

RECORDING REQUESTED BY

H.C. MENZEL CLERK RECORDER

SANTA BARBARA CO., CA.

1986-005675

1986 JAN 30 PM 12:03

AND WHEN RECORDED MAIL TO

1	1/30/86	4.00	RE
2	1/30/86	1.00	RE
3	1/30/86	2.00	AU
31	1/30/86	10.00	MS

Name Eugene Anthony Burns
 Street Address 1113 Via Mil Cumbres
 City Solana Beach, CA 92075
 State
 Zip

A.P.No.: 004-004-001

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

MONUMENT SURVEY--\$10.00

Name
 Street Address
 City State Zip

MAIL TAX STATEMENT AS SHOWN ABOVE

DOCUMENTARY TRANSFER TAX \$ _____
 _____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
 _____ OR COMPUTED ON FULL VALUE LESS LIENS AND
 ENCUMBRANCES REMAINING AT TIME OF SALE.

Signature of Declarant or Agent determining tax, Firm Name

Grantor Declares Consideration less than \$100.00
 No Documentary Transfer Tax Due.

GRANT DEED

(Escrow No.)

By this instrument dated _____, for a valuable consideration,

MARJORIE C. EDMUNDSON and CHARLES S. EDMUNDSON, wife and husband

hereby GRANTS to KAY EDMUNDSON BURNS, a Married Woman, and husband
EUGENE ANTHONY BURNS, as Joint Tenants

the following described Real Property in the State of California, County of Santa Barbara

City of Unincorporated Area

An undivided one-half (1/2) interest in 3.80-acre Parcel of land described in the attached metes and bounds description. This gift completes the transfer of the subject property to the grantees. This property is also known as Assessor's Parcel Number 003-030-03-00.

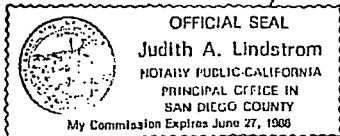
Subject to all conditions, covenants, restrictions, reservations, easements, rights, and rights of way of record.

Marjorie C. Edmundson
 Marjorie C. Edmundson

Charles S. Edmundson
 Charles S. Edmundson

STATE OF CALIFORNIA }
 COUNTY OF San Diego } SS. On January 24, 1986, before me, the undersigned, a Notary Public in and for said
 County and State, personally appeared Marjorie C. Edmundson and
Charles S. Edmundson known to me to be the
 person S. whose name They subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary's Signature Judith A. Lindstrom



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Revised 9-67
Form No. 340

EXHIBIT "A"

All that certain lot, piece or parcel of land situated in the county of Santa Barbara, state of California, and bounded and described as follows:

Beginning at a 1-1/4 inch pipe set at the southwest corner of the Hattie L. Cadwell Ranch in Carpinteria, said pipe being the southwest corner of survey 480 as shown on map entitled "Map of Survey made by F. F. Flournoy showing division of the Hattie L. Cadwell Property in Carpinteria Valley north of Foothill Road, Santa Barbara County, California," filed in Book 25, page 148, Record of Surveys, in the Santa Barbara County Recorder's Office; thence north $12^{\circ} 04'$ east 812.55 feet to a 3/4 inch pipe survey monument; thence into said land south $73^{\circ} 08' 50''$ east 181.6 feet to a 3/4 inch pipe set with top about 10 inches below the surface of the ground; thence south $12^{\circ} 22' 40''$ west (at 164.30 feet to a 3/4 inch pipe survey monument set in road bed) 449.44 feet to a 3/4 inch pipe survey monument set in road bed; thence on and along a curve to the left having a delta of $62^{\circ} 48'$, a radius of 200 feet, a tangent of 122.08 feet, the long chord bears south $19^{\circ} 01' 20''$ east 208.4 feet to the end of said curve; thence south $50^{\circ} 25' 20''$ east 78.4 feet to an old 3/4 inch pipe survey monument set in center of 20 foot road easement at an angle point as shown on said map, same being the northwest corner of Harold L. Cadwell Property; thence south $16^{\circ} 59' 10''$ west along the western line of said property 132.81 feet; thence north $78^{\circ} 04' 50''$ west 344.28 feet to the place of beginning, containing 3.8 acres.

EXCEPTING therefrom a parcel of land containing 22/100 of an acre set apart for the operating of a pumping plant, described as follows:

Beginning at the beginning point of the above described land; thence north $12^{\circ} 04'$ east 80 feet to a point; thence south $78^{\circ} 04' 50''$ east 120 feet to a point; thence south $12^{\circ} 04'$ west 80 feet to a point; thence north $78^{\circ} 04' 50''$ west 120 feet to the place of beginning.

APNo: 004-004-001

This property is also known as A.P.No. 003-030-003

EXHIBIT "A"

DESCRIPTION

All that certain land situated in the State of California, County of SANTA BARBARA, City of CARPINTERIA, described as follows:

PARCEL ONE:

PARCEL 1 AS SHOWN ON PARCEL MAP NO. 12,321 RECORDED IN BOOK 17 OF PARCEL MAPS AT PAGES 6 AND 7, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY, CALIFORNIA.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT FOR ALL THE PURPOSES AND USES OF A PRIVATE ROADWAY, OVER ANY PORTION OF SAID LAND LYING WITHIN A STRIP OF LAND 20.00 FEET IN WIDTH, THE CENTERLINE OF SAID 20.00 FOOT EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF FOOTHILL ROAD IN THE CENTER OF A CURVE TO THE SAME AND SHOWN ON MAP OF SURVEY MADE BY F. F. FLOURNOY SHOWING "DIVISION OF THE HATTIE L. CADWELL PROPERTY IN CARPINTERIA VALLEY NORTH OF FOOTHILL ROAD, SANTA BARBARA COUNTY, CALIFORNIA," AND FILED IN BOOK 25 PAGE 148 OF MAPS, OFFICIAL RECORDS OF SANTA BARBARA COUNTY, THE POINT IN CURVE AS ABOVE STATED IS SHOWN ON SAID MAP BEING THE CENTER LINE OF CENTER OF SAID CURVE HAVING A DELTA OF $61^{\circ} 35' 10''$, A RADIUS OF 135.0 FEET; THENCE 1ST, NORTH $50^{\circ} 39' 15''$ EAST 22.16 FEET; THENCE 2ND, NORTH $16^{\circ} 59' 10''$ EAST 82.79 FEET; THENCE 3RD, NORTH $16^{\circ} 59' 10''$ EAST ALONG THE WESTERLY LINE OF HAROLD L. CADWELL PROPERTY, 132.81 FEET TO THE SOUTH LINE OF LUCIA C. NEWCOMB TRACT; THENCE 4TH, ALONG THE LINE BETWEEN SAID LUCIA C. NEWCOMB AND FLORALYN C. CONWAY TRACTS AS FOLLOWS: NORTH $50^{\circ} 25' 20''$ WEST 78.4 FEET; THENCE 5TH, ALONG SAID LINE ON A CURVE TO THE RIGHT HAVING A DELTA OF $62^{\circ} 48'$, A RADIUS OF 200 FEET, A TANGENT OF 122.08 FEET, THE LONG CHORD BEARING NORTH $19^{\circ} 01' 20''$ WEST 208.4 FEET TO THE END OF SAID CURVE; THENCE 6TH, NORTH $12^{\circ} 22' 40''$ EAST ALONG SAID LINE 285.14 FEET; THENCE 7TH, ALONG A CURVE TO THE RIGHT HAVING A DELTA OF $94^{\circ} 16'$, A RADIUS OF 100 FEET, A TANGENT OF 107.74 FEET, THE LONG CHORD BEARS NORTH $59^{\circ} 30' 40''$ EAST 146.59 FEET, SAID CURVE LEAVING THE LINE BETWEEN SAID FLORALYN C. CONWAY AND LUCIA NEWCOMB AND CONTINUING ALONG THE LINE BETWEEN TRACTS OF LUCIA C. NEWCOMB AND MARJORIE C. EDMUNDSON TO AND OF SAID CURVE; THENCE 8TH, SOUTH $73^{\circ} 21' 20''$ EAST 43.71 FEET ALONG SAID LAST MENTIONED LINE; THENCE 9TH, ALONG A CURVE TO THE LEFT HAVING A DELTA OF $26^{\circ} 03' 40''$, A RADIUS OF 200.0 FEET, A TANGENT OF 46.29 FEET, THE LONG CHORD BEARING SOUTH $86^{\circ} 23' 10''$ EAST 90.19 FEET TO THE END OF SAID CURVE THENCE 10TH, NORTH $80^{\circ} 35'$ EAST 20.95 FEET; THENCE 11TH, ALONG A CURVE TO THE LEFT HAVING A DELTA OF $106^{\circ} 25'$, RADIUS OF 65.0 FEET, A TANGENT OF 86.91 FEET, THE LONG CHORD BEARS NORTH $27^{\circ} 23' 30''$ EAST 104.11 FEET TO THE END OF SAID CURVE; THENCE 12TH, NORTH $25^{\circ} 5'$ WEST 108.42 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE 13TH, NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $37^{\circ} 51' 30''$, A DISTANCE OF 99.11 FEET; THENCE 14TH, NORTH $12^{\circ} 01' 30''$ EAST 190.91 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL B AS SHOWN AND DESIGNATED ON PARCEL MAP NO. 10,08 FILED MAY 2, 1967 IN BOOK 2 PAGE 58 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN No: 155-180-31 and 155-180-81