

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 107-790-074

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

EASEMENT DEED

SANTA MARIA CREEKSIDE HOMEOWNERS' ASSOCIATION, a California nonprofit mutual benefit corporation, 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.

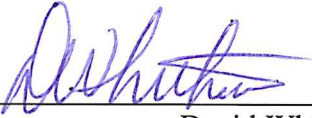
GRANTOR agrees to indemnify, defend and hold harmless GRANTEE and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Deed from any cause whatsoever, including the

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: 9/4/19, 2019

GRANTOR:

SANTA MARIA CREEKSIDE HOMEOWNERS' ASSOCIATION

By: 
David Whitham, President

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 09-04-2019 before me, Karla L Mueller, a Notary Public, personally appeared DAVID WHITHAM, 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 Karla L Mueller



(Seal)

Exhibit A

Easement Description

Being a strip of land 10.00 feet in width over a portion of Lot 74, Tract No. 13807, in the County of Santa Barbara, State of California, according to the map recorded in Map Book 154, Pages 72 thru 84 in the office of the County Recorder of said County and State, more particularly described as follows:

Being an area bounded by the northerly prolongation of the east and west lines of the 10.00 foot wide Public Utility Easement (10' PUE) over Lot 17 previously dedicated as shown on said map, described as follows:

Beginning at the Northeast corner of said Lot 17; thence, $N7^{\circ} 43' 26''W$ through said Lot 74, 243.18 feet to an intersection with the northerly line of said Lot 74; thence, along said northerly line, $S83^{\circ} 05' 43''W$, 10.00 feet; thence, departing said northerly line and through said Lot 74, $S7^{\circ} 43' 26'' E$, 241.51 feet to an intersection with the northerly line of said Lot 17; thence along said Northerly line, $S87^{\circ} 27' 15''E$, 10.16 feet to the Point of Beginning.

End of Description

A sketch of the afore described area is entitled Exhibit B, Easement Sketch, attached hereto and my reference incorporated herein.

This description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act this 2nd day of January, 2019.



Jon McKellar
PLS 7578



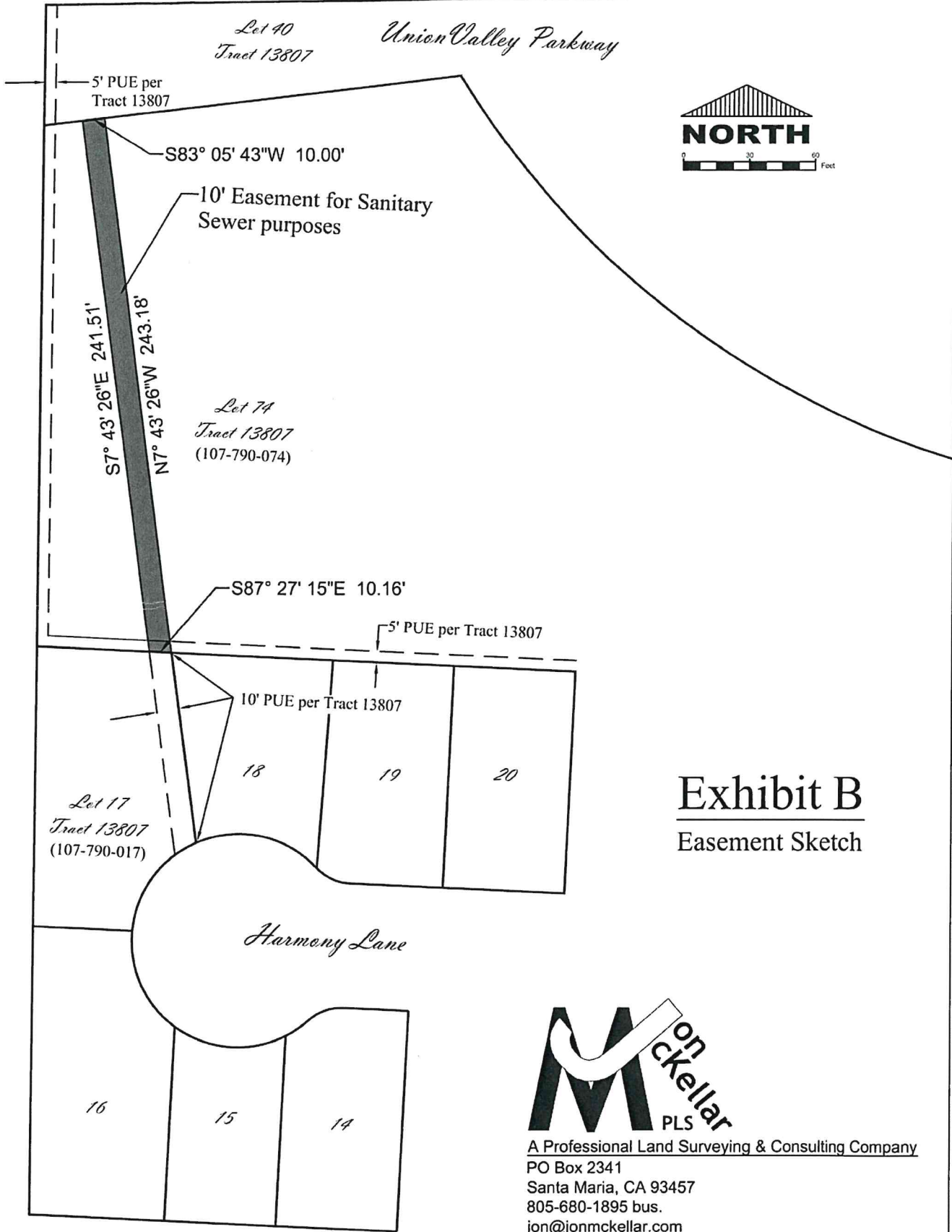


Exhibit B
Easement Sketch



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

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 _____, 2019, from the SANTA MARIA CREEKSIDE HOMEOWNERS' ASSOCIATION, a California nonprofit mutual benefit corporation as GRANTOR, to the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, is hereby accepted by Order of the Board of Directors thereof on _____, 2019 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 _____, 2019

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