

Recording requested by
and to be returned to:
Santa Barbara County Surveyor
Real Property
Will Call

COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS

Document entitled to free recordation
Pursuant to Government Code Section 6103

This Deed is not Valid Until Recorded

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED AGREEMENT WITH RESERVATIONS

THIS GRANT DEED AGREEMENT WITH RESERVATIONS is made by and between the COUNTY OF SANTA BARBARA, a political subdivision of the State of California, as Grantor herein, and the Hanson Family Trust Schedule C recorded 8-29-2001 as Grantee herein;

WHEREAS, Grantor is the fee owner of the right-of-way known as Baseline Avenue which was dedicated to the COUNTY for public use via Book 40, page 207 of Deeds, and in the Dedication found on Rack 3, Map 4 (Canada De Los Pinos) by the Santa Ynez Land and Improvement Company, recorded October 12, 1895 in the Office of the County Recorder of the County of Santa Barbara, and

WHEREAS, Grantee is the fee owner of 4815 Baseline Avenue, APN 141-070-019 (herein the "Property"); and

WHEREAS, when the Property was originally created the developer believed that Baseline Avenue was held by the County of Santa Barbara in easement and thus included a portion of Baseline Avenue within the Property's 40 acre boundary; and

WHEREAS, it was later discovered that Baseline Avenue is held in fee by the County, thus the size of the Property is less than the intended 40 acre size; and

WHEREAS, the Grantee desires to purchase a portion of the Baseline Avenue fee and add that area to the Property, to once again make the Property 40 acres in size, and has petitioned the County to abandon and sell a portion of County's fee ownership of Baseline Avenue; and

WHEREAS, the Grantor will reserve a right-of-way easement over the area being transferred so the abandonment of the fee will have no impact on the public's right to use the Baseline Avenue right-of-way; and

WHEREAS, Public Works has no objection to said abandonment and sale.

NOW, THEREFORE, Grantor hereby grants and transfers to Grantee and successors in interest the fee ownership of that real property identified on "Exhibit A" attached hereto and incorporated herein, in exchange for Four Thousand, Five Hundred, Forty Four Dollars and no

incorporated herein, in exchange for Four Thousand, Five Hundred, Forty Four Dollars and no cents (\$4,544.00), receipt of which is hereby acknowledged. The area being transferred shall herein be identified as the "Portion."

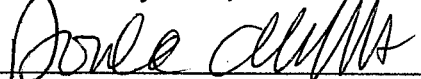
Grantor does hereby reserve and except from this Grant Deed a permanent easement for public road right-of-way, including any existing public utilities, and the right to install or grant others the right to install utilities therein, which rights and interests shall survive this Grant Deed in perpetuity.

Grantee specifically acknowledges that Grantor has transferred and Grantee has accepted the Portion on an "AS IS WITH ALL FAULTS" basis and that Grantee did not rely on any representations or warranties of any kind whatsoever, express or implied, from Grantor, its employees, agents, or brokers as to any matters concerning the Portion, including without limitations: its physical condition, including the structural elements of any improvements; its geology; the development potential of the Portion and its use, habitability, merchantability, or fitness for a particular purpose; its zoning or other legal status; its compliance with law; the presence or removal of hazardous or toxic materials, substances, or wastes on, under or about the Portion or the neighboring properties; the quality of labor or materials used in any improvements; the conditions of title to the Portion; leases, service contracts, or other agreements affecting the Portion; and the economics of the operation of the Portion.

This Grant Deed results from the sale of excess fee ownership of a public road adjacent to Grantee's property currently identified as County Assessor's Parcel Number 141-070-019 and is not intended to create a separate legal parcel within the meaning of the California Civil Code Section 1093 nor a separate unit of real property within the California Subdivision Map Act. The intent of this Grant Deed is to merge the Portion with and form a single legal parcel or unit with APN 141-070-019.

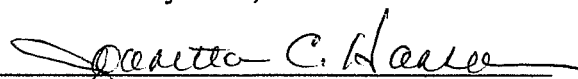
Grantee:

Hanson Family Trust, Schedule C 8-29-01



By: Donald C. Hanson; Trustee

Hanson Family Trust, Schedule C 8-29-01



By: Joannetta C. Hanson; Trustee

ACKNOWLEDGMENT

State of California
County of Santa Barbara

On 12/15/09, before me, Amy Hinkens, a
(Name of Notary)

Notary Public, personally appeared Donald C. Hanson,
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: Amy Hinkens (Seal)

ACKNOWLEDGMENT

State of California
County of Santa Barbara

On 12/15/09, before me, Amy Hinkens, a
(Name of Notary)

Notary Public, personally appeared Joanetta C. Hanson,
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.



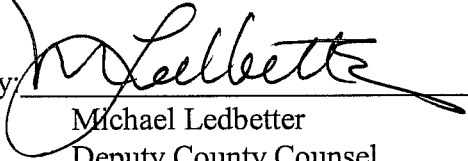
Signature: Amy Hinkens (Seal)

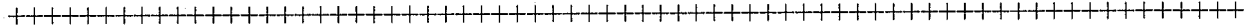
GRANT DEED AGREEMENT WITH RESERVATIONS

Grantor:
COUNTY OF SANTA BARBARA

By: _____
Chair, Board of Supervisors

APPROVED AS TO FORM:
DENNIS A. MARSHALL
COUNTY COUNSEL

By:  _____
Michael Ledbetter
Deputy County Counsel



BOARD OF SUPERVISORS ACKNOWLEDGMENT

C.C. 1189
State of California
County of _____

On _____, before me, _____, a
(Name of Deputy Clerk)

Deputy Clerk, 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)

MICHAEL F. BROWN
CLERK OF THE BOARD

By: _____
Deputy Clerk

Exhibit "A"
LEGAL DESCRIPTION
Abandonment

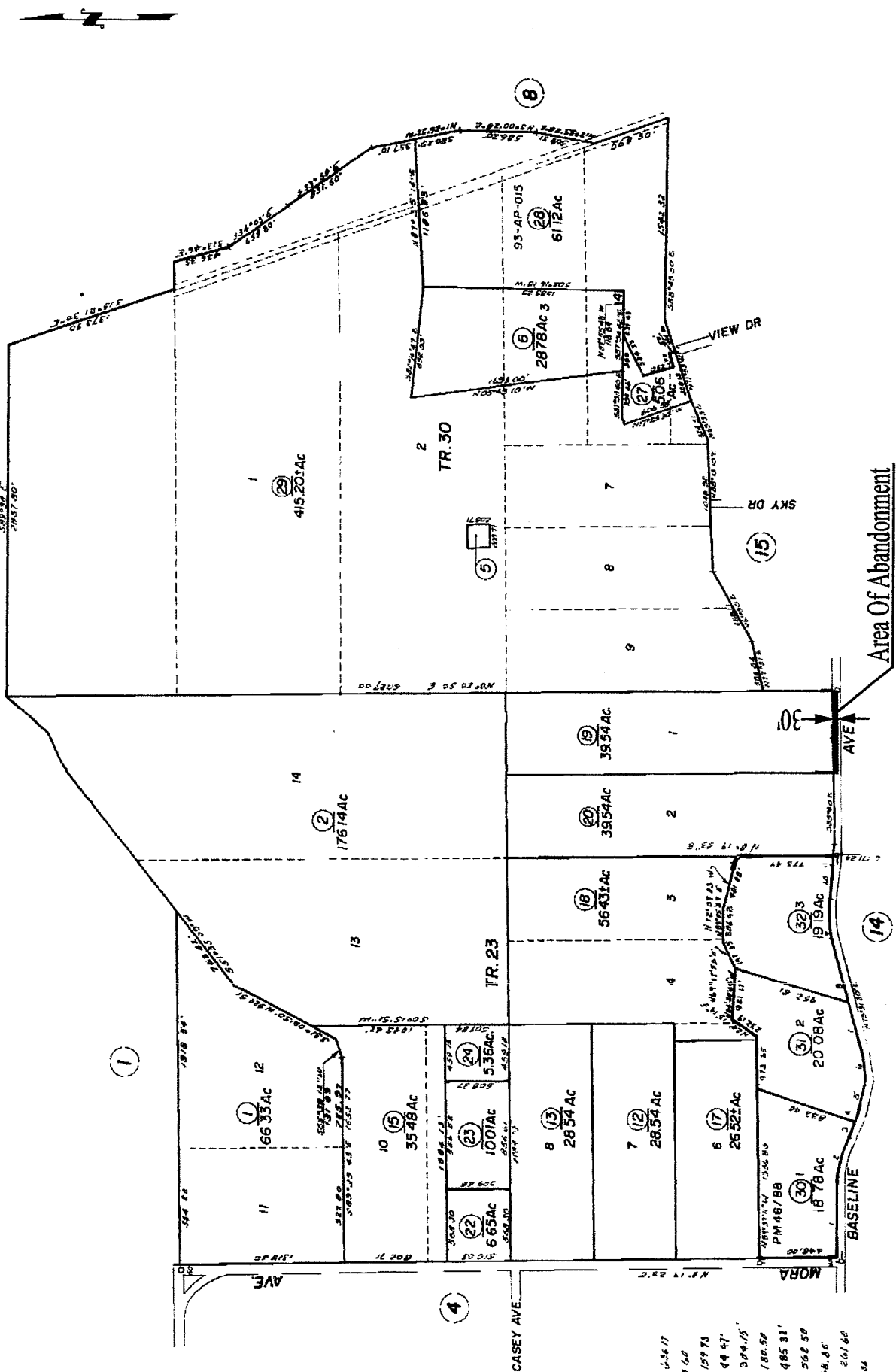
The Northerly 30.00 feet of Baseline Avenue as described in that certain Right Of Way Grant to the County of Santa Barbara as recorded in Book 1693, Page 385, Official Records in the Office of the County Recorder, lying in the County of Santa Barbara, State of California bounded on the East by the Southerly prolongation of the Easterly line of Lot 1 of Tract 23 of the Subdivision of the Rancho Cañada De Los Piños (or College Ranch) filed for record on August 08, 1888 as Map No. 4, Rack No. 3 in said County Recorder's Office and bounded on the West by the Southerly prolongation of the Westerly line of said Lot 1, said prolongation of said Westerly line to be at right angles to said Baseline Avenue.

This legal description was prepared by Blake Land Surveys



EXHIBIT A

EXHIBIT "B"
 POR. RANCHO CANADA DE LOS PINOS



1 N. 89° 43' 46" E 5.56 17
 2 S. 0° 43' 0" L 288 60
 3 N. 62° 33' 56" W 159 73
 4 S. 62° 33' 26" W 44 47
 5 N. 75° 33' 30" W 304 75
 6 N. 83° 33' 09" E 180 50
 7 N. 75° 38' 05" E 485 31
 8 N. 75° 38' 05" E 562 59
 9 S. 0° 30' L 264 25
 10 N. 77° 51' 09" W 201 80
 11 S. 70° L 30 84

R. M. Bk. 3, Pg. 4 - Canada de los Pinos

Assessor's Map Bk. 141 - Pg. 07
 County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

10/24 28 MTH AG REGISTER