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Santa Barbara County Public Works  
Real Property  
Will Call

**COUNTY OF SANTA BARBARA**  
**OFFICIAL BUSINESS**

Document entitled to free recordation  
Pursuant to Government Code Section 6103

*This Deed is not Valid Until Recorded*  
SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED AGREEMENT**

The COUNTY OF SANTA BARBARA, a political subdivision of the State of California, (herein the "Grantor"), as fee owner of the real property identified on "Exhibit A" attached hereto and incorporated herein, for Ten Thousand, Five Hundred, Thirty-Seven Dollars and no cents (\$10,537.00), receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim to:

SR HARMON, LLC, a Limited Liability Company (herein the "Grantee");

all right, title and interest in a portion of the right-of-way granted to the County of Santa Barbara by that certain Tract No. 11174 as recorded in amended map Book 78 pages 29-34. The location of the interest being quitclaimed hereby is described and shown on "Exhibit A" attached hereto and incorporated herein. The area being quitclaimed shall herein be identified as the "Portion."

Grantee specifically acknowledges that Grantor has transferred and Grantee has accepted the Portion 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 Portion, including without limitations: its physical condition, including the structural elements of any improvements; its geology; the development potential of the Portion 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 Portion or the neighboring properties; the quality of labor or materials used in any improvements; the conditions of title to the Portion; leases, service contracts, or other agreements affecting the Portion; and the economics of the operation of the Portion.

This quitclaim deed results from the sale of excess public right-of-way adjacent to Grantee's property commonly known as 1118 North Patterson Avenue, currently identified as Santa Barbara County Assessor's Parcel number 069-060-044 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 Grantee shall merge the Portion with and form a single legal parcel or unit with APN 069-060-044.

Grantee:  
SR HARMON, LLC

By: *R Wolfe*  
Ronald Wolfe

ACKNOWLEDGMENT

State of California  
County of Santa Barbara

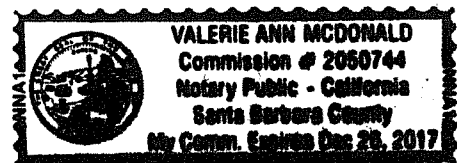
On January 24, 2014, before me, Valerie Ann McDonald, a  
(Name of Notary)

Notary Public, personally appeared Ronald Wolfe, 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.

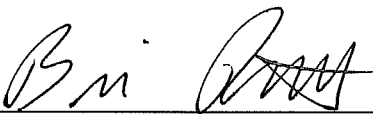
Signature: Valerie Ann McDonald (Seal)



Grantor:  
COUNTY OF SANTA BARBARA

By: \_\_\_\_\_  
Steve Lavagnino  
Chair, Board of Supervisors

APPROVED AS TO FORM:  
MICHAEL C. GHIZZONI  
COUNTY COUNSEL

By:  \_\_\_\_\_  
Brian Pettit  
Deputy County Counsel

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**BOARD OF SUPERVISORS ACKNOWLEDGMENT**

C.C. 1189  
State of California  
County of \_\_\_\_\_

On \_\_\_\_\_, before me, \_\_\_\_\_, a  
(Name of Deputy Clerk)

Deputy Clerk, personally appeared \_\_\_\_\_,  
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.  
MONA MIYASATO  
CLERK OF THE BOARD

By: \_\_\_\_\_ (Seal)  
Deputy Clerk

\_\_\_\_\_  
Printed Name

## EXHIBIT 'A'

### VACATION OF A PORTION OF PATTERSON AVENUE

#### LEGAL DESCRIPTION

That portion of Rancho La Goleta in the County of Santa Barbara, State of California, being a portion of Parcel 'A' as shown on Parcel Map No. 11,211 recorded May 3, 1971 in Book 7 of Parcel Maps at pages 95 and 96, in the office of County Recorder of said County, shown on said map as being within the right of way of Patterson Avenue, a public street, further described as follows:

Commencing at an angle point on the northerly line of said Parcel 'A', said point being also the most southeasterly corner of Parcel 'C'; as shown on said map; thence N.  $84^{\circ}47'55''$  W. along the common line between said Parcels 'A' and 'C' being also the northerly line of Patterson Avenue as shown on said map a distance of 206.09 feet to the beginning of a tangent curve, concave northerly, having a radius of 870.00 feet; thence continuing westerly along the arc of said curve and said northerly line of Patterson Avenue through a central angle of  $3^{\circ}05'22''$  an arc length of 46.91 feet to an angle point on said northerly line as shown on said map being the True Point of Beginning;

Thence continuing along said northerly line of Patterson Avenue and the common line between Parcels 'A' and 'C' the next three courses.

First, N.  $08^{\circ}15'57''$  E. 32.85 feet to a point shown on said map as being on the southeasterly line of Vineyard Road (abandoned);

Thence second N.  $31^{\circ}26'38''$  W. 40.00 feet to a point on the northwesterly line of said Vineyard Road as shown on said map; the beginning of a non-tangent curve, concave northwesterly having a radius of 255.00 feet; a radial line to the center of said curve from said beginning point bears N.  $31^{\circ}26'38''$  W.;

Thence third southwesterly along the arc of said curve through a central angle of  $27^{\circ}33'33''$  an arc length of 122.65 feet to a point on said northerly line of Patterson Avenue, said point being also the easterly terminus of a curve in said northerly line concave northerly having a radius of 870.00 feet a radial line to the center of said curve from said point bears N.  $17^{\circ}10'46''$  E., as shown on said map;

Thence leaving said northerly line of Patterson Avenue easterly along easterly prolongation of last said curve having a radius of 870.00 feet through a central angle of  $08^{\circ}54'49''$  and an arc length of 135.35 feet to the True Point of Beginning.

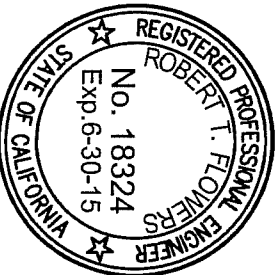
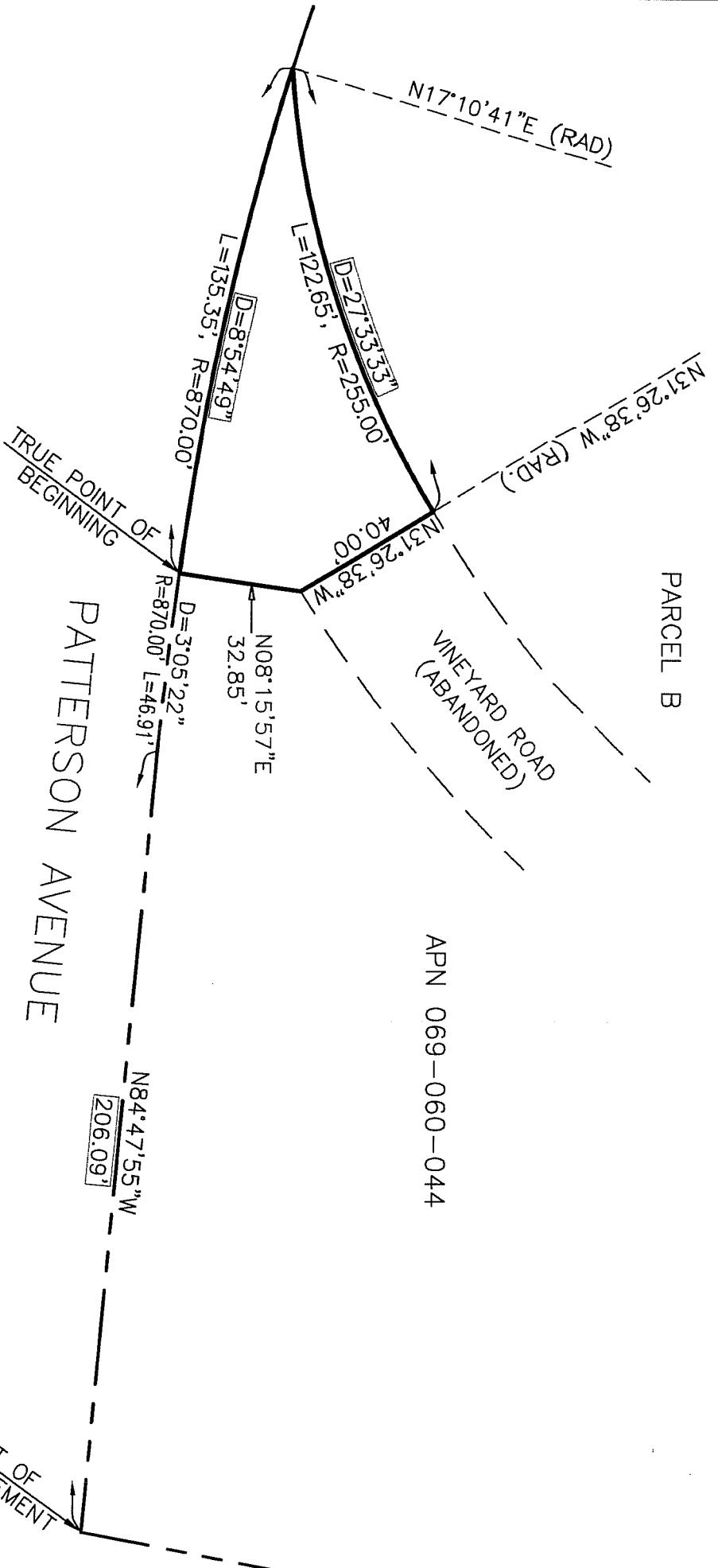
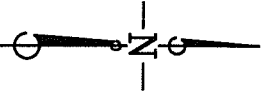
Said Parcel contains 4,215.08 sq. ft. more or less.

Prepared By:

  
Robert T. Flowers, P.E.



SCALE: 1" = 40'



**EXHIBIT 'A'**

SHOWING VACATION OF A PORTION OF  
PATTERSON AVENUE ADJACENT TO  
APN 069-060-044  
COUNTY OF SANTA BARBARA, CA.

**FLOWERS & ASSOCIATES, INC.**

CIVIL ENGINEERS  
201 N. Calle Cesar Chavez, Suite 100 Santa Barbara, CA 93103  
Telephone (805) 966-2224

W.O. 0867