

# **ATTACHMENT 3**

## **QUITCLAIM DEED**

**From**

**SWEPI LP**

**To**

**COUNTY OF SANTA BARBARA**

Recorded at request of  
and when recorded mail to:  
COUNTY OF SANTA BARBARA  
General Services Department  
Real Property Division  
WILL CALL

**COUNTY OF SANTA BARBARA  
OFFICIAL BUSINESS**

Document entitled to free recordation  
Pursuant to Government Code Section 6103

NO TAX DUE

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
APNs: 113-020-011, 012, 013, 020, & 021

**QUITCLAIM DEED**

SWEPI LP, a Delaware limited partnership, ("Grantor") and current lessee under certain leases affecting the real property known as Guadalupe Dunes County Park, legally described in Attachment 1, which is attached hereto and incorporated by reference herein, ("Property") between Grantor and the County of Santa Barbara, as current lessor,

FOR A VALUABLE CONSIDERATION, DOES HEREBY REMISE, RELEASE, AND FOREVER QUITCLAIM to COUNTY OF SANTA BARBARA, a political subdivision of the State of California, any and all interest, including any and all mineral, subsurface, and access rights, in the Property.

IN WITNESS WHEREOF, SWEPI, a Delaware limited partnership, has executed this Quitclaim Deed on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Grantor

SWEPI LP,  
a Delaware limited partnership

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

# Attachment 1

## LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Santa Barbara, State of California, described as follows:

PARCEL ONE:

THOSE CERTAIN PARCELS OR TRACTS OF LAND IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING PORTIONS OF THE RANCHO GUADALUPE AND THE SUBDIVISIONS THEREOF DESIGNATED ON THE MAP ENTITLED "MAP OF THE SUBDIVISION OF THE RANCHO GUADALUPE, SANTA BARBARA COUNTY AND SAN LUIS OBISPO COUNTY, CALIFORNIA" SURVEYED AND SUBDIVIDED BY JAMES T. STRATION NOVEMBER 1871, FILED IN THE COUNTY RECORDER'S OFFICE OF SAID COUNTY OF SANTA BARBARA ON MARCH 08, 1880, AND PASTED IN BOOK "B" OF MISCELLANEOUS RECORDS, PAGE 422, AS SHOWN ON MAP ENTITLED "MAP OF THE SUBDIVISION OF RANCHO GUADALUPE" FILED AS MAP 3 IN RACK 4 IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY, DESCRIBED AS FOLLOWS:

ALL THOSE PORTIONS OF SUBDIVISIONS NO. 160 AND 161 OF RANCHO GUADALUPE WHICH LIE SOUTHERLY, SOUTHWESTERLY AND SOUTHEASTERLY OF THE DIVIDING LINE BETWEEN SANTA BARBARA COUNTY AND SAN LUIS OBISPO COUNTY, KNOWN AS THE SANTA BARBARA- , SAN LUIS OBISPO COUNTY LINE, AS SHOWN ON THE MAP OF SAID RANCHO.

EXCEPTING THEREFROM THAT PORTION OF SUBDIVISION NO. 160 OF SAID RANCHO GUADALUPE AS GRANTED TO AVELINO MORGANTI BY DEED DATED NOVEMBER 11, 1905, AND RECORDED IN BOOK 110, PAGE 372 OF DEEDS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID SUBDIVISION NO. 160 DISTANT SOUTH 0° 23' WEST 40 FEET FROM THE SOUTHWEST CORNER OF SUBDIVISION NO. 158, AS SHOWN ON THE MAP OF SAID RANCHO; THENCE SOUTH 0° 23' WEST 54.05 CHAINS (3507.24 FEET) TO THE SOUTHEAST CORNER OF SAID SUBDIVISION NO. 160; THENCE ALONG THE SOUTHLINE OF SAID SUBDIVISION NO. 160, ALONG AN OLD WILLOW AND WIRE FENCE, WEST 18.50 CHAINS (1221 FEET) TO A STAKE; THENCE NORTH 0° 23' EAST 54.05 CHAINS (3507.24 FEET) TO THE NORTHWEST CORNER THEREOF MARKED BY A STAKE; THENCE EAST 18.50 CHAINS (1221 FEET) TO THE POINT OF BEGINNING.

ALSO EXCEPTING FROM SUBDIVISION NO. 161 OF SAID RANCHO GUADALUPE ANY PORTION THEREOF WHICH AT ANY TIME WAS TIDE LAND WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVIUM FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

ALSO EXCEPTING FROM SUBDIVISION NO. 161 THAT PORTION THEREOF CONVEYED TO MARCETIA S. GORDON BY DEED RECORDED DECEMBER 28, 1967, AS INSTRUMENT NO. 37711, IN BOOK 22.15, PAGE 1476 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THOSE TWO PARCELS AS CONVEYED TO THE COUNTY OF SANTA BARBARA BY FINAL ORDER OF CONDEMNATION, RECORDED ON MARCH 10, 1970 IN BOOK 2302, PAGE 1245 OF OFFICIAL RECORDS, INSTRUMENT NO. 6406.

ALSO EXCEPTING THEREFROM THAT PORTION OF SUBDIVISION NO. 161 OF RANCHO GUADALUPE, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF SAID RANCHO, DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF LOT 161, RANCHO GUADALUPE, SANTA BARBARA

# Attachment 1

COUNTY, THENCE 2000 FEET SOUTH 57° EAST ALONG THE UNION SUGAR PROPERTY LINE, THENCE 1720 FEET SOUTH 33° WEST AT RIGHT ANGLES, THENCE APPROXIMATELY 1400 FEET DUE WEST TO THE MEAN HIGH TIDE LINE, THENCE APPROXIMATELY 2600 FEET NORTHEASTERLY ALONG THE MEAN HIGH TIDE LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM 60% OF 100% OF ALL OIL, GAS, GASOLINE, ASPHALTUM AND OTHER HYDROCARBONS OF WHATEVER CATEGORY IN AND UNDER SAID LAND AS CONVEYED TO SMV MINERALS, INC., A CORPORATION BY DEED DATED JUNE 12, 1972, RECORDED JUNE 15, 1972, IN BOOK 2406, PAGE 199, OF OFFICIAL RECORDS SANTA BARBARA COUNTY, CALIFORNIA AND RECORDED JUNE 16, 1972, IN BOOK 1673, PAGE 750, OFFICIAL RECORDS OF SAN LUIS OBISPO COUNTY, CALIFORNIA.

APN: 113-020-021 PARCEL TWO:

THOSE CERTAIN PARCELS OR TRACTS OF LAND IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING PORTIONS OF THE RANCHO GUADALUPE AND THE SUBDIVISIONS THEREOF DESIGNATED ON THE MAP ENTITLED "MAP OF THE SUBDIVISION OF THE RANCHO GUADALUPE, SANTA BARBARA COUNTY AND SAN LUIS OBISPO COUNTY, CALIFORNIA" SURVEYED AND SUBDIVIDED BY JAMES T. STRATTON NOVEMBER 1871, FILED IN THE COUNTY RECORDER'S OFFICE OF SAID COUNTY OF SANTA BARBARA ON MARCH 08, 1880, AND PASTED  
.. IN BOOK "B" OF MISCELLANEOUS RECORDS, PAGE 422, AS SHOWN ON MAP ENTITLED "MAP OF THE SUBDIVISION OF RANCHO GUADALUPE" FILED AS MAP 3, IN RACK 4, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY, DESCRIBED AS FOLLOWS:

THAT PORTION OF SUBDIVISION NO. 161 OF RANCHO GUADALUPE, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF SAID RANCHO, DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF LOT 161, RANCHO GUADALUPE, SANTA BARBARA COUNTY, THENCE 2000 FEET SOUTH 57° EAST ALONG THE UNION SUGAR PROPERTY LINE THENCE 1720 FEET SOUTH 33° WEST AT RIGHT ANGLES, THENCE APPROXIMATELY 1400 FEET DUE WEST TO THE MEAN HIGH TIDE LINE, THENCE APPROXIMATELY 2600 FEET NORTHEASTERLY ALONG THE MEAN HIGH TIDE LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM PARCELS ONE AND TWO ABOVE THESE PORTIONS CONVEYED TO MARETTI AND MINETTI RANCH CO., A PARTNERSHIP BY DEED RECORDED MAY 09, 1975, AS INSTRUMENT NO. 14596, IN BOOK 2564, PAGE 396 OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM PARCELS ONE AND TWO ALL THE MINERALS OIL, GAS, CASINGHEAD GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND AS CONVEYED TO ASSOCIATED SANTA MARIA MINERALS BY DEED RECORDED JANUARY 28, 1975, AS INSTRUMENT NO. 2552, IN BOOK 2550, PAGE ONE OF OFFICIAL RECORDS.

APN: 113-020-020 PARCEL THREE:

BEGINNING ON A 2 INCH IRON PIPE WITH A 2 INCH BRASS CAP MARKED "S.B. COUNTY SURVEY MON." AT THE MOST EASTERLY CORNER OF THE TRACT OF LAND CONTAINING "206.04 ACRES" AS SHOWN ON COUNTY SURVEYOR'S MAP NO. 1266 FILED IN THE OFFICE OF THE SANTA BARBARA COUNTY SURVEYOR; THEN PROCEEDING FOR FOUR (4) COURSES ALONG THE SOUTHEASTERLY LINE OF SAID 206.04 ACRE PARCEL;

## Attachment 1

1ST, SOUTH 58° 35' 40" WEST 470.60 FEET TO A COUNTY SURVEY MONUMENT;

2ND, NORTH 78° 29' 50" WEST 344.28 FEET TO A COUNTY SURVEY MONUMENT;

3RD, NORTH 63° 24' 50" WEST 381.74 FEET TO A COUNTY SURVEY MONUMENT; AND

4TH, SOUTH 61° 00' 10" WEST 206.30 FEET TO A COUNTY SURVEY MONUMENT; THENCE 5TH, NORTH 40° 10' 20" WEST 274.16 FEET TO A POINT; THENCE 6TH, NORTH 60° 29' 20" WEST 590.59 FEET TO A COUNTY SURVEY MONUMENT; THENCE 7TH, NORTH 49° 25' 17" WEST 448.48 FEET TO A COUNTY SURVEY MONUMENT ON THE NORTHERLY LINE OF SAID 206.04 ACRE PARCEL; THEN CONTINUING FOR FIVE (5) COURSES ALONG SAID BOUNDARY LINE;

8TH, SOUTH 81° 23' 07" EAST 1,211.02 FEET TO A COUNTY SURVEY MONUMENT;

9TH, SOUTH 80° 02' 08" EAST 421.47 FEET TO A COUNTY SURVEY MONUMENT;

10TH, SOUTH 63° 35' 20" EAST 328.04 FEET TO A COUNTY SURVEY MONUMENT;

11TH, SOUTH 82° 51' 50" EAST 325.92 FEET TO A COUNTY SURVEY MONUMENT; AND

12TH, SOUTH 14° 20' 50" EAST 254.15 FEET TO THE TRUE POINT OF BEGINNING; CONTAINING 22.2 ACRES, MORE OR LESS.

APN: 113-020-012 PARCEL FOUR:

COMMENCING ON A 2-INCH IRON PIPE AND BRASS CAP MARKED "R.E. 2928" AS SHOWN ON SURVEYOR'S MAPS NO. 1247 AND NO. 1266 FILED IN THE OFFICE OF THE SANTA BARBARA COUNTY SURVEYOR, BEING A POINT IN THE NORTHERLY LINE OF LOT 161; THENCE ALONG SAID LOT LINE, NORTH 57° 00' WEST 2008.91 FEET TO A POINT; THENCE SOUTH 15° 38' 30" WEST 1431.66 FEET TO STATE LANDS MONUMENT 8162; THENCE SOUTH 59° 07' 26" EAST 53.58 FEET TO A POINT ON THE NORTHEASTERLY LINE OF A SIXTY FOOT (60.00') RIGHT OF WAY; THENCE SOUTH 49° 46' 29" WEST 60.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THE SIXTY FOOT RIGHT OF WAY AND THE TRUE POINT OF BEGINNING: THEN FOR TWO (2) COURSES ALONG THE BOUNDARY LINE OF SAID RIGHT OF WAY:

1ST, AT RIGHT ANGLES, NORTH 40° 13' 31" WEST 646.00 FEET TO A POINT; AND

2ND, AT RIGHT ANGLES, NORTH 49° 46' 29" EAST 60.00 FEET TO A POINT; THENCE 3RD, NORTH 76° 43' 34" WEST 157.26 FEET, MORE OR LESS, TO A POINT IN THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE 4TH, ALONG SAID OCEAN LINE, SOUTH 13° 16' 26" WEST 200.00 FEET TO A POINT, THENCE 5TH, PARALLEL TO ABOVE DESCRIBED 1ST COURSE, SOUTH 40° 13' 31" EAST 647.45 FEET, MORE OR LESS, TO A POINT ON A LINE BEARING SOUTH 49° 46' 29" WEST FROM THE TRUE POINT OF BEGINNING; THENCE 6TH, AT RIGHT ANGLES, NORTH 49° 56' 29" EAST 194.32 FEET TO THE TRUE POINT OF BEGINNING.

APNS: 113-020-011 AND 113-020-013