

October 11, 2012
Origin Points of Descriptions using Tie calls

Definitions:

PIQ:

The exact property in Question

The Mother Parcel:

This is a collective term for the Common Parcel(s). Sometimes there is more than 1 and they were usually acquired at different times.

Sister Parcels:

One of commonly two parcels that were created by a single Deed (the property and the remainder lands).

The Sister deed that records first (the Senior deed) actually creates the dividing (Sister) line and will never have a tie reference along that Sister dividing line in that Deed.

The deed that records second (the Junior deed) will commonly make a tie reference to the first deed (85%) but sometimes it doesn't. If so, then commonly those deeds were created at the same time. Make sure that the bearing of that line is the same.

What Always Works:

Grantoring the Mother Parcel Vestee/Grantee.

Most title examining that is done by experts using only the Index is Grantee backwards first because it is the quickest way to establish a fee chain.

Useful Helpers:

Recording systems: Documents and Maps (County Specific)
Official Maps showing owners (hopefully dated)
Retired AP Maps (of course)

Current Deeds: (from the Taxes)

The Current PIQ deed:

Look for the Sister Parcel boundary tie. If there is a deed tie, then the Sister tie came first and the most recent tie in the description will probably (70%) be the Mother parcel. To get PIQ, grantor the Vestee/Grantee of the Mother Parcel (and which is also usually (90%) the Grantor of that Sister Parcel tie deed on or after the date of the Sister deed.

The Abutting (Sister) deed:

Look on the Sister boundary tie to PIQ. If it is there, then the deed to PIQ was first and that tie reference deed is the first deed for PIQ.

If there were multiple sister parcels, then there will almost always be a common time period to the shared private easements, and this is the same time period as when the fee descriptions of the properties themselves were being first created.

Title Reports:

The Grantor (actually Executor) of most Encumbrances of a Title report implies the fee owner of that encumbrance as of that moment. (Exception: Judgments). Most encumbrances of modern prelims only show the grantee or (worse) they will show “in favor of...”, but you won’t know whether it is the Grantor or not until you pull it.

If you have an old prelim on PIQ and that property has a common ie driveway easement and that easement is shown in the report, then the last appearance of that common easement is usually (90%) the creation point of the description from the Mother Parcel.

Private Driveways:

All from the same common owner

Private driveways, like land splits are usually (95%) created when the children Parcels were being created. Most private easements are actually created by a reservation than by a grant.

Large abutting Public Utilities (Power lines, Canals Freeways, etc)

Pull the abutting deeds into that utility. The Grantor of that document is probably the Vestee of PIQ as of that point in time.

Compass Directions of the segment Terminus vs the description heading:

Case #1) If the boundary tie call direction is the same as the heading of the Reference

ie “Thence (going Northerly) to the Northerly line of Deed Recorded...(Reference)” then This Deed Reference will include PIQ (98%) and is probably the Mother Parcel and you could Grantor forward on the Grantee of that Deed after that point to get all of the Children deeds (including PIQ)

Case #2) If the boundary tie call direction is the reverse of the heading of the Reference

ie ...“thence (heading northerly) to the Southerly boundary of (Deed Reference)”...

then that Deed Reference is the Not the Mother Parcel (though it may be the Aunt)

LLA's:

By definition they are from two separate chains. Title companies hate them because they are twice the searching work of a single parcel, and they are commonly not insured.

LLAs as a matter of form will usually show the deed references for the Parcels as they existed just before the LLA.

If the new (Post-LLA) APN shows, then it is not the point where the Adjustment Parcels were acquired and/or lost.

Reliable Indicators of the first deed out:

Reservations of private easements

Old APN's (never the new one) covering more land or showing (portion).

Rarely an origin deed preface in an appurtenant easement and never with Book and Pages.

Indicator of knock-off deeds:

No reservations even though there are appurtenant easements (shouldn't there unless there is a change of descriptions but sometimes they are unnecessarily copied over.

New APN's reflecting the exact area described

Origin deed preface in appurtenant easements and commonly with Book and Pages (if they were around.

Marshall's Cheats: Contra Costa Series Converter: Dates and their related Books and Pages

Contra Costa County

1861	to	11-24-1903	from Book 6 to Book 99 of Deeds
08-29-1903	to	11-23-1912	from Book 100 to Book 199 of Deeds
12-23-1912	to	10-04-1917	from Book 200 to Book 299 of Deeds
06-20-1917	to	09-21-1921	from Book 300 to Book 399 of Deeds
09-12-1921	to	06-13-1925	from Book 400 to Book 499 of Deeds
04-10-1925	to	04-10-1925	from Book 500 to Book 505 of Deeds

09-02-1925	to	10-29-1930	from Book 1 to Book 99 of Official Records
04-21-1927	to	10-28-1933	from Book 100 to Book 199 of Official Records
09-07-1929	to	11-20-1931	from Book 200 to Book 299 of Official Records
12-30-1931	to	05-08-1939	from Book 300 to Book 399 of Official Records
11-21-1935	to	06-24-1939	from Book 400 to Book 499 of Official Records
09-25-1929	to	07-25-1946	from Book 500 to Book 599 of Official Records

1949	1-49054	to Book 1485 of Official Records
1950	1-67230	from Book 1485 to Book 1694 of Official Records
1951	1-61411	from Book 1694 to Book 1872 of Official Records
1952	1-60815	from Book 1872 to Book 2049 of Official Records
1953	1-68211	from Book 2049 to Book 2248 of Official Records
1954	1-70898	from Book 2248 to Book 2448 of Official Records
1955	1-80713	from Book 2448 to Book 2682 of Official Records
1956	1-81097	from Book 2682 to Book 2907 of Official Records
1957	1-71380	from Book 2907 to Book 3097 of Official Records
1958	1-72618	from Book 3097 to Book 3292 of Official Records
1959	1-82165	from Book 3292 to Book 3526 of Official Records
1960	1-84211	from Book 3527 to Book 3774 of Official Records
1961	1-91607	from Book 3775 to Book 4025 of Official Records
1962	1-105654	from Book 4026 to Book 4272 of Official Records
1963	1-115600	from Book 4273 to Book 4522 of Official Records

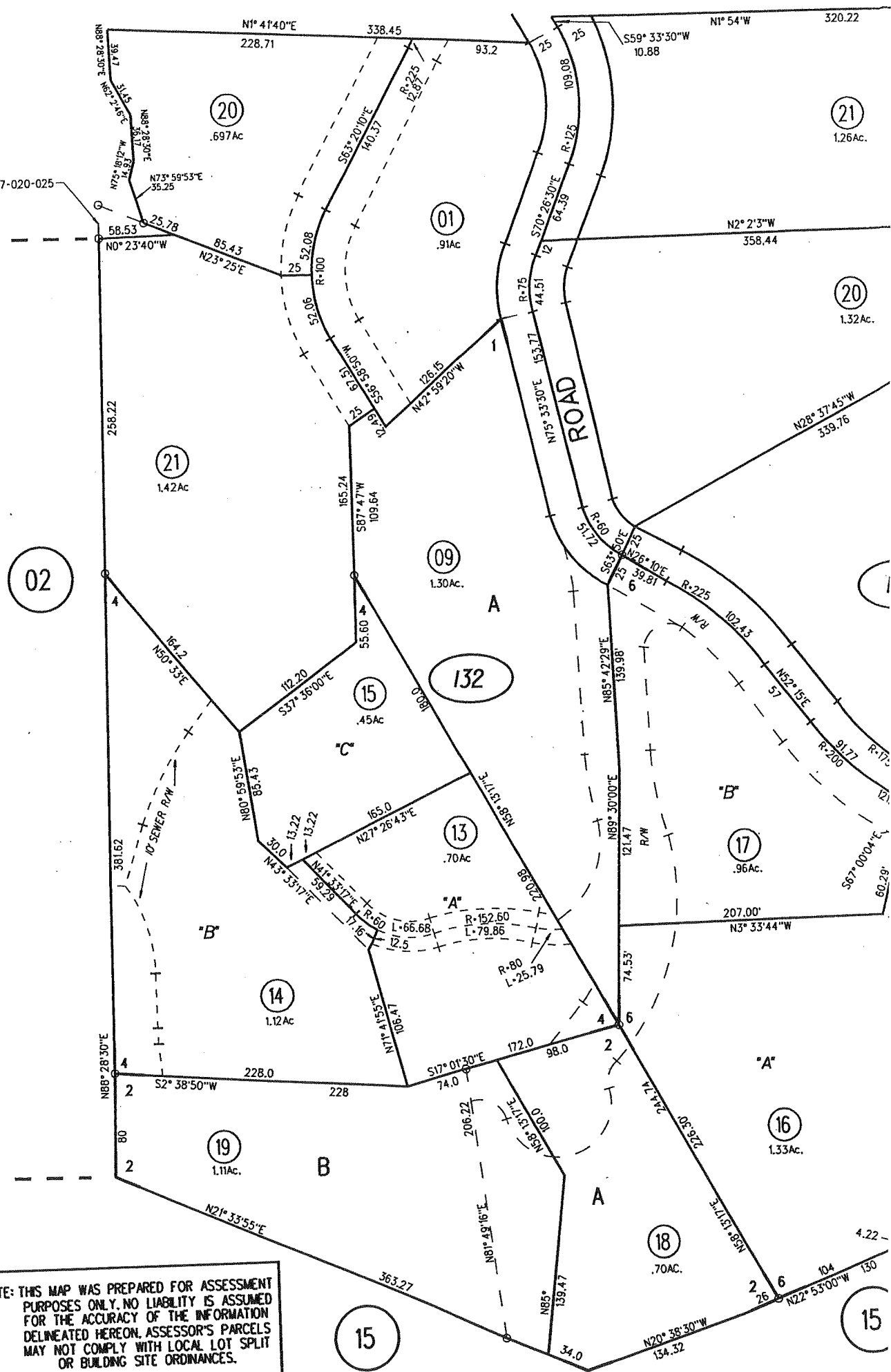
interpolation of Books and Pages from the Series Numbers is possible from here

1964	1-117427	from Book 4523 to Book 4774 of Official Records
1965	1-107005	from Book 4775 to Book 5026 of Official Records
1966	1-88984	from Book 5027 to Book 5275 of Official Records
1967	1-86226	from Book 5276 to Book 5526 of Official Records
1968	1-96620	from Book 5527 to Book 5781 of Official Records
1969	1-90855	from Book 5782 to Book 6035 of Official Records
1970	1-87732	from Book 6036 to Book 6286 of Official Records
1971	1-111508	from Book 6287 to Book 6554 of Official Records
1972	1-121859	from Book 6555 to Book 6832 of Official Records
1973	1-121014	from Book 6833 to Book 7124 of Official Records
1974	1-111028	from Book 7125 to Book 7400 of Official Records
1975	1-126881	from Book 7401 to Book 7728 of Official Records
1976	1-153078	from Book 7729 to Book 8149 of Official Records
1977	1-184657	from Book 8150 to Book 8652 of Official Records
1978	1-188785	from Book 8653 to Book 9167 of Official Records
1979	1-191412	from Book 9168 to Book 9679 of Official Records
1980	1-178970	from Book 9680 to Book 10152 of Official Records

Marshall's Cheats: Contra Costa Series Converter: Dates and their related Books and Pages

1981	1-169526	from Book 10153 to Book 10632 of Official Records
1982	1-178720	from Book 10633 to Book 11069 of Official Records
1983	1-192255	from Book 11070 to Book 11595 of Official Records
1984	1-188826	from Book 11596 to Book 12127 of Official Records
1985	1-193590	from Book 12128 to Book 12688 of Official Records
1986	1-242681	from Book 12689 to Book 13366 of Official Records
1987	1-273874	from Book 13367 to Book 14106 of Official Records
1988	1-243592	from Book 14107 to Book 14809 of Official Records
1989	1-264996	from Book 14810 to Book 15574 of Official Records
1990	1-266842	from Book 15575 to Book 16332 of Official Records
1991	1-275500	from Book 16333 to Book 17123 of Official Records
1992	1-349509	from Book 17124 to Book 18172 of Official Records
1993	1-376619	from Book 18173 to Book 19329 of Official Records
1994	1-306421	---- no Books issued after 12/31/1993 (Only Series Numbers) ----
1995	1-227010	
1996	1-243033	
1997	1-255867	
1998	1-332241	
1999	1-336719	
2000	1-295144	
2001	1-408830	
2002	1-505746	
2003	1-623266	
2004	1-502219	
2005	1-501344	
2006	1-417360	
2007	1-351078	
2008	1-279498	
2009	1-306895	
2010	1-297666	
2011	1-287530	

TO PCL. 247-020-025



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

Order No.
Escrow No. 650892
Loan No.

90 99265

MAY 15 1990

RECORDED AT REQUEST OF
FIRST AMERICAN TITLE CO.

VOL 15856R 294

SURVEY
MONUMENT
FUND
\$10

WHERE RECORDED MAIL TO:
David L. Strickland and
Patricia M. Twohill
4050 Canyon Road
Lafayette, CA 94549

MAY 15 1990
AT 8 O'CLOCK AM.
CONTRA COSTA COUNTY RECORDS
STEPHEN L. WEIR
COUNTY RECORDER

CONTRA COSTA CO.
TRANSFER TAX
PAID \$ 1,457.50

FEE \$ 13.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

DOCUMENTARY TRANSFER TAX \$ 1,457.50

Same as above.....

X... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

AP# 247-132-001

Signature of Declarant or Agent determining tax - Firm Name
the undersigned

CORPORATION GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
PARAGON EQUITY INVESTORS, INC.

a corporation organized under the laws of the State of California, does hereby

GRANT to DAVID L. STRICKLAND, a single man and PATRICIA M. TWOHILL, a single woman
as joint tenants

the real property in the City of Lafayette, State of California, described as
County of Contra Costa

FOR DESCRIPTION OF THE PREMISES SEE EXHIBIT "A" ATTACHED HERETO.....

Parcel 1
Current Deed

Dated May 9, 1990

PARAGON EQUITY INVESTORS, INC.
a California corporation

STATE OF CALIFORNIA
COUNTY OF CREAL

On MAY 10, 1990 before me,
the undersigned a Notary Public in and for said State, personally appear-
ed JOHN G. BACON, JR

By *John G. Bacon, Jr.*
John G. Bacon, Jr. President

and personally known to me (or proved to me on the basis of satisfactory
evidence) to be the persons who executed the within instrument as

By *John G. Bacon, Jr.*
Secretary

Secretary and

on behalf of PARAGON EQUITY INVESTORS, INC.

the corporation therein named, and acknowledged to me that such cor-
poration executed the within instrument pursuant to its by-laws or a
resolution of its board of directors.

WITNESS my hand and official seal.

Signature *Richard [unclear]* My commission Expires 11/6/90 (This area for official notarial seal) 1144 (6/82)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"

Order No. 650892
Page 6

LEGAL DESCRIPTION

REAL PROPERTY in the City of Lafayette, County of Contra Costa, State of California, described as follows:

PARCEL ONE:

Portion of the Rancho Acalanes, described as follows:

Beginning at the southeast corner of the parcel of land described as Parcel One in the Deed from Genevieve M. James to Harold E. Jones, et ux, recorded May 31, 1938 in Volume 463 of Official Records, at Page 224; thence from said point of beginning, South 30° 26' 30" East, 25 feet to the center line of a 50 feet in width private road, being the North line of the parcel of land described as Parcel One in the Deed from John Ladewig to Douglas T. Kilbourn, et ux, recorded July 10, 1945 in Volume 818 of Official Records, at Page 220; thence along said center line being along the North line of said Kilbourn Parcel as follows: westerly along the arc of a curve to the right with a radius of 125 feet, the center of which bears North 30° 26' 30" West, an arc distance of 109.08 feet; North 70° 26' 30" West, 76.39 feet and westerly along the arc of a curve to the left with a radius of 75 feet, tangent to the last course, an arc distance of 44.51 feet; thence North 14° 26' 30" West, 25 feet; thence North 42° 59' 20" West, 126.15 feet; thence North 56° 58' 50" East, 80 feet; thence easterly along the arc of a curve to the right with a radius of 100 feet, tangent to the last course, an arc distance of 104.17 feet; thence South 63° 20' 10" East, tangent to the last curve, 140.37 feet; thence southeasterly along the arc of a curve to the left with a radius of 225 feet tangent to the last course, an arc distance of 12.87 feet to a point on the East line of said Jones Parcel, distant thereof North 1° 47' 5" East, 93.2 feet from the point of beginning; thence South 1° 47' 50" West, along said East line, 93.2 feet to the point of beginning.

PARCEL TWO:

The right of way granted in the Deed from Harold E. Jones, et ux, to Robert L. Goetz, et ux, dated April 12, 1956 and recorded May 25, 1956 in Volume 2774 of Official Records, at Page 365, as follows:

"A right of way (not to be exclusive) as an appurtenance to the parcel of land described as Parcel One above for use as a roadway for vehicles of all

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158556 295

Note No Sister References (Earliest Sister)

5-25-1956 2774 or 365

Earliest Deed Also could have been found by Granting Common Owner Jones from Highest Date of Fee 7-10-1945 Also shown as boundary line of Sister Deeds

as 157 Justice this property! Done later!

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kinds, pedestrians and animals, for water, gas, oil and sewer pipe lines, and for telephone, electric light and power lines, together with the necessary poles or conduits over a portion of the Rancho Acahanes being a strip of land 50 feet in width the center line of which is described as follows:

Beginning in the center line of a 50 feet in width road at the southeast corner of the parcel of land described as Parcel One in the Deed from C.M. Tiegland, et ux, to George Cedric Wright, et ux, recorded November 18, 1954 in Volume 2420 of Official Records, at Page 281; thence from said point of beginning along said center line as follows: northerly and easterly along the arc of a curve to the right with a radius of 35 feet the center of which bears North 73° 08' East, an arc distance of 62.16 feet; North 85° East tangent to said curve, 26 feet; easterly along the arc of a curve to the right with a radius of 460 feet tangent to the last course, an arc distance of 148.53 feet; South 76° 30' East tangent to the last curve 94 feet; easterly and northerly along the arc of a curve to the left with a radius of 50 feet tangent to the last course, an arc distance of 75.05 feet; northeasterly along the arc of a reverse curve to the right with a radius of 200 feet the center of which bears South 72° 30' East an arc distance of 121.3 feet; North 52° 15' East, tangent to the last curve 57 feet; northeasterly along the arc of a curve to the left with a radius of 225 feet tangent to the last course an arc distance of 102.43 feet; North 26° 10' East, tangent to the last curve 39.81 feet; northeasterly along the arc of a curve to the right with a radius of 60 feet tangent to the last course an arc distance of 51.72 feet; North 75° 33' 30" East, tangent to the last curve, 153.77 feet; easterly along the arc of a curve to the right with a radius of 75 feet tangent to the last course an arc distance of 44.51 feet; South 70° 26' 30" East, tangent to the last course, 76.39 feet; easterly along the arc of a curve to the left with a radius of 125 feet tangent to the last course an arc distance of 109.08 feet and North 59° 33' 30" East to the East line of the parcel of land described as Parcel One in the Deed from John Ladewig to Douglas T. Kilbourn, et ux, dated June 17, 1945 and recorded July 10, 1945 in Volume 818 of Official Records, at Page 220. The easterly terminus of said strip of land is the East line of said Kilbourn Parcel (818 OR 220) and the westerly terminus thereof is the most northerly terminus of the 50 feet in width strip of land described as Parcel One in the Deed from Giusto P. Milano, et al, to Contra Costa County, recorded May 4, 1953 in Volume 2116 of Official Records, at Page 32.

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EXCEPTING FROM PARCEL TWO:

That portion thereof lying within Parcel One above."

PARCEL THREE:

A right of way, not to be exclusive, as an appurtenance to the parcels of land described as Parcels 1 and 2 in the Deed from Harold E. Jones, et ux, to Robert L. Goetz, et ux, recorded May 25, 1956 in Book 2774 of Official Records, Page 365, for use as a roadway for vehicles of all kinds, pedestrians and animals, for water, gas, oil and sewer pipe lines, and for telephone, electric light and power lines, together with the necessary poles or conduits over and under the following described strip of land:

A strip of land 20 feet in width, the North line of which is parallel with and 20 feet northerly at right angles, from the South line thereof and which South line is the entire South line of the parcel of land described as Parcel 1 in the Deed from E. C. Scofield, et ux, to William A. Ayres, et ux, recorded November 18, 1955, in Book 2653, of Official Records, Page 413.

PARCEL FOUR:

A right of way (not to be exclusive) for use as a roadway for vehicles of all kinds, pedestrians and animals, for water, gas, oil and sewer pipe lines and for telephone, electric light and power lines, together with the necessary poles or conduits over a strip of land described as follows:

Beginning on the West line of Upper Happy Valley Road, at the northeast corner of the 3.538 acre parcel of land described in the Deed from Geneve M. James to Ernest B. Babcock, et ux, recorded March 19, 1936 in Book 402 of Official Records, Page 462; thence from said point of beginning along the North line of said Babcock Parcel as follows: West, 120.96 feet; westerly along the arc of a curve to the right with a radius of 120 feet tangent to the last course, 75.15 feet and North 54° 07' West, 255.24 feet to the East line of the 4.01 acre parcel of land described in the Deed from Geneve M. James to Wilbert N. Sorensen, et ux, recorded October 6, 1930 in Book 517 of Official Records, Page 396; thence North 25° 40' 30" East along said East line, 20.32 feet to the North line of said Sorensen Parcel; thence along said North line as follows: North 54° 07' West, 24.13 feet; westerly along the arc of a curve to the left with a radius of 100 feet tangent to the last course, 69.51 feet; South 86° 03' 30" West tangent to the last

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curve 218 feet and westerly along the arc of a curve to the left with a radius of 120 feet tangent to the last course, to the East line of the parcel of land described as Parcel 1 in the Deed from E. C. Scofield, et ux, to William A. Ayres, et ux, recorded November 18, 1955 in Book 2653 of Official Records, Page 413; thence North along said East line to the South line of the 3.983 acre parcel of land described in the Deed from Alma Loretta Wood, et al, to H. Walter Sanders, et ux, recorded January 20, 1934 in Book 346 of Official Records, Page 448; thence along said South line as follows: easterly along the arc of a curve to the right with a radius of 140 feet, an arc distance of 14.11 feet; North 86° 03' 30" East tangent to said curve, 218 feet; easterly along the arc of a curve to the right with a radius of 120 feet; tangent to the last course 83.41 feet; South 54° 07' East tangent to the last curve, 282.97 feet; easterly along the arc of a curve to the left with a radius of 80 feet tangent to the last course 50.1 feet and East 120.96 feet to the West line of said Upper Happy Valley Road; thence South along said West line 40 feet to the point of beginning.

A.P. No.: 247-132-001

END OF DOCUMENT

FIRST AMERICAN TITLE

RECORDING REQUESTED BY

Attorney

AND WHEN RECORDED MAIL TO

F. William Dorband, Attorney at Law
3182 Old Tunnel Road, Suite C
Lafayette, CA 94549

1998-117800
CONTRA COSTA Co. Recorder's Office
STEPHEN L. WEIR, County Recorder

MAIL TAX STATEMENTS TO

Peter & Robin Frazier
1260 Medfield Road
Lafayette, CA 94549

DOC - 98-011780-00
Wednesday, MAY 27, 1998 10:57:10
S27 \$10.00; MIC \$1.00; MOD \$5.00
REC \$9.00; TCF \$4.00
TLE IN \$29.00
Nbr-0000136506
ros/R7/1-5

Trust Transfer Deed

Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Court Act 13 A&J et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary Tax is \$ NONE

- There is no Documentary transfer tax due.
- Transfer to a revocable trust;
- Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;

GRANTOR(S): PETER B. FRAZIER and ROBIN G. FRAZIER

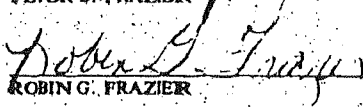
herby GRANT(S) to PETER B. FRAZIER and ROBIN G. FRAZIER, Trustees of the FRAZIER LIVING TRUST
DATED April 2, 1998

the following described real property in the City of Lafayette, County of Contra Costa, State of California:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Dated 4-2-98


PETER B. FRAZIER

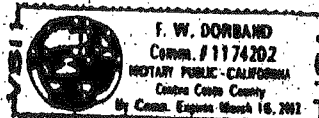

ROBIN G. FRAZIER

State of California
County of Contra Costa

On 4-2-98, before me, the undersigned Notary Public, personally appeared PETER B. FRAZIER and ROBIN G. FRAZIER, personally known to me to be the persons(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hw/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.

WITNESS my hand and official seal.

Signature 



Parcel 21

Current Deed

FRAME: 00003051

EXHIBIT "A"

PARCEL ONE

Portion of the Rancho Acalanes, containing 1.435 acres, more or less, described as follows:

Beginning on the north line of the parcel of land described as Parcel One in the deed to Robert L. Goetz, et ux, recorded May 25, 1956, Book 2774, Official Records, page 365, at the west line of the parcel of land described as Parcel One in the deed to William R. Channell, et ux, recorded July 30, 1956, Book 2816, Official Records, page 72; thence from said point of beginning along the north line of said Goetz parcel, 2774 OR 365, westerly along the arc of a curve to the left with a radius of 100 feet, an arc distance of 52.08 feet and south 56° 58' 50" west, 67.51 feet; thence north 33° 01' 10" west, 25 feet; thence south 87° 47' west, 165.24 feet; thence north 37° 36' west, 112.2 feet; thence north 50° 33' east, 164.2 feet to the north line of the parcel of land described in the deed to Harold E. Jones, et ux, recorded December 12, 1935, Book 398, Official Records, page 381; thence north 88° 28' 30" east, along said north line, 284.28 feet to the west line of said Channell parcel, 2816 OR 72; thence along said west line, south 23° 25' west, 149.97 feet and south 3° 10' 40" east, 25 feet to the point of beginning.

Sister Deed

PARCEL TWO

The right of way granted in the deed from Harold E. Jones, et ux, to William D. Love, Jr., dated December 12, 1957 and recorded December 30, 1957, Book 3095, Official Records, page 563, as follows:

Sister Dd

"A right of way (not to be exclusive) as an appurtenance to the parcel of land described as Parcel One above for use as a road-way for vehicles of all kinds, pedestrians and animals, for water, gas, oil and sewer pipe lines, and for telephone, electric, light and power lines, together with the necessary poles or conduits over a portion of the Rancho Acalanes, being a strip of land 50 feet in width, the center line of which is described as follows:

Beginning on the northwest line of a 40 feet in width private road known as Canyon Road, distant thereon north 59° 33' 30" east, 152.73 feet from the west line of the parcel of land described as Parcel One in the deed from E. C. Scofield, et ux, to William A. Ayres, et ux, dated October 6, 1955 and recorded November 18, 1955 in Volume 2653 of Official Records, at page 413; thence from said point of beginning south 84° 39' 50" west, 18.6 feet; thence westerly along the arc of a curve to the right with a radius of 225 feet, tangent to the last course, an arc distance of 125.66 feet; thence north 63° 20' 10" west, tangent to said curve, 140.37 feet; thence

EXHIBIT "A" (Continued)

westerly along the arc of a curve to the left with a radius of 100 feet, tangent to the last course, an arc distance of 104.17 feet; thence south $56^{\circ} 58' 50''$ west, tangent to the last curve, 401.34 feet. The easterly terminus of said strip of land is the northwest line of said Canyon Road."

PARCEL THREE

The right of way granted in the deed from Harold E. Jones, et ux, to William D. Love, Jr., dated December 12, 1957 and recorded December 30, 1957, Book 3095, Official Records, page 563, as follows:

"A right of way (not to be exclusive) as an appurtenance to Parcel One above, for use as a roadway for vehicles of all kinds, pedestrians and animals, for water, gas, oil and sewer pipe lines, and for telephone, electric light and power lines, together with the necessary poles or conduits over a portion of the Rancho Acalanes, being a strip of land 20 feet in width, the south line of which is the entire south line of the parcel of land described in the deed from E. C. Scofield, et ux, to William A. Ayres, et ux, recorded November 18, 1955 in Volume 2653 of Official Records, at page 413."

PARCEL FOUR

The right of way granted in the deed from Harold E. Jones, et ux, to William D. Love, Jr., dated December 12, 1957 and recorded December 30, 1957, Book 3095, Official Records, page 563, as follows:

"A right of way (not to be exclusive) as an appurtenance to the parcel of land described as Parcel One above for use as a roadway for vehicles of all kinds, pedestrians and animals, for water, gas, oil and sewer pipe lines, and for telephone, electric light and power lines, together with the necessary poles or conduits over a portion of the Rancho Acalanes, being a strip of land 50 feet in width, the center line of which is described as follows:

Beginning in the center line of a 50 feet in width road at the southeast corner of the parcel of land described as Parcel One in the deed from C. M. Tieglund, et ux, to George Cedric Wright, et ux, recorded November 18, 1954 in Volume 2420 of Official Records, at page 281; thence from said point of beginning along said center line as follows: Northerly and easterly along the arc of a curve to the right with a radius of 35 feet, the center of which bears north $73^{\circ} 08'$ east, an arc distance of 62.16 feet; north 85° east tangent to said curve, 26 feet; easterly along the arc of a curve to the right with a radius of 460 feet tangent to the last course, an arc distance of 148.53 feet; south $76^{\circ} 30'$ east tangent to the last curve 94 feet; easterly and northerly along the arc of a curve to the left with a radius of 50 feet, tangent to the last

course, an arc distance of 75.05 feet; northeasterly along the arc of a reverse curve to the right with a radius of 200 feet, the center of which bears south 72° 30' east, an arc distance of 121.3 feet; north 52° 15' east tangent to the last curve, 57 feet; northeasterly along the arc of a curve to the left with a radius of 225 feet, tangent to the last course, an arc distance of 102.43 feet; north 26° 10' east, tangent to the last curve, 39.81 feet; northeasterly along the arc of a curve to the right with a radius of 60 feet, tangent to the last course, an arc distance of 51.72 feet; north 75° 33' 30" east, tangent to the last curve, 153.77 feet; easterly along the arc of a curve to the right with a radius of 75 feet, tangent to the last course, an arc distance of 44.51 feet; south 70° 26' 30" east, tangent to the last course, 76.39 feet; easterly along the arc of a curve to the left with a radius of 125 feet, tangent to the last course, an arc distance of 109.08 feet and north 59° 33' 30" east to the east line of the parcel of land described as Parcel One in the deed from John Ladewig to Douglas T. Kilbourn, et ux, dated June 17, 1945 and recorded July 10, 1945 in Volume 818 of Official Records, at page 220. The easterly terminus of said strip of land is the east line of said Kilbourn parcel (818 OR 220) and the westerly terminus thereof is the most northerly terminus of the 50 feet in width strip of land described as Parcel One in the deed from Giusto P. Milano, et al, to Contra Costa County, recorded May 4, 1953 in Volume 2116 of Official Records, at page 32."

PARCEL FIVE

"A right of way (not to be exclusive)" created in reference to the premises in the deed from Leo P. Musser to Harold E. Jones, et ux, dated September 6, 1956 and recorded October 1, 1956 in Book 2853 of Official Records, at page 455, "for use as a roadway for vehicles of all kinds, pedestrians and animals, for water, gas, oil and sewer pipe lines, and for telephone, electric light and power lines, together with the necessary poles or conduits over a strip of land described as follows:

That parcel of land in the County of Contra Costa, State of California, described as follows:

Portion of the Rancho Acalanes, described as follows:

Beginning on the west line of Upper Happy Valley Road, at the northeast corner of the 3.538 acre parcel of land described in the deed from Genieve M. James to Ernest B. Babcock, et ux, recorded March 19, 1936 in Volume 402 of Official Records, at page 462; thence from said point of beginning along the north line of said Babcock parcel as follows: West, 120.96 feet; westerly along the arc of a curve to the right with a radius of 120 feet, tangent to the last course, 75.15 feet and north 54° 07' west, 255.24 feet to

-3-

FRAME: 00003054

EXHIBIT "A" (Continued)

the east line of the 4.01 acre parcel of land described in the deed from Genevieve M. James to Wilbert N. Sorensen, et ux, recorded October 6, 1930 in Volume 517 of Official Records, at page 396; thence north 25° 40' 30" east, along said east line, 20.32 feet to the north line of said Sorensen parcel; thence along said north line as follows: North 54° 07' west, 24.13 feet; westerly along the arc of a curve to the left with a radius of 100 feet tangent to the last course, 69.51 feet; south 86° 03' 30" west, tangent to the last curve, 218 feet and westerly along the arc of a curve to the left with a radius of 120 feet tangent to the last course, to the east line of the parcel of land described as Parcel One in the deed from E. C. Scofield, et ux, to William A. Ayres, et ux, recorded November 18, 1955 in Volume 2653 of Official Records, at page 413; thence north along said east line to the south line of the 3.983 acre parcel of land described in the deed from Alma Loretta Wood, et al, to H. Walter Sanders, et ux, recorded January 20, 1934 in Volume 346 of Official Records, at page 448; thence along said south line as follows: Easterly along the arc of a curve to the right with a radius of 140 feet, an arc distance of 14.11 feet; north 86° 03' 30" east, tangent to said curve, 218 feet; easterly along the arc of a curve to the right with a radius of 120 feet, tangent to the last course, 83.41 feet; south 54° 07' east, tangent to the last curve, 282.97 feet; easterly along the arc of a curve to the left with a radius of 80 feet, tangent to the last course 50.1 feet and east 120.96 feet to the west line of said Upper Happy Valley Road; thence south along said west line, 40 feet to the point of beginning."

APN: 247-132-003

-4-

END OF DOCUMENT

FRAME: 00003055

Recording Requested By
First California Title Company

WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO

DAVID H. DOUGLAS
1270 Medfield Road
Lafayette, CA 94549

Title Order No.
Escrow No. 805874



CONTRA COSTA Co Recorder Office
STEPHEN L. WEIR, Clerk-Recorder
DOC- 2001-0343399-00

Acct 7- First California Title
Thursday, NOV 08, 2001 08:00:00
LAF\$1,204.50 S27 \$10.00 MIC \$1.00
MOD \$2.00 REC \$6.00 TCF \$1.00
Ttl Pd \$1,224.50 Nbr-0000603565
lee/R2/1-2

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) A.P.N. 247-132-009

City Transfer Tax is
County Transfer Tax is \$1,204.50

- (X) Computed on the full consideration or value of property conveyed
OR
- () Computed on the consideration or value less liens or encumbrances remaining at time of sale
- (X) City of LAFAYETTE, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

HERMANN F. BAUER and INGRID BAUER, HUSBAND AND WIFE, AS COMMUNITY PROPERTY

hereby GRANT(S) to

DAVID H. DOUGLAS and JILL S. DOUGLAS, HUSBAND AND WIFE, AS JOINT TENANTS

the real property in the City of LAFAYETTE, County of Contra Costa, State of California, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Parcel 9
Current Deed

Dated: November 6, 2001

STATE OF CALIFORNIA }
COUNTY OF contra costa } ss

On November 6, 2001 before me

T. Schaffer

Personally appeared Hermann F. Bauer
and Ingrid Bauer

personally known to me (or 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.

WITNESS my hand and official seal.

Signature T. Schaffer

Hermann F. Bauer

HERMANN F. BAUER

Ingrid Bauer

INGRID BAUER

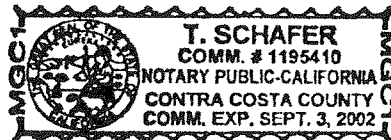


EXHIBIT "A"

PARCEL A, AS DESIGNATED ON THE RECORD OF SURVEY MAP FILED OCTOBER 14, 1965, BOOK 37, LICENSED SURVEYORS MAPS, PAGE 39, CONTRA COSTA COUNTY RECORDS, AND PORTION OF THE RANCHO ACALANES, DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER LINE OF THE PRIVATE ROAD KNOWN AS CANYON ROAD AT THE MOST EASTERLY CORNER OF THE PARCEL OF LAND DESCRIBED AS PARCEL ONE IN THE DEED TO LESLEY JONES ALEXANDER, RECORDED NOVEMBER 7, 1960, BOOK 3739, OFFICIAL RECORDS, PAGE 28; THENCE FROM SAID POINT OF BEGINNING, ALONG SAID CENTER LINE, EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 60 FEET, THE CENTER OF WHICH BEARS SOUTH 63° 50' EAST, AN ARC DISTANCE OF 51.72 FEET AND NORTH 75° 33' 30" EAST, TANGENT TO SAID CURVE, 153.77 FEET TO THE WEST LINE OF THE PARCEL OF LAND DESCRIBED AS PARCEL ONE IN THE DEED TO ROBERT L. GOETZ, ET UX, RECORDED MAY 25, 1956, BOOK 2774, OFFICIAL RECORDS, PAGE 365; THENCE ALONG THE EXTERIOR LINES OF SAID GOETZ PARCEL AND ALONG THE EXTERIOR LINES OF THE PARCEL OF LAND DESCRIBED AS PARCEL ONE IN THE DEED TO WILLIAM D. LOVE, ET UX, RECORDED DECEMBER 30, 1957, BOOK 3095, OFFICIAL RECORDS, PAGE 563, AS FOLLOWS: NORTH 14° 26' 30" WEST, 25 FEET; NORTH 42° 59' 20" WEST, 126.15 FEET; NORTH 56° 58' 50" EAST, 12.49 FEET, NORTH 33° 01' 10" WEST, 25 FEET AND SOUTH 87° 47' WEST, 109.64 FEET TO THE SOUTHEAST CORNER OF PARCEL "B" AS DESIGNATED ON SAID MAP; THENCE SOUTH 58° 13' 17" WEST ALONG THE SOUTHEAST LINE OF SAID PARCEL "B" 400.98 FEET TO THE MOST SOUTHERLY CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID ALEXANDER PARCEL, BEING ALONG THE NORTH LINE OF PARCEL "D" AS DESIGNATED ON SAID MAP AS FOLLOWS: NORTH 89° 30' EAST, 196 FEET; NORTH 85° 42' 29" EAST, 139.98 FEET AND SOUTH 63° 50' EAST, 25 FEET TO THE POINT OF BEGINNING.

Sister
Pc1
Sister Pc1

ASSESSORS PARCEL NO. 247-132-009

*Probably last Sister
Run Common Jones from highest date
(11-7-1960)
1st Deed was 12-29-1965 (5024 or 305)*

END OF DOCUMENT

Recording Requested By:

Lorber Nelson LLP
12625 High Bluff Drive, Suite 318
San Diego, California 92130

When Recorded Mail To:

Antonio and Stephanie Samaniego
1250 Medfield Road
Lafayette, California 94549



CONTRA COSTA Co Recorder Office
STEPHEN L. WEIR, Clerk-Recorder
DOC- 2006-0254274-00

Check Number

Thursday, AUG 10, 2006 13:40:30

MIC \$1.00:MOD \$3.00:REC \$7.00

TCF \$2.00:

Ttl Pd \$13.00

Nbr-0003359578

mom/R3/1-3

QUITCLAIM DEED

The undersigned grantor(s) declare(s): APN 247.132.020.6

Documentary transfer tax is \$-0- City tax is \$-0-

- () computed on full value of property conveyed, or
- () computed on full value less value of liens and encumbrances remaining at time of sale.
- () Unincorporated area (x) City of Lafayette, and

THIS CONVEYANCE TRANSFERS THE GRANTORS' INTEREST INTO THEIR REVOCABLE TRUST. THERE IS NO CONSIDERATION FOR THIS TRANSFER UNDER R&TC §11930.

ANTONIO A. SAMANIEGO and STEPHANIE L. SAMANIEGO, husband and wife, as community property with right of survivorship,

Hereby QUITCLAIMS to

ANTONIO A. SAMANIEGO and STEPHANIE L. SAMANIEGO, as Trustees of the SAMANIEGO FAMILY TRUST dated February 5, 1999, as community property, the following real property in the City of Lafayette, County of Contra Costa, State of California, described as:

See Exhibit A attached hereto and incorporated by reference herein.

Dated: 5/30/06

Antonio A. Samaniego
 ANTONIO A. SAMANIEGO

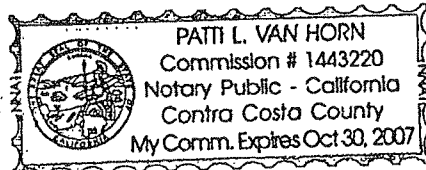
Stephanie L. Samaniego
 STEPHANIE L. SAMANIEGO

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

On May 30 2006, before me, Patti L. Van Horn, the below named Notary Public, personally appeared ANTONIO A. SAMANIEGO and STEPHANIE L. SAMANIEGO, proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Patti L. Van Horn*



Parcel 120
Current Deed

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE
Antonio and Stephanie Samaniego, 1250 Medfield Road, Lafayette, California, 94549

Escrow No.: 05-327846-JH
Locate No.: CAFNT0907-0907-0002-0000327846
Title No.: 05-327846-MK

254274 (371382)

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAFAYETTE, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

Portion of the Rancho Acalanes, described as follows:

Beginning on the west line of the parcel of land described as Parcel One in the deed to Wm. A. Ayres, et ux, recorded November 18, 1955, Book 2653 Official Records, page 413, distant thereon north 1° 47' 50" east, 93.2 feet from the north line of the County Road known as Canyon Road, said point of beginning also being the northeast corner of the parcel of land described as Parcel One in the deed to Robert L. Goetz, et ux, recorded May 25, 1956, Book 2774 Official Records, page 365; thence from said point of beginning along the north line of said Goetz parcel as follows: westerly along the arc of a curve to the right with a radius of 225 feet the center of which bears north 23° 23' 10" east, an arc distance of 12.87 feet; thence north 63° 20' 10" west tangent to said curve, 140.37 feet and westerly along the arc of a curve to the left with a radius of 100 feet, tangent to the last course, an arc distance of 52.08 feet to a point from which the center of said curve bears south 3° 10' 40" east; thence north 3° 10' 40" west, 25 feet; thence north 23° 25' east, 149.97 feet to the north line of the parcel of land described in the deed to Harold E. Jones, et ux, recorded December 12, 1939, Book 398 Official Records, page 381; thence north 88° 28' 30" east along said north line, 137.04 feet to the west line of said Ayres parcel (2653 OR 413); thence south 1° 41' 50" west along said west line, 245.25 feet to the point of beginning.

Sister Deed

EXCEPTING FROM PARCEL ONE: That portion thereof conveyed in the deed to Thomas M. Morrish, et ux, recorded June 11, 1999, Series No. 1999-156072 Official Records.

PARCEL TWO:

A right of way (not to be exclusive) as an appurtenance to the parcel of land described as Parcel One above for use as a roadway for vehicles of all kinds, pedestrians and animals, for water, gas, oil and sewer pipe lines, and for telephone, electric light and power lines, together with the necessary poles or conduits over a portion of the Rancho Acalanes, being a strip of land 50 feet in width the center line of which is described as follows:

Beginning on the northwest line of a 40 feet in width private road known as Canyon Road, distant thereon north 59° 33' 30" east 152.73 feet from the west line of the parcel of land described as Parcel One in the deed from E. C. Scofield, et ux, to Williams A. Ayres, et ux, dated October 6, 1955 and recorded November 18, 1955 in Volume 2653 of Official Records, at page 413; thence from said point of beginning south 84° 39' 50" west 18.6 feet; thence westerly along the arc of a curve to the right with a radius of 225 feet, tangent to the last course, as arc distance of 125.60 feet; thence north 63° 20' 10" west tangent to said curve, 140.37 feet; thence westerly along the arc of a curve to the left with a radius of 100 feet tangent to the last course, an arc distance of 104.17 feet; thence south 56° 58' 50" west tangent to the last curve 401.34 feet. The easterly terminus of said strip of land is the northwest line of said Canyon Road.

EXCEPTING FROM PARCEL TWO:

That portion thereof granted in the deed from William R. Channell, et al, to Lesley Jones Alexander, recorded December 14, 1965, in Book 5013, page 529, Official Records, and that portion thereof granted in the deed from William P. Channell, et al, to Mary Cover Jones, recorded December 14, 1965, in Book 5013, page 539, Official Records.

PARCEL THREE:

A right of way (not to be exclusive) as an appurtenance to Parcel One above, for use as a roadway for vehicles of all kinds, pedestrians and animals, for water, gas, oil and sewer pipe lines, and for telephone, electric light and power lines, together with the necessary poles or conduits over a portion of the Rancho Acalanes, being a strip of land 20 feet in width the south line of which is the entire south line of the parcel of land described in the deed from E. C. Scofield et ux, to Williams A. Ayres, et ux, recorded November 18, 1955 in Volume 2653 of Official Records, at page 413.

Initials: P.C.L.

254274

(371382)

PARCEL FOUR:

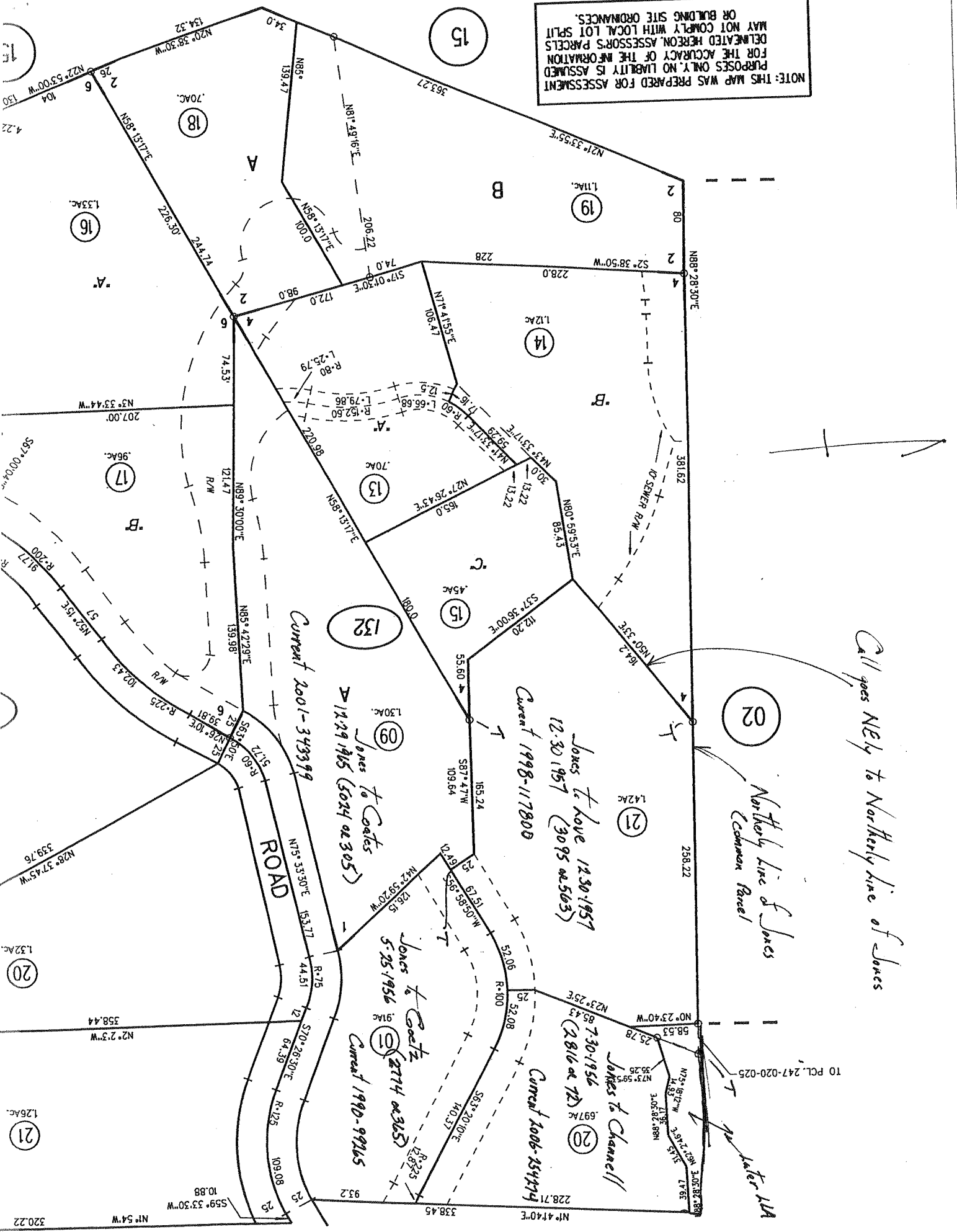
A right of way (not to be exclusive) as an appurtenance to the parcel of land described as Parcel One above for use as a roadway for vehicles of all kinds, pedestrians and animals, for water, gas, oil and sewer pipe lines, and for telephone, electric light and power lines, together with the necessary poles or conduits over a portion of the Rancho Acalanes, being a strip of land 50 feet in width the center line of which is described as follows:

Beginning in the center line of a 50 feet in width road at the southeast corner of the parcel of land described as Parcel One in the deed from C. M. Tieglund, et ux, to George Cedric Wright, et ux, recorded November 18, 1954, in Volume 2420 of Official Records, at page 281; thence from said point of beginning along said center line as follows: Northerly and easterly along the arc of a curve to the right with a radius of 35 feet the center of which bears north 73° 08' east, as arc distance of 62.16 feet; north 85° east tangent to said curve, 26 feet; easterly along the arc of a curve to the right with a radius of 460 feet tangent to the last course, an arc distance of 148.53 feet; south 76° 30' east tangent to the last curve 54 feet; easterly and northerly along the arc of a curve to the left with a radius of 50 feet tangent to the last course, an arc distance of 75.05 feet; northeasterly along the arc of a reverse curve to the right with a radius of 200 feet the center of which bears south 72° 30' east an arc distance of 121.3 feet; north 52° 15' east tangent to the last curve 57 feet; northeasterly along the arc of a curve to the left with a radius of 225 feet tangent to the last course of an arc distance of 102.43 feet; north 26° 10' east tangent to the last curve, 39.81 feet; northeasterly along the arc of a curve to the right with a radius of 60 feet tangent to the last course an arc distance of 51.72 feet; north 75° 33' 30" east tangent to the last curve, 153.77 feet; easterly along the arc of a curve to the right with a radius of 75 feet tangent to the last course as arc distance of 44.51 feet; south 70° 26' 30" east tangent to the last course, 76.39 feet; easterly along the arc of a curve to the left with a radius of 125 feet tangent to the last course an arc distance of 109.08 feet and north 59° 33' 30" east to the east line of the parcel of land described as Parcel One in the deed from John Ladewig to Douglas T. Kilbourn, et ux, dated June 17, 1945 and recorded July 10, 1945 in Volume 816 of Official Records, at page 220. The easterly terminus of said strip of land is the east line of said Kilbourn parcel (818 OR 220) and the westerly terminus thereof is the most northerly terminus of the 50 feet in width strip of land described as Parcel One in the deed from Giusto P. Milano, et al, to Contra Costa County, recorded May 4, 1953 in Volume 2116 of Official Records, at page 32.

END OF DOCUMENT

Initials: P. M.

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.



Call goes Nely to Northerly line of Jones

*Northerly line of Jones
Common Parcel*

*Jones to love 12.30.1957
12.30.1957 (3095 ac. 505)*

Current 1998-117800

*Jones to Coates
12.29.1965 (5024 ac. 305)*

*Jones to Goetz
5.25.1956 (2714 ac. 365)*

Current 1990-99265

*Jones to Chancell
7.30.1956
(2816 ac. 72)*

Current 1006-154714