

Recording requested by  
and when recorded mail to:  
County of Santa Barbara  
Public Works Department  
Laguna County Sanitation District  
620 West Foster Road  
Santa Maria, CA 93455  
Attn: Martin Wilder

**COUNTY OF SANTA BARBARA  
OFFICIAL BUSINESS**

No fee pursuant to Government Code § 6103  
No recording fee per Government Code § 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
APN 107-150-018(portion)

The undersigned grantor declares DOCUMENTARY TRANSFER TAX \$ <u>zero (0)</u> EXEMPTION (R&T CODE) <u>§11922</u> EXPLANATION <u>Municipal government agency</u>
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**EASEMENT DEED**

MARY JANE IKOLA, TRUSTEE OF THE IKOLA FAMILY TRUST DATED APRIL 28, 1971, as GRANTOR herein,

FOR A VALUABLE CONSIDERATION, DO HEREBY GRANT TO the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, as GRANTEE herein, a permanent easement and right of way for present and future construction, reconstruction, operation, repair, and maintenance of improvements required by GRANTEE for GRANTEE's operations related to sewer line improvements, in such number and size, and with such accessory parts and structures, and with all surface and subsurface appurtenances incidental thereto, as GRANTEE, or its successors in interest, may from time to time deem necessary to install within the easement, together with necessary rights of ingress and egress to the easement for the above-referenced purposes, in, on, along, under and through that certain land situated in the County of Santa Barbara, State of California, more particularly described in Exhibit "A" (the "Legal Description") and shown on Exhibit "B" attached hereto and incorporated by this reference subject to the following terms and conditions:

GRANTOR and its successors in interest retain the right to full use of the easement area except that within the easement area no structures or buildings can be erected or other use made which would interfere with or be inconsistent with the use of the easement for the purposes described herein.

GRANTOR agrees to indemnify, defend and hold harmless GRANTEE and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Deed from any cause whatsoever, including the

acts, errors or omissions of any person or entity and for any costs or expenses (including but not limited to reasonable attorneys' fees) incurred by GRANTEE on account of any claim except where such indemnification is caused by the sole negligence or willful misconduct of the GRANTEE.

Date: May 28, 2020

GRANTOR:

MARY JANE IKOLA, TRUSTEE OF THE IKOLA FAMILY TRUST DATED APRIL 28,  
1971

By: Mary Jane Ikola  
Mary Jane Ikola, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

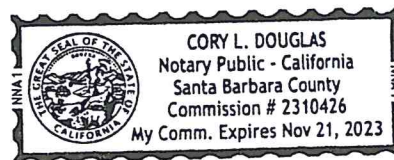
State of California )  
County of Santa Barbara )

On May 28, 2020 before me, Cory L. Douglas, a Notary Public, personally appeared Mary Jane Ikola, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the 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 Cory L. Douglas



(Seal)

**CERTIFICATE OF ACCEPTANCE**

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: Gov. Code § 27281

THIS IS TO CERTIFY that the interest in real property conveyed by the Easement Deed dated \_\_\_\_\_, 2020, from MARY JANE IKOLA, TRUSTEE OF THE IKOLA FAMILY TRUST DATED APRIL 28, 1971, to the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California and a dependent district of the County of Santa Barbara, is hereby accepted by Order of the Board of Directors thereof on \_\_\_\_\_, 2020 and the LAGUNA COUNTY SANITATION DISTRICT as GRANTEE consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this \_\_\_\_\_ day of \_\_\_\_\_, 2020

MONA MIYASATO  
COUNTY EXECUTIVE OFFICER  
CLERK OF THE BOARD

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM  
MICHAEL C. GHIZZONI

By: \_\_\_\_\_  
Lina Somait, Deputy County Counsel

# Exhibit A

## Easement Description

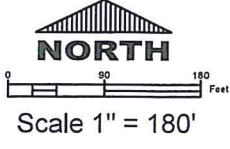
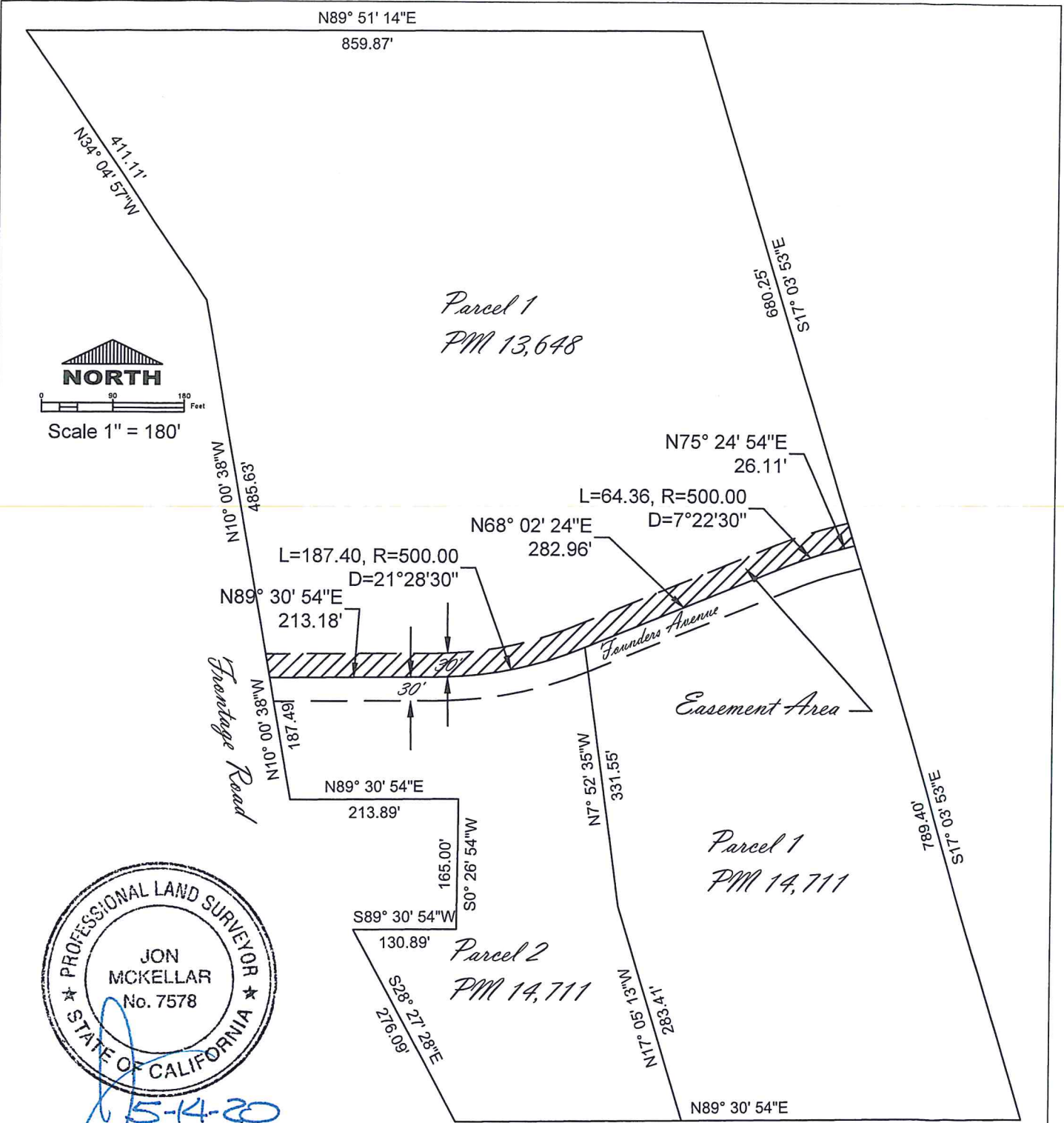
Being the southerly 30.00 feet of Parcel 1 as measured perpendicular to the southerly line of said Parcel 1 of Parcel Map No. 13,648, in the County of Santa Barbara, State of California, as shown on the map of the same recorded in Parcel Map Book 43, Pages 39, 40 and 4, in the office of the County Recorder of said County and State, the same being the northerly one—half width of Founders Avenue, 60.00 feet wide in toto as shown on said map.

End of Description

This description was prepared by me or under my direction in conformance with requirements of the Professional Land Surveyor's Act this 14th day of May, 2020.

  
\_\_\_\_\_  
Jon McKellar  
PLS 7578





**Exhibit B**  
Easement Sketch



A Professional Land Surveying & Consulting Company  
 PO Box 2341  
 Santa Maria, CA 93457  
 805-680-1895 bus.  
 jon@jonmckellar.com  
 http://www.jonmckellar.com