



Santa Barbara
Title Company

RECORDING REQUESTED BY:

Santa Barbara Title Company
AFTER RECORDING MAIL TO:

Mr. John G. O'Keefe
1253 Coast Village Road
Suite 105
Santa Barbara, California

Recorder No. 11329 mk

606878

GRANT DEED

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

ABOVE SPACE FOR RECORDER'S USE

GRANTOR DECLARES THAT
DOCUMENTARY TRANSFER TAX IS \$ 132.00
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES
REMAINING THEREON AT TIME OF SALE.

SANTA BARBARA CO.
TRANSFER TAX
\$ 132.00

DWIGHT ADDISON NEWELL

FOR A VALUABLE CONSIDERATION, HEREBY GRANTS TO

JOHN C. O'KEEFE, a married man, as his sole and separate property

the real property in the County of Santa Barbara
California, described as:

State of

Description attached hereto and made a part hereof:

Dwight Addison Newell
Dwight Addison Newell

Dated: May 28, 1975

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On June 13, 1975, before me, the undersigned, a Notary Public in and for said County and State,

personally appeared Dwight Addison Newell

known to me to be the person whose name (s) is subscribed to the within instrument and acknowledged
that he executed the same. WITNESS my hand and official seal.

(Seal) *Carl K. Newton*
Notary Public in and for said County and State



MAIL TAX STATEMENTS TO: Addressee above

LEGAL DESCRIPTION

PARCEL ONE:

THAT PORTION OF LOT 7 OF THE MATANZA PROPERTY IN THE MONTECITO, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3, PAGE 30 OF MAPS AND SURVEYS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE SURVEY MONUMENT SET ON THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, FROM WHICH A PIPE SET AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT 7 WITH THE SOUTHERLY LINE OF SAID RIGHT OF WAY BEARS NORTH 81° 54' EAST 190.30 FEET; THENCE SOUTH 81° 54' WEST ALONG SAID LINE OF SAID RIGHT OF WAY, 73.42 FEET; THENCE SOUTH 5° 49' 30" EAST 35 FEET; THENCE SOUTH 26° 17' 50" EAST 45.75 FEET; THENCE SOUTH 5° 49' 30" EAST 150.00 FEET TO A POINT; THENCE NORTH 88° 50' EAST 124.52 FEET; THENCE NORTH 27° 47' WEST 48.00 FEET; THENCE NORTH 21° 13' WEST 70.00 FEET; THENCE NORTH 28° 31' WEST 85.00 FEET; THENCE NORTH 2° 55' WEST 50.53 FEET TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN AS PARCEL "B" OF RECORD OF SURVEY FILED IN BOOK 60, PAGE 57 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY, CALIFORNIA.

RESERVING THEREFROM AND EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF LOT 7 OF THE MATANZA PROPERTY IN THE MONTECITO, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3, PAGE 30 OF MAPS AND SURVEYS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE SURVEY MONUMENT SET ON THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, FROM WHICH A PIPE SET AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT 7 WITH THE SOUTHERLY LINE OF SAID RIGHT OF WAY, BEARS NORTH 81° 54' EAST 271.72 FEET, SAID EASEMENT BEING A STRIP OF LAND 15 FEET IN WIDTH LYING ADJACENT TO AND EASTERLY AND NORTHEASTERLY OF THE FOLLOWING COURSES; THENCE SOUTH 5° 49' 30" EAST 35.00 FEET; THENCE SOUTH 26° 17' 50" EAST 45.75 FEET; THENCE SOUTH 5° 49' 30" EAST 150.00 FEET, THE REMAINDER OF SAID EASEMENT IS DESCRIBED AS A 10 FOOT WIDE STRIP LYING NORTHERLY OF THE FOLLOWING COURSE; THENCE SOUTH 88° 50' EAST 124.52 FEET TO A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO HEATH HORTON GILLATT, A MARRIED WOMAN, AND RECORDED OCTOBER 26, 1948, AS INSTRUMENT NO. 15025, IN BOOK 817, PAGE 486 OF OFFICIAL RECORDS, SAID EASEMENT TO BE LENGTHENED OR SHORTENED TO INTERSECT SAID EAST LINE AND THE END OF SAID EASEMENT.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN FERNALD POINT LANE.

THIS EASEMENT IS NOT TO INCLUDE THE RIGHT TO PARK VEHICLES WITHIN THE AREA DESCRIBED ABOVE.

PARCEL TWO:

THE NON-EXCLUSIVE RIGHT, TITLE AND INTEREST TO A RIGHT OF WAY FOR PRIVATE ROADWAY PURPOSES OVER THAT PORTION OF THE RIGHT OF WAY DESCRIBED IN A DEED FROM HAROLD SIDEBOTHAM, ET AL., TO J. H. BURNES, DATED APRIL 21, 1913 AND RECORDED IN BOOK 139, PAGE 370 OF DEEDS, LYING NORTHERLY OF THE SOUTHERLY LINE OF THE PRESENT RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY.

PARCEL THREE:

THE NON-EXCLUSIVE RIGHT, TITLE AND INTEREST TO THE RIGHT TO USE FOR PRIVATE ROADWAY PURPOSES THAT CERTAIN SEMI-CIRCULAR TRACT OF LAND MORE FULLY DESCRIBED IN AGREEMENT DATED MARCH 3, 1914 BY AND BETWEEN W. H. GOODALL AND MARGARET BURNES, RECORDED MARCH 18, 1915, IN BOOK 149, PAGE 94 OF DEEDS.

PARCEL FOUR:

THE NON-EXCLUSIVE RIGHT, TITLE AND INTEREST TO THE RIGHT TO USE FOR PRIVATE ROADWAY PURPOSES A STRIP OF LAND 20 FEET IN WIDTH ACROSS THE NORTHERLY PORTION OF THE PARROT PROPERTY ADJOINING PARCEL ONE ABOVE DESCRIBED ON THE WEST FROM THE WESTERLY LINE OF SAID PARCEL ONE TO THE WESTERLY BOUNDARY LINE OF THE PARROT PROPERTY.

PARCEL FIVE:

AN EASEMENT FOR ACCESS PURPOSES OVER THAT PORTION OF LOT 7 OF THE MATANZA PROPERTY, IN THE MONTECITO, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3, PAGE 30 OF MAPS AND SURVEYS, RECORDS OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE SURVEY MONUMENT SET ON THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, FROM WHICH A PIPE SET AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT 7 WITH THE SOUTHERLY LINE OF SAID RIGHT OF WAY BEARS NORTH 81° 54' EAST 198.30 FEET; THENCE SOUTH 2° 55' 00" EAST 50.53 FEET; THENCE SOUTH 28° 31' EAST 85.00 FEET; THENCE SOUTH 21° 13' EAST 70.00 FEET; THENCE SOUTH 27° 47' EAST 48.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 27° 47' EAST 25.00 FEET; THENCE SOUTH 9° 39' EAST 69.00; THENCE SOUTH 12° 16' EAST 67.55 FEET; THENCE SOUTH 9° 19' EAST 91.00 FEET; THENCE SOUTH 16° 27' EAST 116.00 FEET; THENCE SOUTH 0° 26' EAST 75.60 FEET; THENCE NORTH 80° 42' WEST 25.00 FEET; THENCE NORTH 0° 26' WEST 121.00 FEET MORE OR LESS TO A POINT THAT IS 10 FEET AND PARALLEL TO A POINT ON THAT COURSE DESCRIBED ABOVE AS SOUTH 16° 27' EAST 116.00 FEET; THENCE NORTH 16° 27' WEST 58.00 FEET MORE OR LESS; THENCE NORTH 9° 19' WEST 90.00 FEET MORE OR LESS; THENCE NORTH 12° 16' WEST 67.00 FEET MORE OR LESS; THENCE NORTH 9° 30' WEST 67.00 FEET MORE OR LESS; THENCE NORTH 27° 47' WEST 24 FEET MORE OR LESS; TO A POINT THAT BEARS NORTH 88° 50' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 88° 50' EAST TO THE TRUE POINT OF BEGINNING.

AS A PART OF THIS EASEMENT THE GRANTEES AND/OR THEIR SUCCESSORS, SHALL HAVE THE RIGHT TO ERECT A FENCE NOT TO EXCEED 6 FEET IN HEIGHT ALONG THE WESTERLY BOUNDARY OF THE SAID EASEMENT FROM ITS SOUTHERN EXTREMITY AND NORTH TO THE SOUTH LINE OF THE DRIVEWAY EASEMENT SET OUT AS PARCEL SIX HEREIN.

PARCEL SIX:

AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF LOT 7 OF THE MATANZA PROPERTY IN THE MONTECITO, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3, PAGE 30 OF MAPS AND SURVEYS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE SURVEY MONUMENT SET ON THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, FROM WHICH A PIPE SET AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT 7 WITH THE SOUTHERLY LINE OF SAID RIGHT OF WAY, BEARS NORTH 81°54' EAST 271.72 FEET; THENCE SOUTH 5°49'30" EAST 35.00 FEET; THENCE SOUTH 26°17'50" EAST 45.75 FEET; THENCE SOUTH 5°49'30" EAST 150.00 FEET AND THE TRUE POINT OF BEGINNING, SAID EASEMENT IS DESCRIBED AS A STRIP LYING 10 FEET ADJACENT TO AND SOUTHERLY OF THE FOLLOWING COURSE; THENCE SOUTH 88°50' EAST 124.52 FEET TO A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO HEATH HORTON GILLATT, A MARRIED WOMAN, AND RECORDED OCTOBER 26, 1948, AS INSTRUMENT NO. 15025, IN BOOK 817, PAGE 486 OF OFFICIAL RECORDS, SAID EASEMENT TO BE LENGTHENED AND SHORTENED TO INTERSECT SAID EAST LINE AND THE END OF SAID EASEMENT.

THIS EASEMENT IS FOR DRIVEWAY AND TURN AROUND ONLY; NOT TO BE USED FOR THE PARKING OF VEHICLES.

PARCEL SEVEN:

THE NON-EXCLUSIVE RIGHT, TITLE AND INTEREST TO A RIGHT OF WAY FOR PRIVATE ROADWAY PURPOSES OVER THAT PORTION OF THE RIGHT OF WAY DESCRIBED IN A DEED FROM HAROLD SIDEBOTHAM, ET AL., TO J. N. BURNES, DATED APRIL 21, 1913, AND RECORDED IN BOOK 139, PAGE 378 OF DEEDS, LYING NORTHERLY OF THE SOUTHERLY LINE OF THE PRESENT RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY.

PARCEL EIGHT:

THE NON-EXCLUSIVE RIGHT, TITLE AND INTEREST TO THE RIGHT TO USE FOR PRIVATE ROADWAY PURPOSES THAT CERTAIN SEMI-CIRCULAR TRACT OF LAND MORE FULLY DESCRIBED IN AGREEMENT DATED MARCH 3, 1914, BY AND BETWEEN W. H. GOODALL AND MARGARET BURNES, RECORDED MARCH 18, 1915, IN BOOK 149, PAGE 54 OF DEEDS.

PARCEL NINE:

THE NON-EXCLUSIVE RIGHT, TITLE AND INTEREST TO THE RIGHT TO USE FOR PRIVATE ROADWAY PURPOSES A STRIP OF LAND 20 FEET IN WIDTH ACROSS THE NORTHERLY PORTION OF THE PARROT PROPERTY ADJOINING PARCEL ONE ABOVE DESCRIBED ON THE WEST FROM THE WESTERLY LINE OF SAID PARCEL ONE TO THE WESTERLY BOUNDARY LINE OF THE PARROT PROPERTY.

////// END OF DOCUMENT ////