

**SANTA BARBARA COUNTY  
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

A-13

**Agenda Number:**  
**Prepared on:** 7/24/2006  
**Department:** Housing & Community Dev.  
**Budget Unit:** 055  
**Agenda Date:** 8/08/2006  
**Placement:** Administrative  
**Estimate Time:**  
**Continued Item:** NO  
**If Yes, date from:**

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**TO:** Board of Supervisors

**FROM:** Edward Mosses, Director (568-3515)  
Housing & Community Development

**STAFF CONTACT:** Susan Everett (568-2014)  
Affordable Housing

**SUBJECT:** Certificate of Acceptance – Grant Deed from Linda Meehan  
Pacific Glen Affordable Housing – 24 South Glen Annie Road, Goleta, CA  
Third Supervisorial District

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**Recommendations:**

That the Board of Supervisors accept the certified copy of the Grant Deed to the real property conveyed from Linda Meehan, whose affordable residence is situated at 24 South Glen Annie Road, Goleta, and known as Assessor Parcel Numbers 073-480-025, by authorizing the Clerk of the Board to sign the Certificate of Acceptance attached thereto.

**Alignment with Board Strategic Plan:**

The recommendation(s) are primarily aligned with our organizational values regarding economy in government and with actions required by law or by routine business necessity.

**Executive Summary and Discussion:**

On July 18, 2006, the Board executed a Real Property Purchase Contract and Escrow Instructions between and the County of Santa Barbara and Linda Meehan to acquire an affordable housing property commonly referred to as 24 South Glen Annie Road, in the City of Goleta, and known as Assessor Parcel Nos. 073-480-025, in the amount of \$236,900.

The subject Grant Deed, which has been executed by the owner, is the document required to close escrow. Upon the Board's execution of the Certificate of Acceptance of the Grant Deed, the Deed will be delivered to escrow, and recorded. This will immediately pass title to the County. The close of escrow is anticipated to be on or before August 14, 2006.

Subject: Certificate of Acceptance – Grant Deed from Linda Meehan  
Pacific Glen Affordable Housing – 24 South Glen Annie Road, Goleta, CA  
Agenda Date: August 8, 2006  
Page: 2

**Mandates and Service Levels:**

No change in programs or service levels.

**Fiscal and Facilities Impacts:**

The Funds to purchase the residence is available from fund 0065.

**Special Instructions:** After Board action, distribute as follows:

- |   |   |
|---|---|
| 1. Certified Copy of Grant Deed<br>with copy of Certificate of Acceptance                     | Clerk of the Board Files                                |
| 2. Certified Copy of Grant Deed,<br>with original Certificate of Acceptance<br>& Minute Order | Office of Real Estate Services<br>Attn: Ronn Carlentine |
| 3. Copy of Certified Grant Deed<br>& Minute Order   | Housing & Community Development<br>Attn: Susan Everett  |

**NOTE:** The Office of Real Estate Services will deliver a certified copy of the Grant Deed with an original Certificate of Acceptance to escrow. The Clerk of the Board should retain a certified copy of the Grant Deed with a copy of the Certificate of Acceptance until the Grant Deed is recorded and close of escrow. Upon the recordation of the deed, Real Estate Services will return a copy of the deed to the Clerk for its file and reference.

**Attachments:**

Certified Copy of Grant Deed

Board Letter Prepared by Ronn Carlentine, Office of Real Estate Services

Recording requested by  
and to be returned to.  
COUNTY OF SANTA BARBARA  
General Services Department  
Office of Real Estate Services  
WILL CALL

**COUNTY OF SANTA BARBARA**  
**OFFICIAL BUSINESS**  
Document entitled to free recordation  
pursuant to Government Code §6103

NO TAX DUE

Space above this line for Recorders use

APN. 073-480-025

**GRANT DEED**

LINDA MEEHAN, a single women as Grantor herein,

FOR A VALUABLE CONSIDERATION, DOES HEREBY GRANT TO:

the COUNTY OF SANTA BARBARA, a political subdivision of the State of California, its successors or assigns, as Grantee herein,

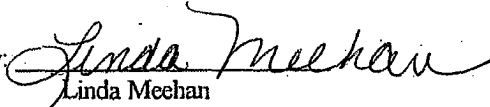
all that certain real property in the unincorporated area of the County of Santa Barbara, State of California, described as:

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HERETO

Grantor shall defend, indemnify, save, and hold harmless Grantee, its agents, employees, officers, successors, and assigns, from any and all claims, liabilities, demands, costs (including reasonable attorney fees), and causes of action of all kinds with regard to contamination by harmful, hazardous and/or toxic materials released upon the subject property by Grantor or by any third party under Grantors' control or at Grantors' direction. The foregoing indemnity shall apply only to the extent permitted by applicable law and shall not limit either Grantors' liability or Grantee's remedy under such law.

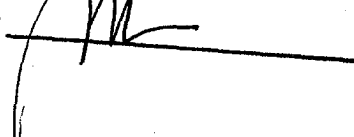
This indemnity shall not apply to any contamination which may occur on the subject property as a result of the operations of Grantee subsequent to the recording of this deed.

Grantor

By:   
Linda Meehan

THIS IS CERTIFIED TO BE  
A TRUE AND EXACT COPY OF THE  
ORIGINAL DOCUMENT.

CHICAGO TITLE

BY: 

1 of 4

*Original*

ACKNOWLEDGMENT

C.C 1189

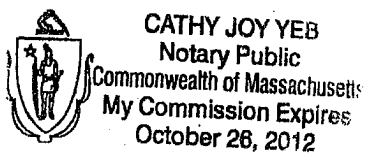
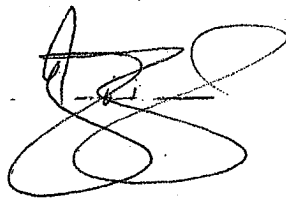
State of California            )  
  )  
County of Santa Barbara        )

On July 25 2006 before me, Cathy Yeb

personally appeared Linda Meehan,  
personally known to me (or 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 persons(s) acted, executed the  
instrument.

WITNESS my hand and official seal

Signature  
(Seal)



CATHY JOY YEB  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
October 26, 2012

LEGAL DESCRIPTION  
24 South Glen Annie Road, Goleta, CA  
APN: 073-480-025

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

A Condominium comprised of:

All that certain land situated in the City of Goleta, County of Santa Barbara, State of California, described as follows.

Parcel One:

Unit No. 11 as shown and described in the Phase 2 Condominium Plan which encumbers a portion of Lot 3 of Tract No 14337, which Plan was recorded on December 7, 1998 as Instrument No 98-095104, of Official Records of Santa Barbara County, California.

Excepting therefrom all rights and profits from oil, gas, or other minerals, whether similar to those herein specified or not, lying more than five hundred (500) feet below the surface of the Unit; provided, however, that all rights and interest of Grantor in the surface of the Unit and the land mass of the Unit to a depth of five hundred (500) feet area hereby conveyed to Grantee, no right or interest of any kind therein, express or implied, being excepted or reserved to Grantor, except as hereinafter expressly set forth without right of surface entry, as reserved to Grantor, except as hereinafter expressly set without right of surface entry, as reserved by the Towbes Group, Inc., a California Corporation, in deed recorded April 29, 1999 Instrument No 99-034341 of Official Records.

Parcel Two.

An undivided on-twenty-seventh (1/27) fee simple interest as a tenant in common in and to the Common Area described in the Plan, which Plan encumbers a portion of Lot 3 of Tract No 14337, as shown on a Subdivision Map ("Map") recorded on June 26, 1998 in Book 183 at Pages 61 to 65 inclusive, of Maps, in the Office of the Santa Barbara County Recorder

Parcel Three.

Non-exclusive easement for access, ingress, egress use, enjoyment, drainage, encroachment, support maintenance, repairs, and for the purposes, all as may be shown in the Plan, and as are described in the Declaration, the Notice and the Map

**CERTIFICATE OF ACCEPTANCE**

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: SS.

THIS IS TO CERTIFY that the interest in real property conveyed by the GRANT DEED dated July 25, 2006, from LINDA MEEHAN, a single women, to the COUNTY OF SANTA BARBARA, a political subdivision of the State of California, is hereby accepted by Order of the Board of Supervisors of the County of Santa Barbara on \_\_\_\_\_, 2006, and the County of Santa Barbara as Grantee consents to recordation thereof by its duly authorized officer

WITNESS my hand and official seal

this \_\_\_\_\_ day of \_\_\_\_\_, 2006

MICHAEL F BROWN  
CLERK OF THE BOARD

By. \_\_\_\_\_  
Deputy