

Recorded at request of
and when recorded mail to:
County of Santa Barbara
General Services Department
Office of Real Estate Services
Will Call

**COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS**

No fee pursuant to
Government Code §6103

SPACE ABOVE THIS LINE FOR RECORDER'S USE
A.P.N. 005-240-Carey Place

GRANT DEED, COVENANT AND AGREEMENT

This Grant Deed, Covenant, and Agreement is made and entered into by and between the COUNTY OF SANTA BARBARA, a political subdivision of the State of California, as "Grantor" herein, and SUMMERLAND SANITARY DISTRICT, an independent special district, as "Grantee," as follows:

GRANT DEED

For valuable consideration, Grantor hereby grants to Grantee fee title interest to all of that certain real property located in the unincorporated area of Santa Barbara County, State of California, more particularly described and shown on:

EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Grantee shall defend, indemnify, save and hold harmless Grantor, its agents, employees, officers, successors and assigns from any and all claims, liabilities, demands, costs (including reasonable attorney fees), from any and all damages or liability arising from Grantee's use of the real property conveyed herein, (the "Property") and causes of action of all kinds with regard to the condition of the property which is the subject of this deed, especially contamination by harmful, hazardous and/or toxic materials, released upon the property by Grantee or by any other party. In the event the indemnity hereunder exceeds that permitted by applicable law, such indemnity shall be construed as the maximum permitted by law.

Grantee specifically acknowledge that Grantor has transferred and Grantee has accepted the Property 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 property, including without limitations: its physical condition, including the structural elements of any improvements; its

geology; the development potential of the Property 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 Property or the neighboring properties; the quality of labor or materials used in any improvements; the conditions of title to the Property; the leases, service contracts, or other agreements affecting the Property; and the economics of the operation of the Property.

COVENANT AND AGREEMENT

1. Title to the Property shall revert to the Grantor in the event that Grantee conveys or otherwise transfers the Property described herein to any person or entity which is not a "Public Agency."
2. No permanent building structures may be constructed on the Property other than sewer and sanitation related improvements and landscaping features.
3. The provisions of this Covenant and Agreement shall run with the land, i.e., the Property.
4. Grantee shall only use the Property for the operation, repair, maintenance, or minor alteration of structures and facilities related to sewer, sanitation, public utilities, landscaping, public beach access and open space.
5. Existing and future public beach access is at the discretion of the Grantee.
6. Except for those certain public utilities and sanitation uses allowed on the Property, the Property shall be solely used for the preservation of open space and public beach access.

IN WITNESS WHEREOF, the COUNTY OF SANTA BARBARA, a political subdivision of the State of California, has executed this Grant Deed, Covenant and Agreement, on the ____ day of _____, 2012.

COUNTY OF SANTA BARBARA

By: _____
Doreen Farr, Chair
Board of Supervisors

ACKNOWLEDGMENT

State of California

County of _____

On _____, before me, _____, a
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.

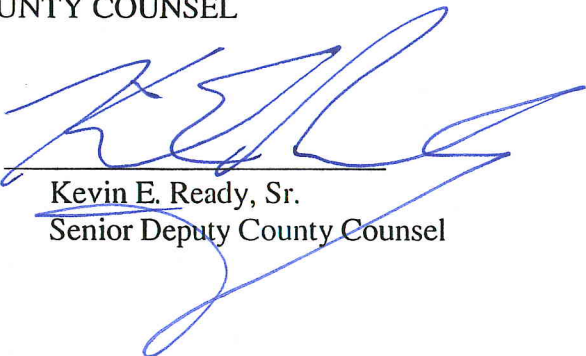
I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

Witness my hand and Official seal.

Signature: _____ (Seal)

APPROVED AS TO FORM
DENNIS A. MARSHALL
COUNTY COUNSEL

By: _____


Kevin E. Ready, Sr.
Senior Deputy County Counsel

CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF SANTA BARBARA
SUMMERLAND SANITARY DISTRICT

THIS IS TO CERTIFY that the interest in real property conveyed by the Grant Deed, Covenant and Agreement granted on _____, from the COUNTY OF SANTA BARBARA, a political subdivision of the State of California, to the SUMMERLAND SANITARY DISTRICT, an independent special district, is hereby accepted by _____ on behalf of the Governing Board of the Summerland Sanitary District pursuant to the authority conferred by resolution of the Governing Board adopted on _____, and the Summerland Sanitary District as GRANTEE herein consents to recordation thereof by the County of Santa Barbara.

“GRANTEE”

SUMMERLAND SANITARY DISTRICT

By: _____

Date: _____

Print Name: _____

Title: _____

WITNESS my hand and official seal

this _____ day of _____, 2012

By: _____

LEGAL DESCRIPTION

EXHIBIT "A"

That portion of the Town of Summerland, in the County of Santa Barbara, State of California shown as Carey Place on the Map of said town filed as Map No. 2 on Rack No. 1 in the office of the County Recorder of said County.

EXCEPTING therefrom the mineral rights, including the right of entry to develop, remove and exploit minerals located on said land, as reserved by H. L. Williams in the document recorded August 9, 1890 in Book 27, Page 615 of Deeds in the Office of the County Recorder of Santa Barbara County.

PUEBLO LANDS

LILLIE

VALENCIA RD.

U.S.

SOUTHERN

HWY.

(23)

(19)

TEMPLE ST.
AVE.

(1)

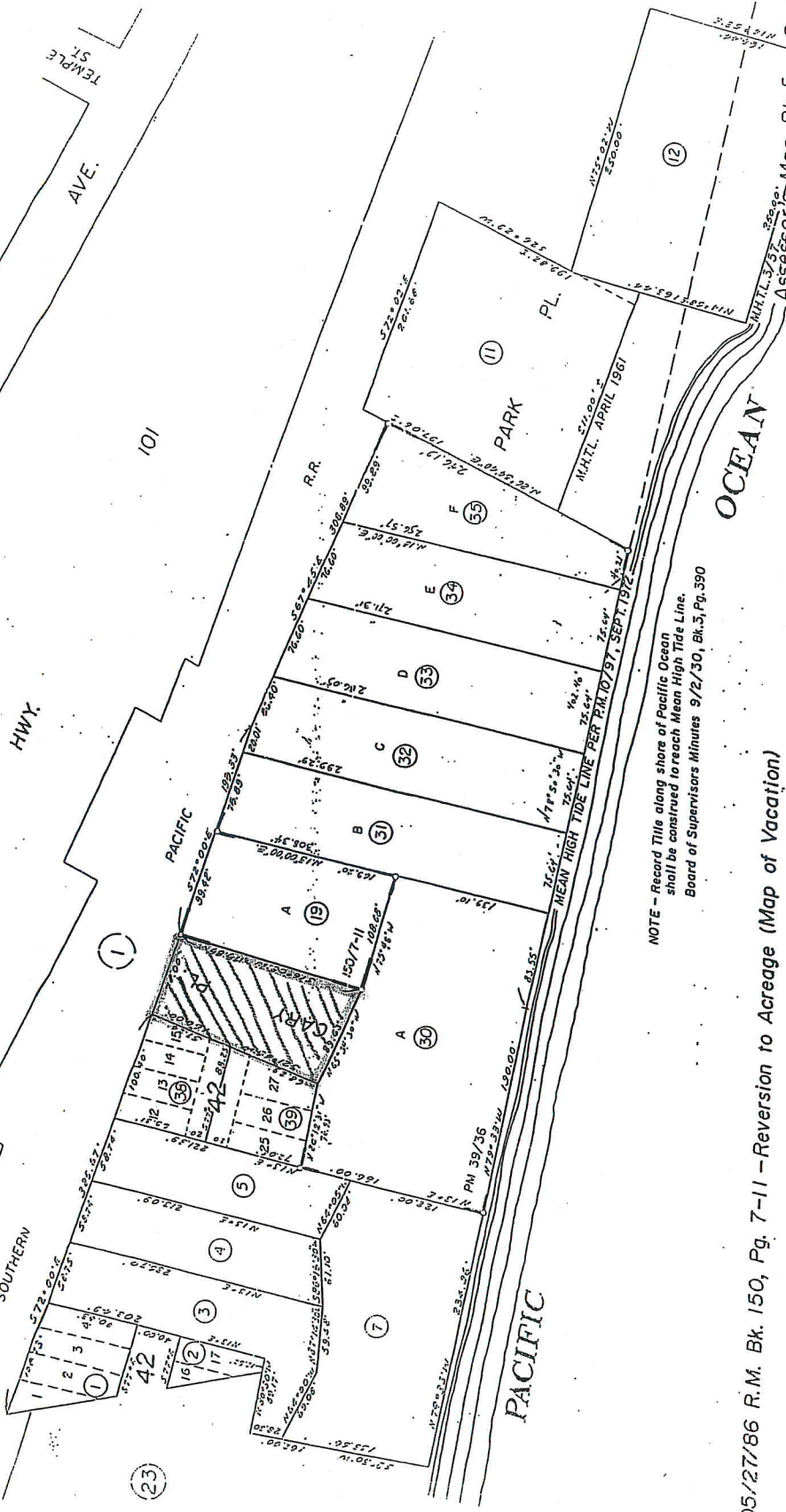
101

PACIFIC

R.R.

PACIFIC

OCEAN



NOTE - Record Title along shore of Pacific Ocean shall be construed to reach Mean High Tide Line. Board of Supervisors Minutes 9/2/50, Bk. 5, Pg. 390

05/27/86 R.M. Bk. 150, Pg. 7-11 - Reversion to Acreage (Map of Vacation)

Town of Summerland

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

County of Santa Barbara, Calif.

9/89

Assessor's Map Bk. 5 - Pg. 24

EXHIBIT B