickenden, Amanda Zinsmaster and Wilhelmina Wasley, whose names are hereinabove subscribed to the foregoing ratification are the owners respectively of the number of shares of said Capital Stock hereinabove set opposite their respective names.

(CORPORATE SEAL OF)
(WICKENDEN CO.)

R. A. WICKENDEN, Secretary of Wickenden Co.

a corporation.

State of California
County of San Luis Obispo

} ss. (USIRS \$.50 Cancelled)
(1-17-1919 W. Co.)

On this 17th day of January, 1919, before me, C. P. Kaetzel, a Notary Public in and for the County of San Luis Obispo, State of California, residing therein duly commissioned and sworn, personally appeared R. A. Wickenden, personally known to me to be the same person whose name is subscribed to the within and foregoing instrument as the Secretary of Wickenden Co., a corporation, and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my Official Seal the day

DEEDS
172

and year in this Certificate first above written.

(NOTARIAL SEAL)

C. P. KAETZEL, Notary Public aforesaid.

"RESOLVED, that this corporation convey to Margaret Wickenden, W. C. Wickenden, Eric Wickenden, Clarence Wickenden, James Wickenden, Amanda Zinmaster and Wilhelmina Wasley all that certain real property situate in the County of Santa Barbara, State of California, in the following proportions, to wit: To Margaret Wickenden an undivided one-third (1/3) thereof, and an undivided one-ninth (1/9) to said W. C. Wickenden, Eric Wickenden, Clarence Wickenden, James Wickenden, Amanda Zinmaster and Wilhelmina Wasley.

Being Tract D as laid down and designated on that certain Map entitled 'Map of Survey made by F. F. Flourney showing Division of the Wickenden Rancho, a portion of the Tinaquaic Rancho and a small portion of Sec. 33 T. 9 N. R. 32 W., and Sec. 15. T. 9 N. R. 32 W., S.B.M. Santa Barbara Co., Calif., December, 1918'.

I, R. A. Wickenden, the Secretary of Wickenden Co., a corporation do certify that the foregoing is a true copy of a Resolution passed and adopted by the stockholders of said corporation by the unanimous vote of the stockholders at a regular meeting of said stockholders held on the 16th day of December, 1918, at which meeting all the stockholders of said corporation were present.

(CORPORATE SEAL OF)
(WICKENDEN CO.)

R. A. WICKENDEN, Secretary of Wickenden Co.,

a corporation.

"RESOLVED, that this corporation convey to Margaret Wickenden, W. C. Wickenden, Eric Wickenden, Clarence Wickenden, James Wickenden, Amanda Zinmaster and Wilhelmina Wasley all that certain real property situate in the County of Santa Barbara, State of California, in the following proportions, to wit: To Margaret Wickenden, an undivided one-third (1/3) thereof and an undivided one-ninth (1/9) to said W. C. Wickenden, Eric Wickenden, Clarence Wickenden, James Wickenden, Amanda Zinmaster and Wilhelmina Wasley.

Being Tract D as laid down and designated on that certain Map entitled 'Map of Survey made by F. F. Flourney showing division of the Wickenden Rancho, a portion of the Tinaquaic Rancho and a small portion of Sec. 33 T. 9 N.R. 32 W., and Sec. 15, T. 9 N. R. 32 W. S. B. M. Santa Barbara Co., Calif. December, 1918.'-

"RESOLVED, FURTHER, that the President and Secretary of this corporation be and they are hereby authorized and empowered to sign, execute and deliver any and all such deeds, conveyances, and other instruments which may be necessary or proper in the premises or for the conveyance of the aforesaid land."

I, R. A. Wickenden, the Secretary of Wickenden Co., a corporation, do certify that the foregoing is a true copy of a Resolution passed and adopted by the Board of Directors of said Corporation by unanimous vote of all the Directors held on the 16th day of December 191 at which meeting all the directors of said corporation were present.

(CORPORATE SEAL OF)
(WICKENDEN CO.)

R. A. WICKENDEN, Secretary of Wickenden Co.,

a corporation.

State of California
County of San Luis Obispo.

} ss.

On this 17th day of January, 1919, before me, C. P. Kaetzel, a Notary Public in and for the County of San Luis Obispo, State of California, residing therein duly commissioned and sworn, personally appeared R. A. Wickenden, personally known to me to be the same person whose name is subscribed to the within and foregoing instrument as the Secretary of Wickenden Co., a corporation, and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day

and year in this Certificate first above written.

(NOTARIAL SEAL)

C. P. KAETZEL, Notary Public aforesaid.

RECORDED at Request of R. A. Wickenden at 15 min. past 9 o'clock A. M. Feby. 27th 1919.

MARK BRADLEY, County Recorder

By Hortense Bianchi Deputy Recorder.

-----HLB

WICKENDEN CO.,

TO

J. R. WICKENDEN

THIS INDENTURE, Made the 17th day of January, 1919,

BETWEEN Wickenden Co., a corporation organized and existing under and by virtue of the laws of the State of California, party of the first part, and J. R. Wickenden, of the County of Santa Barbara, State of California, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Dollar, gold coin of the United States of America, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all those certain lots, pieces or parcels of land, situate in the County of Santa Barbara, State of California, and bounded and particularly described as follows, to wit:

The North portion of Lots 10 and 11 of the Rancho Tinaquaic, commencing at a 3" pipe survey monument set at the most northwesterly corner of the Tinaquaic Rancho from which Sisquoc Ranch Cor. No. 5 as fenced, bears S. 67° 12' E., 366.26 feet; thence

1st. S. 23° 45' W., following the most westerly line of said Tinaquaic Rancho, as per monuments of same, 7069.40 feet to a small pipe survey monument from which a spike in a live oak tree bears S. 81° W., 3.60 feet, and another spike in a live oak tree bears S. 27½° E., 15.69 feet; thence

2nd. S. 67° 12' E., 4948.50 feet to a small pipe survey monument from which a spike in a live oak tree marked BTFF. bears S. 31° 18' W. 40.43 feet, and another spike in a live oak tree marked B.T.F. bears S. 1° 46' E., 43.09 feet; thence

3rd. N. 23° 36' E., along general line of fence, 7069.40 feet to a small pipe survey monument set in the most northerly line of said Tinaquaic Rancho; as fenced; thence

4th N. 67° 12' W., following the northerly line of said Tinaquaic Rancho as fenced, 4929.40 feet to the place of beginning, containing 801.47 acres.

Being Tract C. as laid down and designated on that certain Map entitled "Map of Survey made by F. F. Flournoy showing division of the Wickenden Rancho, a portion of the Tinaquaic Rancho and a small portion of Sec. 33 T. 9 N. R. 32 W., and Sec. 15 T. 9 N. R. 32 W. S.B.M. Santa Barbara Co., Calif. December, 1918" filed in the office of the County Recorder of said County of Santa Barbara on the 2nd day of January, 1919 in Book 11 of Maps and Surveys at page 176 to which map and the field notes from which the same was compiled reference is hereby made for a more particular description of said premises.

TOGETHER with the right of way as appurtenant to the land herein granted and the right to pass and repass with all convenient vehicles and appliances from the land herein granted to party of the second part by the nearest practicable route over the lands this day granted by party of the first part to Margaret Wickenden, W. C. Wickenden, Eric Wickenden, Clarence Wickenden, James Wickenden, Amanda Zinsmaster and Wilhelmina Wasley, to what is known as the