

Recording requested by
and to be returned to:
COUNTY OF SANTA BARBARA
Public Works Department
Surveyor's Office (Real Property)
WILL CALL

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

Space above this line for Recorder's use

Fee road property abutting 143-344-006

QUITCLAIM DEED

THE COUNTY OF SANTA BARBARA, a political subdivision of the State of California, as Grantor herein,

with demand for monetary or other consideration, receipt of which is hereby acknowledged, does hereby release and quitclaim to

CRAIG MATTHEW ENGEL AND DENISE H. FROHLICH, as Grantee herein,

all right, title and interest to that real property in the County of Santa Barbara, State of California, described as:

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

Grantee specifically acknowledges that Grantor has transferred and Grantee has accepted the subject 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; leases, service contracts, or other agreements affecting the property; and the economics of the operation of the property.

Grantor shall be relieved of the responsibility of inspecting the property and of disclosing any conditions thereon, it being intended that Grantee has been put on notice to inquire about and inspect the property and all records pertaining to it and that Grantee has relied solely on Grantee's own investigation in

deciding whether or not to accept the property. Grantee has been advised to investigate the condition and suitability of all aspects of the property and all matters affecting the value or desirability of the property, including, but not limited to, the square footage and lot size, property lines and boundaries, zoning and land use restrictions, all title issues, availability of utilities and services, environmental hazards, protected species or properties (i.e. wetlands), geologic conditions, condition of the property and area conditions. Grantor has not and will not verify any of the items above.

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), and causes of action of all kinds with regard to the condition of the property which is the subject of this Quitclaim Deed, especially contamination by harmful, hazardous and/or toxic materials, if any.

In the event the indemnity hereunder exceeds that permitted by applicable law, such indemnity shall be construed as the maximum permitted by law.

This quitclaim deed results from the sale of excess public right-of-way adjacent to Grantee's property currently identified as County Assessor's Parcel Number 143-344-006 (also known as 3521 Tivola Street, Santa Ynez, California) and is not intended to create a separate legal parcel within the meaning of the California Civil Code Section 1093 nor a separate unit of real property within the California Subdivision Map Act. The intent of this quitclaim is to merge the subject property with and form a single legal parcel or unit with APN 143-344-006.

DATED AS OF: AUGUST 1, 2009

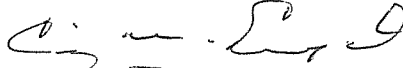
[BALANCE OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor and Grantee have executed this Quitclaim Deed as of the date their signatures hereto have been acknowledged.

"GRANTEE"



CRAIG MATTHEW ENGEL





DENISE H. FROHLICH



"GRANTOR"

COUNTY OF SANTA BARBARA

By: _____
Chair, Board of Supervisors
County of Santa Barbara

GRANTEE ACKNOWLEDGMENT

State of California
County of Santa Barbara

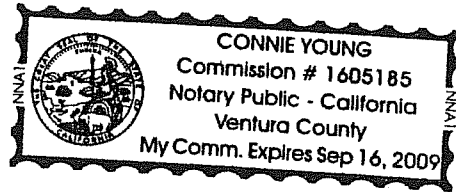
On August 18, 2009, before me, Connie Young, a
(Name of Notary)

Notary Public, personally appeared Craig M. Engel + Denise H. Frohlich, 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: Connie Young (Seal)



GRANTOR ACKNOWLEDGMENT

State of California
County of Santa Barbara

On _____ before me, _____, a Deputy Clerk, personally appeared
Name of Clerk

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(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 State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
(Seal)

California Civil Code section 1189

EXHIBIT A
Legal Description

That portion of Camino Arroyo Street, in the Town of Santa Ynez, County of Santa Barbara, State of California as shown on Record of Survey filed in Book 116, Page 29 of Maps, in the office of the County Recorder of said County, more particularly described as follows:

Beginning at a ½" iron pipe with plastic plug marked "L.S. 4427" set at the northeast corner of Lot 14 as shown on said Record of Survey, said point shown as being on the southerly right of way of Camino Arroyo, from which a two inch brass disk set one foot below the asphalt at the intersection of Camino Arroyo and Tyndall Street marked " S.B. County Survey" bears North 84°52'09" West, a distance of 290.86 feet;

Thence, 1st, North 89°48'00" West, along the southerly right of way of Camino Arroyo, fifty-five feet (55') in width as shown on said Record of Survey, a distance of 49.96 feet to the northwest corner of said Lot 14;

Thence, 2nd, northerly along the prolongation of the westerly boundary of said Lot 14 North 00°12'00" East, a distance of 2.00 feet;

Thence, 3rd, parallel with the southerly right of way of Camino Arroyo, South 89°48'00" East, a distance of 49.96 feet to the intersection with the prolongation of the easterly line of said Lot 14;

Thence, 4th, southerly along the prolongation of the easterly boundary of said Lot 14, South 00°12'00" West, a distance of 2.00 feet to the POINT OF BEGINNING.

Containing 99.92 square feet more or less.

The above described land is shown on Exhibit "B" attached hereto and made a part of this description by reference thereto.

This legal description was prepared as a convenience only and is not intended for use in the division and/or conveyance of land in violation of the Subdivision Map Act of the State of California.

End of Description.



MA Castellanos
11/4/2008

Unit No. Two
 Tract No. 10,210
 BK.58, PG. 79-86

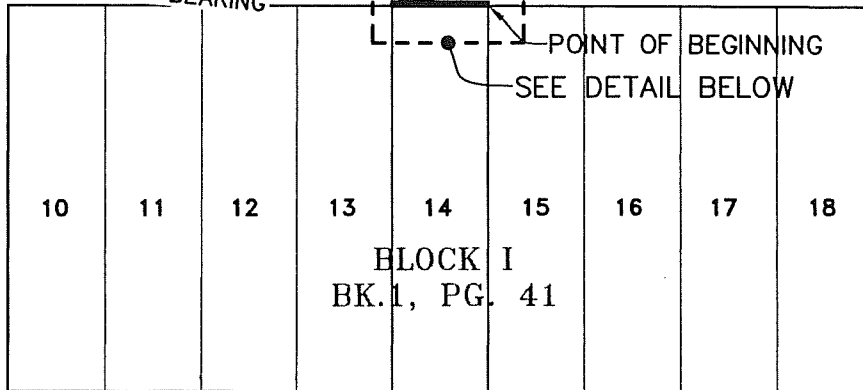
60'

80'

2" B.C. "S.B.CO SURVEY"
 CAMINO ARROYO
 $N84^{\circ}52'09''$ W 290.86'
 BASIS OF BEARING

TYNDALL STREET

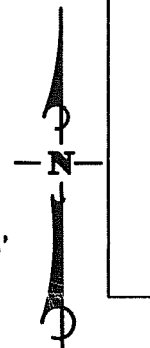
70'



TIVOLA STREET 80'

EDISON STREET

130'



1"=100'

CAMMINO ARROYO

$N 00^{\circ}12'00''$ E
 2.00'

$S 00^{\circ}12'00''$ W
 2.00'

30'
 24'

R/W

R/W

$S 89^{\circ}48'00''$ E 49.96'

$N 89^{\circ}48'00''$ W 49.96'

PORTION TO BE VACATED

POINT OF BEGINNING

LOT 14
 BK. 1, PG. 41
 APN:143-344-006

DETAIL

M.A. Castellanos
 11/4/2008



N.T.S.



EXHIBIT B
 PORTION OF
CAMINO ARROYO
TO BE VACATED
 SANTA YNEZ, CALIFORNIA



Penfield & Smith
 Engineering · Surveying · Planning
 · Construction Management ·

SCALE: varies

10/15/2008

W.O.

Engel-legal.dwg