

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
Easement on APN 105-140-087

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

MICHAEL J. MORRIS, Trustee of the Penelope Lockridge Hartnell Trust under Agreement dated December 20, 2002; KATHERINE A. WALKER; and ANTHONY D. HOUSTON AND BEVERLY J. HOUSTON, as Trustees of the Houston Family Trust created by Declaration of Trust on February 19, 2008, collectively as GRANTORS 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, (1) 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 a sewer system 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 "Strip B" easement area described below ("Sewer Easement"); and (2) a permanent easement and right of way for access to the Sewer Easement ("Access Easement," together, with the Sewer Easement, the "Easements"). The Access Easement shall be in, on, along, across, over, under and through that certain land situated in the County of Santa Barbara, State of California, more particularly described as "Strip A" in Exhibit "A" and depicted as "Strip A" in Exhibit "B," attached hereto and incorporated by this reference. The Sewer Easement shall be in, on, along, across, over, under and through that certain land situated in the County of Santa Barbara, State of California, more particularly described as "Strip B" in Exhibit "A" and depicted as "Strip B" in Exhibit "B" attached hereto and incorporated by this reference. The Easements shall include the necessary rights of ingress and egress to the Easements for the above-referenced purposes and shall further be subject to the following terms and conditions:

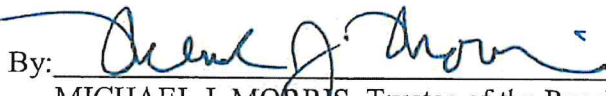
GRANTEE shall have the rights to install and maintain a gate in the fence along Rice Ranch Road at the intersection of "Strip A" and to clear and grade the surface of the ground for the installation and maintenance of an all-weather road in said "Strip A."

GRANTEE and its contractors, agents and employees may further remove or trim any vegetation such as trees, bushes, branches, or roots that may endanger or interfere with GRANTEE's facilities and enter upon and move workers, equipment, materials and trucks and temporarily store equipment and materials over, within and upon the easement areas comprised of "Strip A" and "Strip B."

GRANTORS and their successors in interest retain the right to full use of the easement areas comprised of "Strip A" and "Strip B" except that within these easement areas 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.

The provisions of this Easement Deed shall inure to the benefit of and bind the successors and assigns of the respective parties.

GRANTORS:

By: 
MICHAEL J. MORRIS, Trustee of the Penelope
Lockridge Hartnell Trust under Agreement dated
December 20, 2002

Date: 13 June 2022

SIGNATURES CONTINUE ON FOLLOWING PAGES

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 June 13, 2022 before me, Carol D. Gary, a Notary Public, personally appeared MICHAEL J. MORRIS, 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 Carol D. Gary



(Seal)

GRANTORS:

By: Katherine A. Walker
KATHERINE A. WALKER

Date: March 24, 2022

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 3/24/22 before me, Angela Keaton, a Notary Public, personally appeared KATHERINE A. WALKER, 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 Angela Keaton

(Seal)

GRANTORS:

By: *Anthony D. Houston*
ANTHONY D. HOUSTON, trustee of the
Houston Family Trust, created by
Declaration of Trust on February 19, 2008

Date: *May 2, 2022*

By: *Beverly J. Houston*
BEVERLY J. HOUSTON, Trustee of the
Houston Family Trust, created by
Declaration of Trust on February 19, 2008

Date: *May 22, 2022*

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)
)
 Marin)
County of ~~Santa Barbara~~)

On May 2, 2022 before me, Mixtli Hernandez Nunez, a Notary Public, personally appeared ANTHONY D. HOUSTON, 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 [Handwritten Signature]



(Seal)

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.

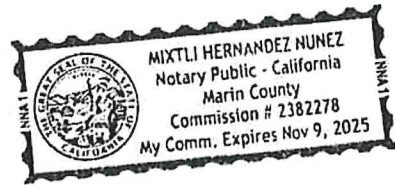
State of California)
) *Marin*
County of ~~Santa-Barbara~~)

On May 2, 2022 before me, Mixtlí Hernández Núñez, a Notary Public, personally appeared BEVERLY J. HOUSTON, 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 *Mixtlí Hernández Núñez*



(Seal)

CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: Government Code §27281

THIS IS TO CERTIFY that the interest in real property conveyed by the Easement Deed dated _____, 2022, from MICHAEL J. MORRIS, Trustee of the Penelope Lockridge Hartnell Trust under Agreement dated December 20, 2002; KATHERINE A. WALKER; and ANTHONY D. HOUSTON AND BEVERLY J. HOUSTON, as Trustees of the Houston Family Trust created by Declaration of Trust on February 19, 2008, collectively as GRANTORS to the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district, is hereby accepted by Order of the Board of Directors thereof on _____, 2021 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 _____, 2022

MONA MIYASATO
COUNTY EXECUTIVE OFFICER
EX-OFFICIO CLERK OF THE BOARD
LAGUNA COUNTY SANITATION DISTRICT

By: _____
Deputy Clerk

APPROVED AS TO FORM:
RACHEL VAN MULLEM
COUNTY COUNSEL

By: 

Johannah Hartley, Deputy County Counsel

Exhibit A

Easement Description

Being three strips of land of varying widths within a portion of the Rancho Todos Santos Y San Antonio, in the County of Santa Barbara, State of California, described as follows:

Strip A:

Commencing at a 2" iron pipe monument with tag marked "S. B. CO. Rd. Comm Mon" at the intersection of the easterly line of said Rancho with the northerly line of Rice Ranch Road, said line is shown on Parcel Map No. 11,901 recorded in Parcel Map Book 6, Page 26, in the office of the County Recorder of said County and State; thence, $S01^{\circ}14'00''W$ along said easterly line, 88.17 feet to an intersection with the southerly line of said Rice Ranch Road, said point being the beginning of a non-tangent curve concave northeasterly having a radius of 892.00 feet, the radial center of which bears $N18^{\circ}02'33''E$; thence, northwesterly along the arc of said curve and said southerly line through a central angle of $44^{\circ}04'27''$, an arc length of 686.16 feet, to the TRUE POINT OF BEGINNING, said point being the beginning of a curve concave easterly having a radius of 45.00 feet, the radial center of which bears $S72^{\circ}52'41''E$; thence, along a line lying 12.50 feet easterly and 2.50 feet westerly of the sidelines of a 15.00 foot wide easement,

- 1) Southeasterly along the centerline of said easement and said curve through a central angle of $43^{\circ}52'09''$, an arc length of 34.45 feet; thence, non-tangent to said curve,
- 2) $S26^{\circ}44'14''E$, 59.79 feet to the beginning of a tangent curve concave westerly having a radius of 55.00 feet; thence,
- 3) Southerly along said arc through a central angle of $65^{\circ}58'59''$, an arc length of 63.34 feet; thence,
- 4) $S39^{\circ}14'44''W$, 130.26 feet to Point A; thence, continuing,
- 5) $S39^{\circ}14'44''W$, 451.97 feet to an intersection with the existing Laguna County Sanitation District line (Elkhorn Easement) recorded September 16, 1987 as Instrument No. 1987-070134 Official Records

Strip B

Beginning at the afore described Point A; thence along a line centered in a 15.00 foot wide easement,

- 1) $S84^{\circ}37'11''E$, 186.98 feet; thence,
- 2) $N45^{\circ}33'49''E$, 58.13 feet to an intersection with the southerly right-of-way line of Rice Ranch Road

Strip B also consisting of a strip of land 10.00 feet in width, the southeasterly line of which lies 12.50' southeasterly of and parallel with the 5th course of the afore described Strip A

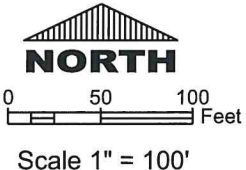
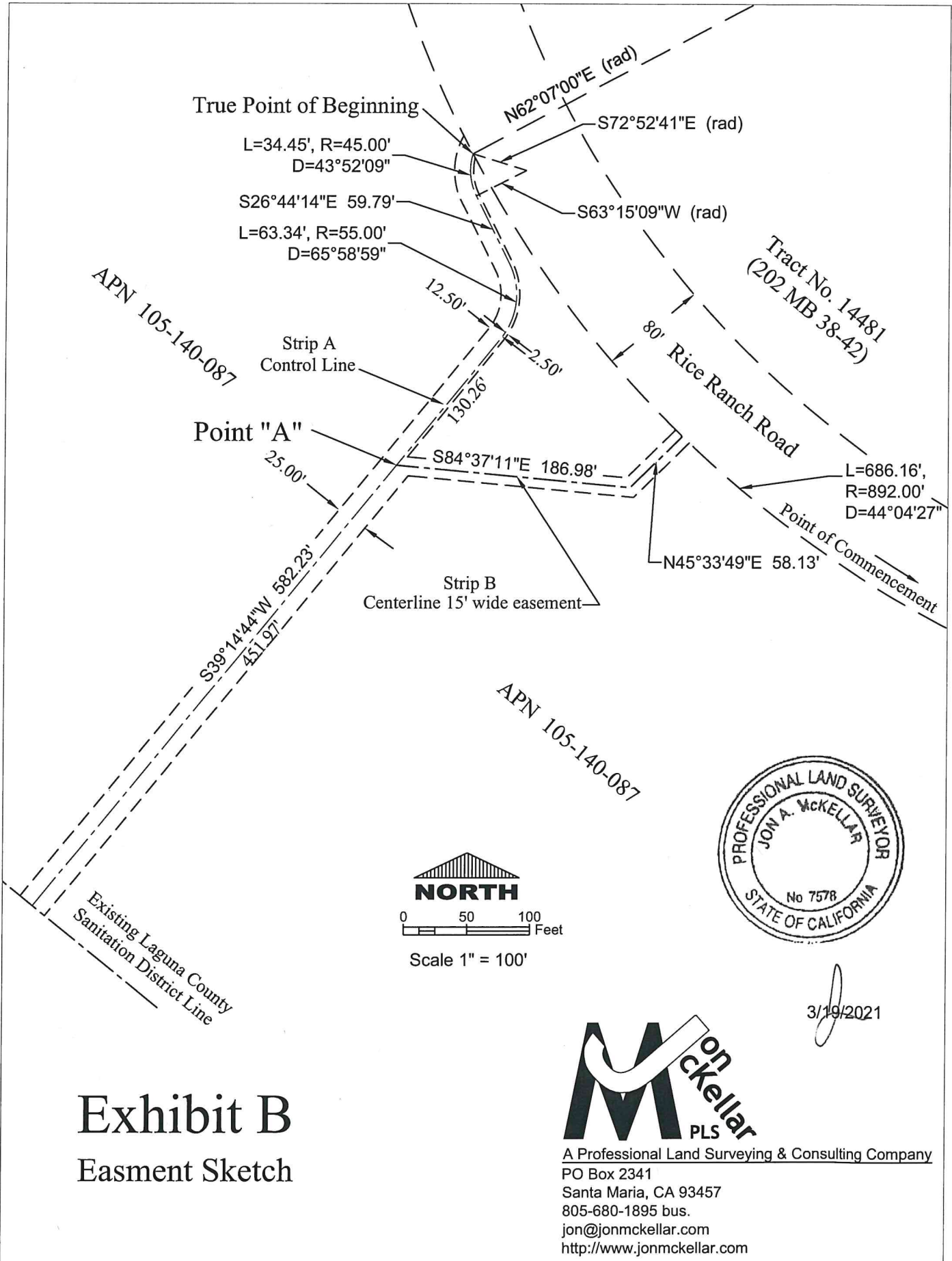
The sidelines of this easement are to be lengthened or shortened to terminate at the southerly right-of-way line of Rice Ranch Road and to terminate at the centerline of the existing Laguna County Sanitation District line (Elkhorn Easement), the easement for which was recorded September 16, 1987 as Instrument No. 1987-070134 Official Records

End of Description

This easement description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act this 27th day of October, 2021.

Jon McKellar
PLS 7579





3/19/2021


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