

# TIMIOS

## PRELIMINARY REPORT

**To:**  
ACTION REALTY  
1664 MONTGOMERY STREET  
OROVILLE CA, 95965-5816

**Title Officer:**  
Title Officer: Ron Campbell  
Timios Title  
3044 Olive Highway  
Oroville, Ca 95966  
Escrow Officer: Tamara Miller  
Phone: (530) 298-6763

ESCROW NO: 71-00251501

**Property Address:**  
25 OREGON CITY TRL  
OROVILLE, CA, 95965-8348

**Title No:**  
71-00251500

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy Forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

**This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a binder or commitment should be requested.**

The form of Policy of title insurance contemplated by the report is:

**ALTA STANDARD OWNER'S POLICY 2021**

**ALTA LOAN POLICY 2021**

Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: Feb 20, 2026 at 8:00 a.m.

The Estate or Interest in the land hereinafter described or referred to covered by this report is:

Fee/Easement

Title to said estate of interest at the date hereof is vested in:

RICHARD M. TEIXEIRA, AS TRUSTEE OF THE RICHARD M TEIXERA TRUST DATED 09/12/03

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2026-2027 THAT ARE A LIEN NOT YET DUE.
2. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2025-2026.  
FIRST INSTALLMENT: \$702.39 PAID ON 10/13/2025  
SECOND INSTALLMENT: \$702.39 NOT MARKED PAID  
TAX RATE AREA: 110000  
ASSESSMENT NO: 041-270-008
3. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO THE DATE OF THE POLICY.
4. THE RIGHT TO CONSTRUCT, PLACE, INSPECT, MAINTAIN, REPLACE, REMOVE AND USE FACILITIES OF THE TYPES STATED HEREIN AND OTHER INCIDENTAL PURPOSES  
IN FAVOR OF: GREAT WESTERN POWER COMPANY, A CORPORATION  
FACILITIES: CONDUITS AND LINES OF POLES AND TOWERS AND ALL OTHER RELATED APPURTENANCES  
RECORDED: MAY 21, 1908 IN BOOK 107 OF DEEDS AT PAGE 209.  
  
AFFECTS: A STRIP OF LAND TRAVERSING THE HEREIN DESCRIBED PROPERTY.
5. THE RIGHT TO CONSTRUCT, PLACE, INSPECT, MAINTAIN, REPLACE, REMOVE AND USE FACILITIES OF THE TYPES STATED HEREIN AND OTHER INCIDENTAL PURPOSES  
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION  
FACILITIES: POLES, ANCHORS BRACES GUYS AND ALL OTHER RELATED APPURTENANCES  
RECORDED: MAY 10, 1947 IN BOOK 422 PAGE 205 OF OFFICIAL RECORDS.  
  
AFFECTS: A STRIP OF LAND TRAVERSING THE HEREIN DESCRIBED PROPERTY.
6. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF MATTERS, IF ANY, AS DISCLOSED BY THAT CERTAIN RECORD OF SURVEY FILED MARCH 17, 1980 IN BOOK 74 OF MAPS AT PAGE 58 OF OFFICIAL RECORDS.
7. THE RIGHT TO CONSTRUCT, PLACE, INSPECT, MAINTAIN, REPLACE, REMOVE AND USE FACILITIES OF THE TYPES STATED HEREIN AND OTHER INCIDENTAL PURPOSES  
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION  
FACILITIES: POLES, ANCHORS BRACES GUYS AND ALL OTHER RELATED APPURTENANCES  
RECORDED: DECEMBER 10, 1980 IN BOOK 2577 PAGE 46 OF OFFICIAL RECORDS.  
  
AFFECTS: A STRIP OF LAND TRAVERSING THE HEREIN DESCRIBED PROPERTY
8. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE AGREEMENT BY AND BETWEEN SALLY SU SORENSON AND JAMES LENHOFF ET UX RECORDED OCTOBER 1, 1985 AS INSTRUMENT NO. 85-29630 OF OFFICIAL RECORDS.  
  
REFERENCE IS MADE TO THE RECORDED INSTRUMENT FOR A FULL UNDERSTANDING.
9. RIGHTS OF WAY FOR ROADS, POLE LINES, DITCHES, CANALS OR LATERALS AS THEY MAY EXIST.
10. AGRICULTURAL STATEMENT OF ACKNOWLEDGEMENT RIGHT TO FARM EXECUTED BY SALLY SU SORENSON, DATED JUNE 24, 1986, RECORDED SEPTEMBER 1986 BUTTE COUNTY RECORDER'S INSTRUMENT NO. 86-31674.

11. THERE APPEARS TO BE NO DEED OF TRUST/MORTGAGE(S) FOUND OF RECORD ON SAID PROPERTY. IF YOU HAVE ANY INFORMATION THAT STATES OTHERWISE, PLEASE CONTACT YOUR CLOSING OFFICER IMMEDIATELY. WE WILL REQUIRE AN AFFIDAVIT OF DEBTS AND LIENS TO BE EXECUTED BY THE PARTIES LISTED ON SCHEDULE "A" OF THIS PRELIMINARY REPORT.
  
12. WITH RESPECT TO THE TRUST REFERRED TO IN THE VESTING HEREIN:
  - A. A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY.
  - B. COPIES OF THOSE EXCERPTS FROM THE ORIGINAL TRUST DOCUMENTS AND AMENDMENTS THERETO WHICH DESIGNATE THE TRUSTEE AND CONFER UPON THE TRUSTEE THE POWER TO ACT IN THE PENDING TRANSACTION.
  - C. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

## NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

### NOTES:

- A. THE INSURANCE CONTEMPLATED BY THIS TRANSACTION SHALL BE ISSUED IN FAVOR OF TBD, ITS SUCCESSORS AND/OR ITS ASSIGNS IN THE AMOUNT OF \$.00 PURSUANT TO A DEED OF TRUST FROM TBD , AND AN OWNER'S POLICY IN THE AMOUNT OF \$.00 PURSUANT TO A DEED EXECUTED BY TERESA TEIXEIRA DONALDSON**
- B. ACCORDING TO THE PUBLIC RECORDS, THERE HAS BEEN NO CONVEYANCE OF THE LAND WITHIN A PERIOD OF TWENTY-FOUR MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS:  
  
NONE**
- C. NONE OF THE ITEMS SHOWN IN THIS REPORT WILL CAUSE THE COMPANY TO DECLINE TO ATTACH CLTA ENDORSEMENT FORM 100 TO AN ALTA POLICY, WHEN ISSUED.**
- D. THERE IS LOCATED ON SAID LAND A SINGLE FAMILY RESIDENCE KNOWN AS 25 OREGON CITY TRL, IN THE COUNTY OF BUTTE, STATE OF CALIFORNIA.**
- E. THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF INSURANCE IS LESS THAN THE CERTAIN DOLLAR AMOUNT SET FORTH IN ANY APPLICABLE ARBITRATION CLAUSE, ALL ARBITRABLE MATTERS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE INSURED AS THE EXCLUSIVE REMEDY OF THE PARTIES. IF YOU DESIRE TO REVIEW THE TERMS OF THE POLICY, INCLUDING ANY ARBITRATION CLAUSE THAT MAY BE INCLUDED, CONTACT THE OFFICE THAT ISSUED THIS COMMITMENT OR REPORT TO OBTAIN A SAMPLE OF THE POLICY JACKET FOR THE POLICY THAT IS TO BE ISSUED IN CONNECTION WITH YOUR TRANSACTION.**

## LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I:

BEING A SUBDIVISIONAL LOT 2 OF FRACTIONAL LOT 3, OR FRACTIONAL SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4, EAST, M.D.B. & M., DESCRIBED AS BEGINNING AT A POST FOR THE CORNER OF LOTS 2 AND 1 IN THE CENTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, FROM WHICH A PINE TREE 11 INCHES IN DIAMETER BEARS NORTH 52° 45' EAST, 12.54 FEET DISTANT; ALSO A LIVE OAK TREE 5 INCHES IN DIAMETER BEARS NORTH 48° WEST 11.88 FEET DISTANT; RUNNING THENCE SOUTH 81° 16' WEST BETWEEN LOTS 2 AND 1, 670.56 FEET TO A LIVE OAK TREE 36 INCHES IN DIAMETER AT 726 FEET A POST FOR THE CORNER OF LOTS 2 AND 4 ON THE SOUTH BOUNDARY OF LOT 1; THENCE SOUTH 31° 15' WEST BETWEEN LOTS 2 AND 4, 330 FEET TO A POST FOR THE CORNER OF LOTS 2, 4 AND 5 IN THE CENTER OF THE ROAD; THENCE NORTH 89° 43' EAST BETWEEN LOTS 2 AND 5, 252.78 FEET TO A POST FOR THE NORTHEAST CORNER OF LOT 5 IN AN ANGLE OF LOT 2; THENCE SOUTH 23° 12' EAST, BETWEEN LOTS 2 AND 5, 196.02 FEET TO A POST FOR THE CORNER OF LOTS 2 AND 5 ON THE NORTH BOUNDARY OF LOT 7; THENCE NORTH 89° 43' EAST BETWEEN LOTS 2 ON THE NORTH AND 7 AND 8 ON THE SOUTH 109.56 FEET TO A POST FOR THE CORNER OF LOTS 7 AND 8, (CONTINUING ALONG THE BOUNDARY BETWEEN LOT 2 AND LOT 8), 702.98 FEET TO A POST IN LINE BETWEEN THE SOUTHWEST AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16 FOR THE CORNER OF LOTS 2 AND 8; THENCE NORTH BETWEEN THE SOUTHWEST AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, AND ON THE EAST BOUNDARY OF LOT 2, 565.62 FEET TO THE POST AT THE POINT OF BEGINNING. THE BEARING AND DISTANCES CONTAINED IN THE ABOVE DESCRIPTION ARE AS SHOWN IN THOSE CERTAIN FIELD NOTES OF A SURVEY BY WM. EDMONDS, AS RECORDED MARCH 22, 1877 IN BOOK "C" OF MISCELLANEOUS RECORDS, AT PAGES 74 AND 83, RECORDS OF BUTTE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

ALL THAT REAL PROPERTY SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST, M.D.B & M., BUTTE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER SECTION CORNER OF SAID SECTION 16, SAID CORNER BEING MARKED WITH A 1 1/2" IRON PIPE TAGGED L.S. 2780; THENCE NORTH 59° 58' 17" WEST, 1524.39 FEET THE SOUTHEAST CORNER OF LOT 2, AS SHOWN ON SAID MAP OF OREGON CITY, REFERRED TO ABOVE, SAID SOUTHEAST CORNER BEING MARKED UPON THE GROUND BY A WOODEN STAKE AND AFFIXED WITH A TAG #L.S. 3625 AND BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00° 37' 55" WEST ALONG THE EAST LINE OF SAID LOT 2, 124.45 FEET; THENCE SOUTH 75° 47' 14" WEST, LEAVING SAID EAST LINE, 133.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 400.0 FEET AND A CENTRAL ANGLE OF 7° 43' 27"; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 53.92 FEET; THENCE SOUTH 83° 30' 41" WEST, 138.51 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 350.00 FEET A CENTRAL ANGLE OF 27° 29' 15"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 167.91 FEET THENCE SOUTH 56° 01' 26" WEST, 22.62 FEET TO THE BEGINNING OF A CURVE NORTHWESTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 31° 30' 04"; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 65.98 FEET TO THE END OF SAID CURVE AND ALSO A POINT ON THE SOUTH LINE OF SAID LOT 2, SAID POINT BEING MARKED WITH A ONE-HALF INCH IRON PIPE TAGGED L.S. 3625; THENCE

NORTH 87° 31' 30" EAST, ALONG THE SOUTH LINE OF LOT 2, 558.29 FEET TO THE POINT OF BEGINNING.

PARCEL II:

A RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES OVER THE NORTHERLY 60 FEET OF THE FOLLOWING:

SOUTHEAST CORNER BEING MARKED UPON THE GROUND BY A WOODEN STAKE AND AFFIXED WITH A TAG #L.S. 3625 AND BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00° 37' 55" WEST ALONG THE EAST LINE OF SAID LOT 2, 124.45 FEET; THENCE SOUTH 75° 47' 14" WEST, LEAVING SAID EAST LINE, 133.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 400.0 FEET AND A CENTPAT ANGLE OF 7° 43' 27"; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 53.92 FEET; THENCE SOUTH 83° 30' 41" WEST, 138.51 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 350.00 FEET A CENTRAL ANGLE OF 27° 29' 15"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 167.91 FEET THENCE SOUTH 56° 01' 26" WEST, 22.62 FEET TO THE BEGINNING OF A CURVE NORTHWESTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 31° 30' 04"; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 65.98 FEET TO THE END OF SAID CURVE AND ALSO A POINT ON THE SOUTH LINE OF SAID LOT 2, SAID POINT BEING MARKED WITH A ONE-HALF INCH IRON PIPE TAGGED L.S. 3625; THENCE NORTH 87° 31' 30" EAST, ALONG THE SOUTH LINE OF LOT 2, 558.29 FEET TO THE POINT OF BEGINNING.

PARCEL III:

A RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES OVER A STRIP OF LAND 60 FEET IN WIDTH, LYING SOUTHERLY OF AND ADJACENT TO THE FOLLOWING LINE:

BEGINNING AT THE NORTHEAST CORNER OF SUBDIVISIONAL LOT 7 AND THE NORTHWEST CORNER OF SUBDIVISIONAL LOT 8 OF FRACTIONAL LOT 3 OR FRACTIONAL SOUTHWEST CORNER OF NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST, M.D.B. & M., THENCE WESTERLY ALONG THE NORTHERLY LINE OF SUBDIVISIONAL LOT 7 A DISTANCE OF 350 FEET, MORE OR LESS TO A POINT IN THE OREGON GULCH ROAD AND THE END OF SAID LINE.

APN: 041-270-008-000

**EXHIBIT A**  
**LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)**  
**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - (a) building;
  - (b) zoning;
  - (c) land use;
  - (d) improvements on the Land;
  - (e) land division; and
  - (f) environmental protection.
 This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
  - (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - (c) that result in no loss to You; or
  - (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - (b) in streets, alleys, or waterways that touch the Land.
 This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

**ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
  - (a) and use
  - (b) improvements on the land
  - (c) and division
  - (d) environmental protection
 This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
  - (a) a notice of exercising the right appears in the public records on the Policy Date
  - (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
  - (a) that are created, allowed, or agreed to by you
  - (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
  - (c) that result in no loss to you
  - (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
  - (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
  - (b) in streets, alleys, or waterways that touch your land
 This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

**2006 ALTA LOAN POLICY (06-17-06)  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

**EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**2006 ALTA OWNER'S POLICY (06-17-06)  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters

- (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
  - (e) in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
    - (a) a fraudulent conveyance or fraudulent transfer, or
    - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
  5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

#### **ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10) EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
  - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.

9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

**CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990  
SCHEDULE B**

**EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim which arises out of the transaction vesting in the insured the estate or interest insured by their policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state of insolvency or similar creditors' rights laws.

## PRIVACY INFORMATION

### **We Are Committed to Safeguarding Customer Information**

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information. We agree that you have right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

### **Applicability**

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other sources, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

### **Types of Information**

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

### **Use of Information**

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

### **Former Customers**

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

### **Confidentiality and Security**

We will use our best efforts to ensure that no unauthorized parties have access to any of our information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

### **Business Relationships**

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

### **Cookies**

Some of First American's Web site may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

### **Fair Information Values**

**Fairness** We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

**Public Record** We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

**Use** We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

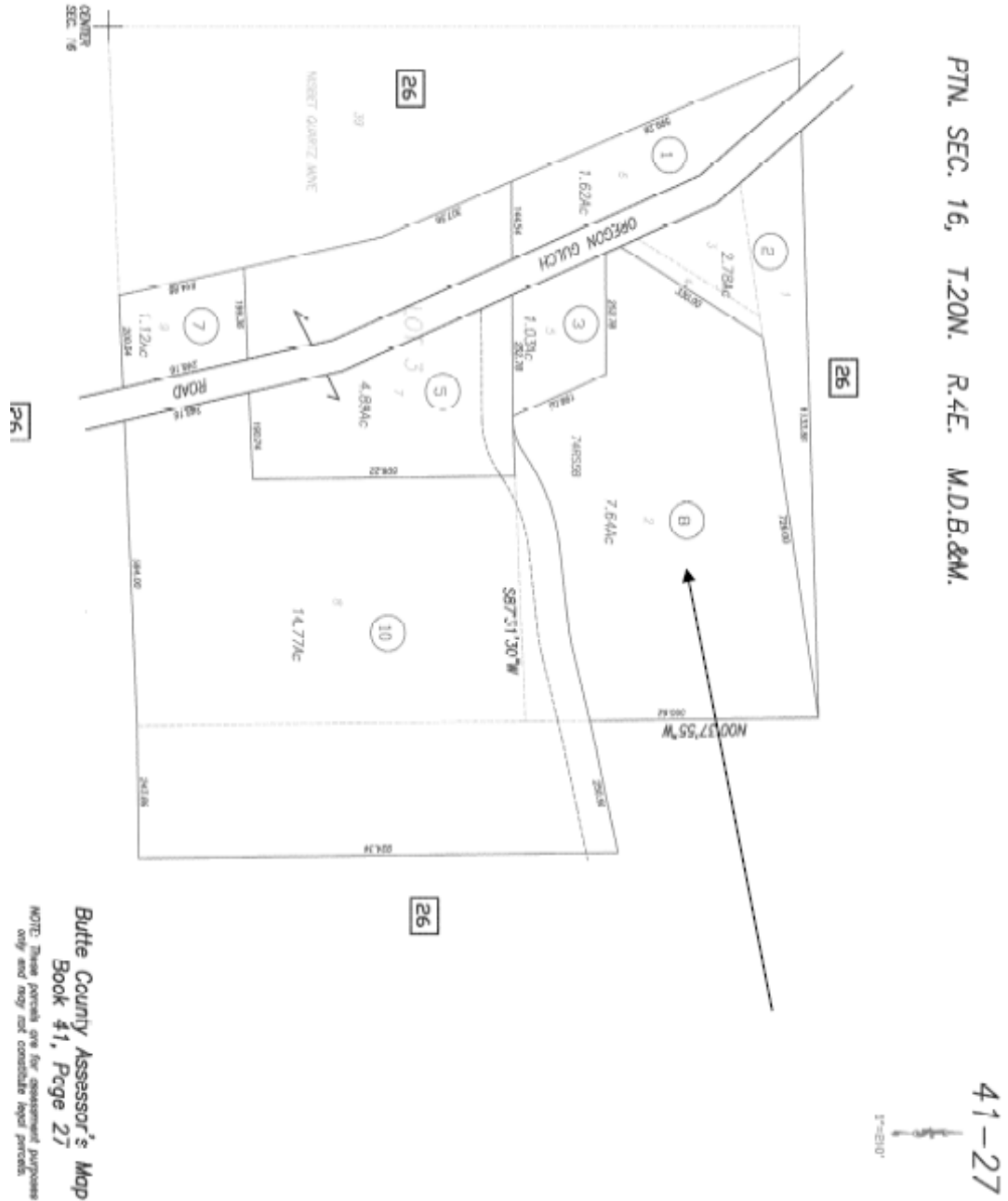
**Accuracy** We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

**Education** We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

**Security** We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

The map attached, if any, may or may not be a survey of the land depicted hereon. Timios Title and its Underwriters expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

MAP



Butte County Assessor's Map  
 Book #1, Page 27  
 NOTE: These parcels are for assessment purposes  
 only and may not coincide local parcels.



2003-0060215

Recorded	REC FEE	13.00
Official Records	CONFORM	1.00
County Of	MONUMEN	10.00
BUTTE		
CANDACE J. GRUBBS		
Recorder		
ROSEMARY DICKSON		
Assistant	Myles	
09:02AM 03-Sep-2003	Page 1 of 3	

Recorded at the request of and when recorded return to:

RICHARD M. TEIXEIRA  
25 Oregon City Trail  
Oroville, CA 95965

GRANT DEED

For valuable consideration, receipt of which is hereby acknowledged, **RICHARD M. TEIXEIRA** hereby grants to **RICHARD M. TEIXEIRA**, as Trustee of the **RICHARD M. TEIXEIRA TRUST DATED 08/12/03**, the real property in Butte County, State of California, described as follows:

**SEE EXHIBIT "A" ATTACHED**

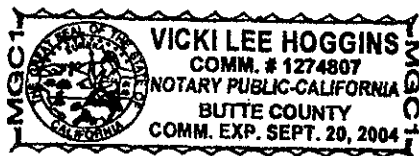
DATED: August 12, 2003.

*Richard M. Teixeira*  
RICHARD M. TEIXEIRA

STATE OF CALIFORNIA        )  
  ) ss.  
COUNTY OF BUTTE         )

On August 12, 2003, before me, Vicki Lee Hoggins, a Notary Public in and for the said County and State, personally appeared **RICHARD M. TEIXEIRA**, [ ] personally known to me, or [ X ] proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies) and that by his signature on the instrument the person or the entity(ies) upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



*Vicki Lee Hoggins*  
NOTARY PUBLIC

Mail Tax Statements to:

[same as above]

APN 041-270-008

Documentary Transfer Tax \$ -0-

(This is a conveyance into the Trustor's revocable living trust pursuant to the terms of the trust, R&T 11930)

*William H. Spruance*  
WILLIAM H. SPRUANCE

EXHIBIT "A"

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF BUTTE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**PARCEL I:**

BEING A SUBDIVISIONAL LOT 2 OF FRACTIONAL LOT 3, OR FRACTIONAL SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4, EAST, M.D.B. & M., DESCRIBED AS BEGINNING AT A POST FOR THE CORNER OF LOTS 2 AND 1 IN THE CENTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, FROM WHICH A PINE TREE 11 INCHES IN DIAMETER BEARS NORTH 52° 45' EAST, 12.54 FEET DISTANT; ALSO A LIVE OAK TREE 5 INCHES IN DIAMETER BEARS NORTH 48° WEST 11.88 FEET DISTANT; RUNNING THENCE SOUTH 81° 16' WEST BETWEEN LOTS 2 AND 1, 670.56 FEET TO A LIVE OAK TREE 36 INCHES IN DIAMETER AT 726 FEET A POST FOR THE CORNER OF LOTS 2 AND 4 ON THE SOUTH BOUNDARY OF LOT 1; THENCE SOUTH 31° 15' WEST BETWEEN LOTS 2 AND 4, 330 FEET TO A POST FOR THE CORNER OF LOTS 2, 4 AND 5 IN THE CENTER OF THE ROAD; THENCE NORTH 89° 43' EAST BETWEEN LOTS 2 AND 5, 252.78 FEET TO A POST FOR THE NORTHEAST CORNER OF LOT 5 IN AN ANGLE OF LOT 2; THENCE SOUTH 23° 12' EAST, BETWEEN LOTS 2 AND 5, 196.02 FEET TO A POST FOR THE CORNER OF LOTS 2 AND 5 ON THE NORTH BOUNDARY OF LOT 7; THENCE NORTH 89° 43' EAST BETWEEN LOTS 2 ON THE NORTH AND 7 AND 8 ON THE SOUTH 109.56 FEET TO A POST FOR THE CORNER OF LOTS 7 AND 8, (CONTINUING ALONG THE BOUNDARY BETWEEN LOT 2 AND LOT 8), 702.98 FEET TO A POST IN LINE BETWEEN THE SOUTHWEST AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16 FOR THE CORNER OF LOTS 2 AND 8; THENCE NORTH BETWEEN THE SOUTHWEST AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, AND ON THE EAST BOUNDARY OF LOT 2, 565.62 FEET TO THE POST AT THE POINT OF BEGINNING.

THE BEARING AND DISTANCES CONTAINED IN THE ABOVE DESCRIPTION ARE AS SHOWN IN THOSE CERTAIN FIELD NOTES OF A SURVEY BY WM. EDMONDS, AS RECORDED MARCH 22, 1877 IN BOOK "C" OF MISCELLANEOUS RECORDS, AT PAGES 74 AND 83, RECORDS OF BUTTE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

ALL THAT REAL PROPERTY SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST, M.D.B & M., BUTTE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER SECTION CORNER OF SAID SECTION 16, SAID CORNER BEING MARKED WITH A 1 1/2" IRON PIPE TAGGED L.S. 2780; THENCE NORTH 59° 58' 17" WEST, 1524.39 FEET THE SOUTHEAST CORNER OF LOT 2, AS SHOWN ON SAID MAP OF OREGON CITY, REFERRED TO ABOVE, SAID SOUTHEAST CORNER BEING MARKED UPON THE GROUND BY A WOODEN STAKE AND AFFIXED WITH A TAG #L.S. 3625 AND BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00° 37' 55" WEST ALONG THE EAST LINE OF SAID LOT 2, 124.45 FEET; THENCE SOUTH 75° 47' 14" WEST, LEAVING SAID EAST LINE, 133.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 400.0 FEET AND A CENTRAL ANGLE OF 7° 43' 27"; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 53.92 FEET; THENCE SOUTH 83° 30' 41" WEST, 138.51 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 350.00 FEET A CENTRAL ANGLE OF 27° 29' 15"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 167.91 FEET THENCE SOUTH 56° 01' 26" WEST, 22.62 FEET TO THE BEGINNING OF A CURVE NORTHWESTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 31° 30' 04"; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 65.98 FEET TO THE END OF SAID CURVE AND ALSO A POINT ON THE SOUTH LINE OF SAID LOT 2, SAID POINT BEING MARKED WITH A ONE-HALF INCH IRON PIPE TAGGED L.S. 3625; THENCE NORTH 87° 31' 30" EAST, ALONG THE SOUTH LINE OF LOT 2, 558.29 FEET TO THE POINT OF BEGINNING.

**PARCEL II:**

A RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES OVER THE NORTHERLY 60 FEET OF THE FOLLOWING:

COMMENCING AT THE EAST QUARTER SECTION CORNER OF SAID SECTION 16, SAID CORNER BEING MARKED WITH A 1 1/2" IRON PIPE TAGGED L.S. 2780; THENCE NORTH 59° 58' 17" WEST, 1524.39 FEET THE SOUTHEAST CORNER OF LOT 2, AS SHOWN ON SAID MAP OF OREGON CITY, REFERRED TO ABOVE, SAID

EXHIBIT "A" (Continued)

SOUTHEAST CORNER BEING MARKED UPON THE GROUND BY A WOODEN STAKE AND AFFIXED WITH A TAG #L.S. 3625 AND BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE NORTH  $00^{\circ} 37' 55''$  WEST ALONG THE EAST LINE OF SAID LOT 2, 124.45 FEET; THENCE SOUTH  $75^{\circ} 47' 14''$  WEST, LEAVING SAID EAST LINE, 133.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 400.0 FEET AND A CENTRAL ANGLE OF  $7^{\circ} 43' 27''$ ; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 53.92 FEET; THENCE SOUTH  $83^{\circ} 30' 41''$  WEST, 138.51 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 350.00 FEET A CENTRAL ANGLE OF  $27^{\circ} 29' 15''$ ; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 167.91 FEET THENCE SOUTH  $56^{\circ} 01' 26''$  WEST, 22.62 FEET TO THE BEGINNING OF A CURVE NORTHWESTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF  $31^{\circ} 30' 04''$ ; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 65.98 FEET TO THE END OF SAID CURVE AND ALSO A POINT ON THE SOUTH LINE OF SAID LOT 2, SAID POINT BEING MARKED WITH A ONE-HALF INCH IRON PIPE TAGGED L.S. 3625; THENCE NORTH  $87^{\circ} 31' 30''$  EAST, ALONG THE SOUTH LINE OF LOT 2, 558.29 FEET TO THE POINT OF BEGINNING.

**PARCEL III:**

A RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES OVER A STRIP OF LAND 60 FEET IN WIDTH, LYING SOUTHERLY OF AND ADJACENT TO THE FOLLOWING LINE:

BEGINNING AT THE NORTHEAST CORNER OF SUBDIVISIONAL LOT 7 AND THE NORTHWEST CORNER OF SUBDIVISIONAL LOT 8 OF FRACTIONAL LOT 3 OR FRACTIONAL SOUTHWEST CORNER OF NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST, M.D.B. & M., THENCE WESTERLY ALONG THE NORTHERLY LINE OF SUBDIVISIONAL LOT 7 A DISTANCE OF 350 FEET, MORE OR LESS TO A POINT IN THE OREGON GULCH ROAD AND THE END OF SAID LINE.

AP NO. 041-270-008

This instrument is a correct copy of the original on file in this office.

ATTEST, JUN 30 1970

RICHARD C. BRENNAN  
County Clerk and ex-officio Clerk of the Superior Court of the State of California in and for the County of Shasta

ENDORSED  
**FILED**

JUN 30 1970

By *V. Vaughan* Deputy RICHARD C. BRENNAN, CLERK

By V. VAUGHAN  
DEPUTY CLERK

*Mail to:*  
CIBULA & CIBULA  
Attorneys at Law  
1743 Tehama Street  
P. O. Box AM  
Redding, California 96001  
Telephone: (916) 241-2734

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF SHASTA

In the Matter of the Estate )  
of )  
WALTER L. SMITH, )  
Deceased )

OFFICIAL RECORDS  
SHASTA COUNTY CALIF  
FILED BY  
ATTORNEY  
JUL 7 9 12 AM 1970  
No. 10347  
LOUISE HENNINGER  
COUNTY RECORDS  
94854 FEE

DECREE SETTLING FIRST AND FINAL ACCOUNT  
AND REPORT OF ADMINISTRATRIX, AND ORDERING DISTRIBUTION  
AND ALLOWING EXTRAORDINARY ATTORNEYS FEES  
AND EXTRA STATUTORY FEES

ETHEL W. HURD, as Administratrix of the Estate of  
WALTER L. SMITH, deceased, having heretofore filed her First and  
Final Account and Report and Petition for its Settlement and for  
Final Distribution, and the account and report and petition coming  
on this day regularly for hearing, **THE COURT FINDS:**

That due notice of the hearing of the petition has been  
regularly given as required by law.

That all the allegations of the petition are true.

That decedent died intestate on December 23, 1968, in  
the County of Shasta, State of California, being at the time of  
his death a resident of said County and said State.

That on January 6, 1969 the Court appointed said  
ETHEL W. HURD as administratrix. That said appointee qualified  
and letters of administration were issued to her and filed on

1 January 7, 1969, and ever since has been and now is the adminis-  
2 tratrix of the estate of decedent herein.

3 That notice to creditors has been duly given as re-  
4 quired by law, the time for filing or presenting claims has ex-  
5 pired, and the estate now is in a condition to be closed.

6 That all claims filed or presented against the estate  
7 have been allowed by the administratrix, and approved by this  
8 Court and paid.

9 That all debts of decedent herein and of the estate  
10 and all expenses of administration thereof have been paid.

11 That the California State Inheritance Taxes and Federal  
12 Inheritance Taxes have been paid and filed, and closing letter  
13 has been received from the Federal Inheritance Tax people.

14 That the California State and the Federal Income Taxes  
15 have been paid.

16 That the whole of the estate is the separate property  
17 of the decedent.

18 That the known assets of the decedent presently avail-  
19 able for distribution is cash as set forth in Exhibit "A", as  
20 attached to the First and Final Account and Report filed herein,  
21 and items to be distributed in kind as shown on Exhibit "B" of  
22 \*First and Final Account and Report and Petition for Its Settlement  
23 filed herein, less fees to the administratrix and attorneys fees,  
24 and closing costs in the sum of approximately \$25.00.

25 That the administration statutory fees in the amount  
26 of \$2,745.27 and the attorneys statutory fees in the amount of  
27 \$2,745.27 hereto for payment are approved; that the administratrix  
28 is entitled to an extra statutory fee in the amount of \$70.30,  
29 and that CIBULA & CIBULA are entitled to an extra statutory fee  
30 in the amount of \$70.30; that CIBULA & CIBULA are also entitled  
31 to payment of an extraordinary fee in the amount of \$700.00; that  
32 payment of \$70.30 to the administratrix, and payment of \$770.30 to

1 CIBULA & CIBULA, attorneys for the administratrix, is hereby  
2 ordered paid.

3 That in accordance with the petition and report which  
4 is on file herein, all distributable assets of the estate, and  
5 any assets not now known or discovered but which may later be  
6 found, should be ordered distributed to the sole distributee,  
7 only surviving aunt of the decedent, to-wit: HELEN S. LEEDOM.

8 WHEREFORE, IT IS ORDERED, ADJUDGED, AND DECREED that  
9 notice to creditors has been duly given; that the first and final  
10 account and report of said administratrix be and the same is here-  
11 by settled, allowed and approved as filed; and the acts of said  
12 administratrix reported in said account and report are hereby  
13 confirmed and approved; and the estate is ordered distributed as  
14 prayed.

15 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that said  
16 attorneys, CIBULA & CIBULA, are allowed the sum of \$700.00 as and  
17 for their extraordinary attorneys fees, and the sum of \$70.30  
18 extra statutory fees to be paid to the administratrix and CIBULA  
19 & CIBULA, each, are allowed and approved by this Court.

20 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the  
21 sum of \$25.00 shall be withheld for closing costs.

22 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all  
23 property available for distribution, as set forth on Exhibit "A",  
24 hereunto attached, less extra statutory fees to be paid to the  
25 administratrix and CIBULA & CIBULA each, in the amount of \$70.30,  
26 and \$700.00 to be paid to CIBULA & CIBULA as and for extraordinary  
27 attorneys fees, plus closing costs in the amount of \$25.00, and  
28 any estate of decedent not yet found or discovered, are ordered  
29 distributed to the aunt of decedent, to-wit: HELEN S. LEEDOM.

30 DONE IN OPEN COURT on the 30th day of June, 1970.

31 s/ RICHARD B. EATON

32 RICHARD B. EATON,  
Judge of the Superior Court

EXHIBIT "A"

ESTATE OF WALTER L. SMITH, DECEASED  
Shasta County Probate No. 10347

ASSETS ON HAND FOR DISTRIBUTION

REAL PROPERTY

Item  
Number

- 1 All that certain real property situate in County of Shasta, State of California per Deed recorded on December 3, 1968, in Volume 974, page 473, Official Records of Shasta County, covering real property which is more particularly described as follows:

The West 298 feet, as measured along the North and South lines of the East 720 feet of the following described property:

A portion of the Northeast quarter of Section 24, Township 21 North, Range 3 West, M.D.B. & M., described as follows: BEGINNING at the Northeast corner of said Section 24, and running thence along the East boundary thereof South 0° 05' 32" West, 604.84 feet; thence North 89° 29' 25" West 2159.63 feet to a point in the East line of the property conveyed to Marvin G. Fence, et ux, by deed recorded March 12, 1957, in Book 524 of Official Records, at Page 435, Shasta County Records, thence North 0° 05' 31" West 604.87 feet to a point in the North boundary of said Section 24; thence running along said North boundary South 89° 29' 25" East 2161.57 feet to the point of beginning.

RECORDERS MEMO, liability  
of wife or printing  
UNSATISFACTORY  
discontinue when received.

- 2 All that certain real property situate in the County of Butte, State of California, described as follows:

Lot 2 of the Oregon City Subdivision, as the same appears of record in the office of the Recorder of the County of Butte, State of California, containing 8.6 acres, more or less.

PERSONAL PROPERTY

- 3 1966 Oldsmobile Sedan, Serial No. 356396 M r D 8685, License No. 5SL 953, registered in the name of WALTER L. SMITH, decedent herein.

- 4 Non interest bearing Promissory Note from JOHN J. JENNINGS, 3525 Mignon Street, Sacramento, California, in the face amount of \$800.00, to WALTER L. SMITH, decedent herein, as beneficiary. Balance due as of May 1, 1970 being \$425.00.

- 5 Stock Certificates issued in Joint Tenancy to WALTER L. SMITH and GLADYS I. SMITH (Gladys I. Smith, predeceased mother and joint tenant of decedent herein) listed as follows:

Certificate Number	Quantity Shares	Description	Date of Issue	Par value	Per share
T723977	75	BANK OF AMERICA	8/21 55	No Par	
UP38547	3	BANK OF AMERICA	12/8/61	No Par	
DVI35370	16	BANK OF AMERICA	12/30/68	No Par	
U192611	5	BANK OF AMERICA	12/20/61	No Par	

EXHIBIT "A"

Estate of WALTER L. SMITH, DECEASED

Continued from Page 1. ASSETS ON HAND FOR DISTRIBUTION

<u>Certificate Number</u>	<u>Quantity Shares</u>	<u>Description</u>	<u>Date of Issue</u>	<u>Par Value per Share</u>
F1067718	15	PACIFIC GAS & ELECTRIC CO.	8/15/50	\$25.00
F1143352	1	PACIFIC GAS & ELECTRIC CO.	6/30/61	25.00
G124455	34	PACIFIC GAS & ELECTRIC CO.	1/19/52	10.00
F218038	10	PACIFIC GAS & ELECTRIC CO.	5/15/58	25.00
SF119337	2	PACIFIC GAS & ELECTRIC CO.	6/23/64	10.00

Stock Certificates issued to WALTER L. SMITH, decedent herein as follows:

<u>Certificate Number</u>	<u>Quantity Shares</u>	<u>Description</u>	<u>Date of Issue</u>	<u>Par Value per Share</u>
LC083400	10	UNION OIL COMPANY OF CALIF.	8/1/65	\$25.00
134640	1	UNION OIL COMPANY OF CALIF.	1/14/56	25.00
466515	1	UNION OIL COMPANY OF CALIF.	2/28/63	25.00
257276	1	UNION OIL COMPANY OF CALIF.	4/13/59	25.00
348002	1	UNION OIL COMPANY OF CALIF.	2/28/61	25.00
575371	30	UNION OIL COMPANY OF CALIF.	11/13/64	8.33 and 1/3
521335	1	UNION OIL COMPANY OF CALIF.	2/28/64	25.00
794250	1	STANDARD OIL CO. OF CALIF.	2/13/63	6.25
496463	1	STANDARD OIL CO. OF CALIF.	2/ 6/62	6.25
147028	1	STANDARD OIL CO. OF CALIF.	7/ 2/64	6.25
775819	5	STANDARD OIL CO. OF CALIF.	5/31/55	No par
924142	1	STANDARD OIL CO. OF CALIF.	12/19/55	No par
A106505	5	STANDARD OIL CO. OF CALIF.	5/21/56	6.25
423860	1	STANDARD OIL CO. OF CALIF.	2/16/67	6.25
SP531729	4	STANDARD OIL CO. OF CALIF.	12/20/68	6.25
SP406391	1	STANDARD OIL CO. OF CALIF.	5/ 9/69	
SO275	10	TEBECO, INC.	9/11/67	No par
SF03552	10	CORE PRODUCTS COMPANY	4/ 9/63	.50
M5730	100	AMERICAN LIFE COMPANIES, INC.	5/20/55	1.00

RECORDS MEMO, legibility of writing, index or filing UNSATISFACTORY in this document was received.

Stock Certificate issued to ETHEL W. HURD, Administratrix of the Estate of WALTER L. SMITH, deceased, as follows:

0155-8400	318	AMERICAN TELEPHONE & TELEGRAPH COMPANY	5/21/69	16.06 and 2/3
-----------	-----	--	---------	---------------



PRUDENCE DAVIES

TO

JENNIE DAVIES

THIS INDENTURE, Made the 7th day of August A.D. 1928 Between PRUDENCE DAVIES, a widow, the party of the first part, and JENNIE A. DAVIES, the party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the love and affection which the said party of the first part has and bears unto the said party of the second part, as also for the better maintenance, support, protection and livelihood of the said party of the second part, does by these presents give, grant, alien and confirm, unto the said second part, and to her heirs and assigns forever, all that certain lot, piece or parcel of land, situate, lying and being in the County of Butte, State of California, and bounded and described as follows, to-wit;

Being subdivisinal lot number 2 of fractional lot number 3, or fractional S.W.  $\frac{1}{4}$  of N.E.  $\frac{1}{4}$  of Section 16 of Township 20 North, Range 3 East, M.D.B. & M.: Beginning at a post for corner to lots 2 and 1 in the center of the N.E.  $\frac{1}{4}$  of said Section 16, from which a pine tree eleven inches in diameter bears N. 52° 45' E. 19 links distant; also a live oak five inches in diameter bears N. 48° W. 18 links distant; running thence S. 81° 16' W. between lots 2 and 1, 10 chains and 16 links to a live oak tree 36 inches in diameter; at 11 chains, a post for corner to lots 2 and 4 on south boundary of lot 1; thence S. 31° 15' W. between lots 2 and 4, 5 chains to post for corner to lots 2, 4 and 5 in center of road; thence N. 89° 43' E. between lots 2 and 5, 3 chains and 83 links to post for N.E. corner of lot 5 in angle of lot 2; thence S. 23° 12' E. between lots 2 and 5, 2 chains and 97 links to post for corner to lots 2 and 5 on N. boundary of lot 7; thence N. 89° 43' E. between lots 2 on the north and 7 and 8 on the south, 1 chain and 66 links to post for corner to lots 7 and 8, 8 chains and 53 links to post in line between S.W. and S.E. quarters of N.E.  $\frac{1}{4}$  of Section 16 for corner to lots 2 and 8; thence north between S.W. and S.E. quarters of N.E.  $\frac{1}{4}$  of Section 16, and on E. boundary of lot 2, 8 chains and 57 links to post at the place of beginning, containing eight and six-tenths acres (8.6 acres).

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said party of the second part, her heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal, the day and year first above written.

Signed, Sealed and Delivered in the Presence of } PRUDENCE DAVIES (SEAL)

STATE OF CALIFORNIA }  
County of Butte } ss.

On this 7th day of August, in the year one thousand nine hundred and twenty-eight, before me, LON BOND, a Notary Public in and for said Butte County, residing therein, duly commissioned and sworn, personally appeared PRUDENCE DAVIES, a widow, known to me to be the person whose name is subscribed to the within instrument and she acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set me hand and affixed my official seal, at

141

at my office in the County of Butte, the day and year in this certificate first above written.  
(SEAL) LON BOND Notary Public in and for said  
County of Butte, State of California.

Recorded at the request of Bond & Price APR 1 1935 at 12 min. past 9 o'clock A.M.,  
in Vol. 141, Page 124 Official Records of Butte County, California.  
No. 6246 *L. F. Hudspeth* County Recorder.  
Fee \$1.00

THE DIAMOND MATCH COMPANY

TO  
L. W. PRAY

KNOW ALL MEN BY THESE PRESENTS:

That the Judgment rendered and entered in the Justice's Court of Durham Township,  
County of Butte, State of California, on the 14th day of November, 1934, in favor of The  
Diamond Match Company, a corporation, the plaintiff in the said action, and against the said  
defendant, L. W. Pray, for the sum of Fifty-three and 56/100 Dollars (\$53.56) principal,  
and Four and 75/100 Dollars (\$4.75) costs, and recorded in the office of the County Recorder  
of the County of Butte, State of California, on the 6th day of December, 1934, in Book "D"  
of Transcripts of Judgments at page 490, is fully paid, satisfied, and discharged.

IN WITNESS WHEREOF, said corporation, has caused its corporate name to be here-  
unto subscribed by its Attorney in Fact thereunto duly authorized, this 9th day of March, 1935.

THE DIAMOND MATCH COMPANY

By. M. G. Atchison .. Its Attorney in Fact.

STATE OF CALIFORNIA }  
County of Butte } ss

On this 9th day of March, 1935, before me, H. Eugene Chalstran, a Notary Public  
in and for the County of Butte, State of California, residing therein, duly commissioned  
and sworn, personally appeared M. G. Atchison, known to me to be the person whose name is  
subscribed to the above foregoing instrument as the attorney in fact of The Diamond Match  
Company, a corporation, and acknowledged to me that he subscribed the name of The Diamond  
Match Company, a corporation, thereto as principal and his own name as attorney in fact.

WITNESS my hand and official seal

(SEAL) H. EUGENE CHALSTRAN ... Notary Public in and for the  
County of Butte, State of California.

Recorded at the request of BUTTE COUNTY TITLE CO. APR 1 1935 at 50 min. past 9  
o'clock A.M. Vol. 141, page 125, Official Records of Butte County, California.  
No. 6252 *L. F. Hudspeth* Recorder.  
Fee \$1.00

537

OFFICIAL RECORDS

GRANT DEED (Individual)

For value received Jennie A. Davies, a single person

GRANT to Walter L. Smith all that real property situate in the COUNTY OF BUTTE, State of California, described as follows:

Lot 2 of the Oregon City Subdivision as the same appears of record in the office of the Recorder of the County of Butte, State of California, containing 8.6 acres, more or less.

WITNESS my hand this 22nd day of April, 1950.

JENNIE A. DAVIES

Consideration passing less than \$100.00

STATE OF CALIFORNIA } ss. County of Butte

On April 22, 1950 before me Herbert W. Whitten

a Notary Public in and for said County and State, personally appeared Jennie A. Davies, a single person known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

(SEAL)

HERBERT W. WHITTEN

Notary Public

My Commission expires July 28, 1950 Recorded at the request of Whitten & Fortino Apr 24 1950 at 15 min past 10 o'clock A. M. in Volume 537 of Official Records, page 487 Butte County Records.

No. 12959 Compared (Book 651) (Doc. 651) Fee \$ 1.80 ETHEL M. ESTES Recorder. By Shirley J. Lee Deputy Recorder.

GRANT DEED (Joint Tenancy)

For value received E. I. Griffith and A. Louise Griffith, his wife

GRANT to Earl F. Stover and Tina C. Stover, his wife as Joint Tenants, all that real property situate in the COUNTY OF BUTTE, State of California, described as follows:

Lot 5 in Block 3, as shown on that certain map entitled, "Lassen View Subdivision", which map was filed in the office of the Recorder of the County of Butte, State of California, October 18, 1948 in Book 17 of Maps, at page 3.

WITNESS our hands this 31st day of March, 1950.

E. I. GRIFFITH

\$1.65 U.S.I.R. Stamps Canceled.

A. LOUISE GRIFFITH

STATE OF CALIFORNIA } ss. County of Butte

On April 3rd, 1950 before me Rae Price

a Notary Public in and for said County and State, personally appeared E. I. Griffith and A. Louise Griffith known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

(SEAL)

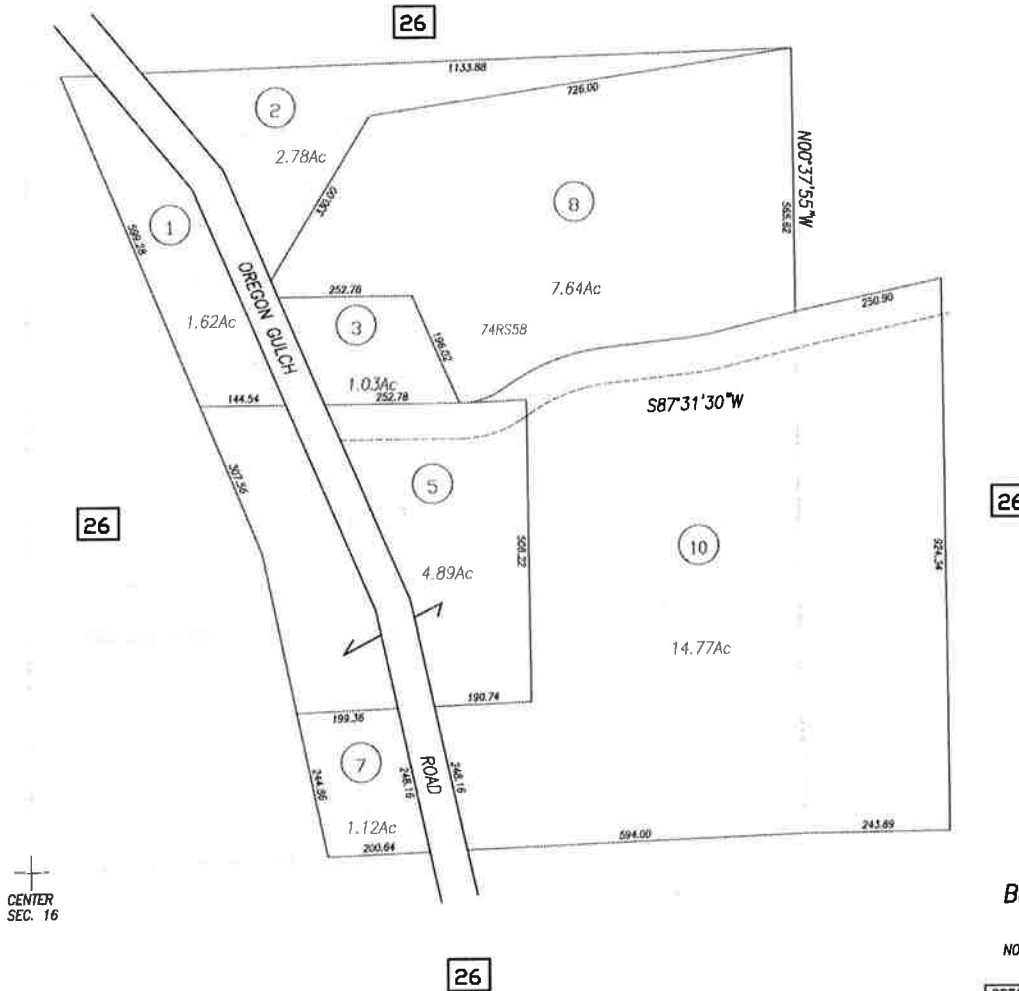
RAE PRICE

Notary Public

My Commission expires 10-16-53 Recorded at the request of Oroville Title Company Apr 24 1950 at 11 min past 11 o'clock A. M. in Volume 537 of Official Records, page 487 Butte County Records.

No. 12967 Compared (Book 651) (Doc. 651) Fee \$ 2.00 ETHEL M. ESTES Recorder. By Shirley J. Lee Deputy Recorder.

PTN. SEC. 16, T.20N. R.4E. M.D.B.&M.



**Butte County Assessor's Map  
Book 41, Page 27**

NOTE: These parcels are for assessment purposes only and may not constitute legal parcels.

CREATED BY	DB	CREATED ON	10-30-2001
REVISED BY	DB	REVISED ON	10-30-2001
		EFFECTIVE	2002-03 ROLL
Compiled By The Butte County Assessor's Office			

248 583

This instrument is a correct copy of the original on file in this office.

ATTEST: JUN 30 1970

RICHARD C. BRENNAN  
County Clerk and ex-officio Clerk of the Superior Court of the State of California in and for the County of Shasta

ENDORSED  
**FILED**

JUN 30 1970

By V. Vaughan Deputy RICHARD C. BRENNAN, CLERK

By V. VAUGHAN  
DEPUTY CLERK

*Mail to:*

1 CIBULA & CIBULA  
2 Attorneys at Law  
3 1743 Tehama Street  
4 P. O. Box AM  
5 Redding, California 96001  
6 Telephone: (916) 241-2734

7 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
8 FOR THE COUNTY OF SHASTA

9  
10 In the Matter of the Estate )  
11 of )  
12 WALTER L. SMITH, )  
13 Deceased )

OFFICIAL RECORDS  
SUTTER COUNTY-CALIF  
FILED BY  
ATTORNEY  
JUL 7 9 12 AM 1970  
LOUISE HUNTER  
COUNTY REC'D FEES  
94854 FEE

15  
16 DECREE SETTLING FIRST AND FINAL ACCOUNT  
17 AND REPORT OF ADMINISTRATRIX, AND ORDERING DISTRIBUTION  
18 AND ALLOWING EXTRAORDINARY ATTORNEYS FEES  
19 AND EXTRA STATUTORY FEES

20 ETHEL W. HURD, as Administratrix of the Estate of  
21 WALTER L. SMITH, deceased, having heretofore filed her First and  
22 Final Account and Report and Petition for its Settlement and for  
23 Final Distribution, and the account and report and petition coming  
24 on this day regularly for hearing, THE COURT FINDS:

25 That due notice of the hearing of the petition has been  
26 regularly given as required by law.

27 That all the allegations of the petition are true.

28 That decedent died intestate on December 23, 1968, in  
29 the County of Shasta, State of California, being at the time of  
30 his death a resident of said County and said State.

31 That on January 6, 1969 the Court appointed said  
32 ETHEL W. HURD as administratrix. That said appointee qualified  
and letters of administration were issued to her and filed on

1 January 7, 1969, and ever since has been and now is the adminis-  
2 tratrix of the estate of decedent herein.

3 That notice to creditors has been duly given as re-  
4 quired by law, the time for filing or presenting claims has ex-  
5 pired, and the estate now is in a condition to be closed.

6 That all claims filed or presented against the estate  
7 have been allowed by the administratrix, and approved by this  
8 Court and paid.

9 That all debts of decedent herein and of the estate  
10 and all expenses of administration thereof have been paid.

11 That the California State Inheritance Taxes and Federal  
12 Inheritance Taxes have been paid and filed, and closing letter  
13 has been received from the Federal Inheritance Tax people.

14 That the California State and the Federal Income Taxes  
15 have been paid.

16 That the whole of the estate is the separate property  
17 of the decedent.

18 That the known assets of the decedent presently avail-  
19 able for distribution is cash as set forth in Exhibit "A", as  
20 attached to the First and Final Account and Report filed herein,  
21 and items to be distributed in kind as shown on Exhibit "B" of  
22 \*First and Final Account and Report and Petition for Its Settlement  
23 filed herein, less fees to the administratrix and attorneys fees,  
24 and closing costs in the sum of approximately \$25.00.

25 That the administration statutory fees in the amount  
26 of \$2,745.27 and the attorneys statutory fees in the amount of  
27 \$2,745.27 hereto for payment are approved; that the administratrix  
28 is entitled to an extra statutory fee in the amount of \$70.30,  
29 and that CIBULA & CIBULA are entitled to an extra statutory fee  
30 in the amount of \$70.30; that CIBULA & CIBULA are also entitled  
31 to payment of an extraordinary fee in the amount of \$700.00; that  
32 payment of \$70.30 to the administratrix, and payment of \$770.30 to

1 CIBULA & CIBULA, attorneys for the administratrix, is hereby  
2 ordered paid.

3 That in accordance with the petition and report which  
4 is on file herein, all distributable assets of the estate, and  
5 any assets not now known or discovered but which may later be  
6 found, should be ordered distributed to the sole distributee,  
7 only surviving aunt of the decedent, to-wit: HELEN S. LEEDOM.

8 WHEREFORE, IT IS ORDERED, ADJUDGED, AND DECREED that  
9 notice to creditors has been duly given; that the first and final  
10 account and report of said administratrix be and the same is here-  
11 by settled, allowed and approved as filed; and the acts of said  
12 administratrix reported in said account and report are hereby  
13 confirmed and approved, and the estate is ordered distributed as  
14 prayed.

15 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that said  
16 attorneys, CIBULA & CIBULA, are allowed the sum of \$700.00 as and  
17 for their extraordinary attorneys fees, and the sum of \$70.30  
18 extra statutory fees to be paid to the administratrix and CIBULA  
19 & CIBULA, each, are allowed and approved by this Court.

20 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the  
21 sum of \$25.00 shall be withheld for closing costs.

22 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all  
23 property available for distribution, as set forth on Exhibit "A",  
24 hereunto attached, less extra statutory fees to be paid to the  
25 administratrix and CIBULA & CIBULA each, in the amount of \$70.30,  
26 and \$700.00 to be paid to CIBULA & CIBULA as and for extraordinary  
27 attorneys fees, plus closing costs in the amount of \$25.00, and  
28 any estate of decedent not yet found or discovered, are ordered  
29 distributed to the aunt of decedent, to-wit: HELEN S. LEEDOM.

30 DONE IN OPEN COURT on the 30th day of June, 1970.

31 s/ RICHARD B. EATON

32 RICHARD B. EATON,  
Judge of the Superior Court

EXHIBIT -A-

ESTATE OF WALTER L. SMITH, DECEASED  
Shasta County Probate No. 10347

ASSETS ON HAND FOR DISTRIBUTION

REAL PROPERTY

Item  
Number

- 1 All that certain real property situate in County of Shasta, State of California per Deed recorded on December 3, 1968, in Volume 974, page 478, Official Records of Shasta County, covering real property which is more particularly described as follows:

The West 298 feet, as measured along the North and South lines of the East 720 feet of the following described property:

A portion of the Northeast quarter of Section 24, Township 21 North, Range 3 West, M.D.B.&M., described as follows: BEGINNING at the Northeast corner of said Section 24, and running thence along the East boundary thereof South 0° 05' 32" West, 604.94 feet; thence North 89° 29' 25" West 2159.63 feet to a point in the East line of the property conveyed to Marvin G. Pence, et ux, by deed recorded March 12, 1957, in Book 524 of Official Records, at Page 435, Shasta County Records, thence North 0° 05' 31" West 604.87 feet to a point in the North boundary of said Section 24; thence running along said North boundary South 89° 29' 25" East 2161.57 feet to the point of beginning.

RECORDER'S MEMO. Legibility of writing, typing or printing UNSATISFACTORY in all instances when checked.

- 2 All that certain real property situate in the County of Butte, State of California, described as follows:

Lot 2 of the Oregon City Subdivision, as the same appears of record in the office of the Recorder of the County of Butte, State of California, containing 8.6 acres, more or less.

PERSONAL PROPERTY

- 3 1966 Oldsmobile Sedan, Serial No. 356396 M r D 8685, License No. 5SL 953, registered in the name of WALTER L. SMITH, Decedent herein.

- 4 Non interest bearing Promissory Note from JOHN J. JENNINGS, 3525 Mignon Street, Sacramento, California, in the face amount of \$800.00, to WALTER L. SMITH, Decedent herein, as beneficiary. Balance due as of May 1, 1970 being \$423.00.

- 5 Stock Certificates issued in Joint Tenancy to WALTER L. SMITH and GLADYS I. SMITH (Gladys T. Smith, predeceased mother and joint tenant of Decedent herein) listed as follows:

Certificate Number	Quantity Shares	Description	Date of Issue	Par value Per Share
T723977	75	BANK OF AMERICA	8/21/58	No Par
UP38647	3	BANK OF AMERICA	12/8/61	No Par
DV135370	16	BANK OF AMERICA	12/30/68	No Par
U192611	5	BANK OF AMERICA	12/20/61	No Par

EXHIBIT "A"

Estate of WALTER L. SMITH, DECEASED

Continued from Page 1. ASSETS ON HAND FOR DISTRIBUTION

<u>Certificate Number</u>	<u>Quantity Shares</u>	<u>Description</u>	<u>Date of Issue</u>	<u>Par Value per Share</u>
F106771d	13	PACIFIC GAS & ELECTRIC CO.	8/15/50	\$25.00
F1143362	1	PACIFIC GAS & ELECTRIC CO.	6/30/61	25.00
J124465	34	PACIFIC GAS & ELECTRIC CO.	1/19/52	10.00
P218036	10	PACIFIC GAS & ELECTRIC CO.	8/15/58	25.00
SF119337	2	PACIFIC GAS & ELECTRIC CO.	6/23/64	10.00

Stock Certificates issued to WALTER L. SMITH, decedent herein as follows:

<u>Certificate Number</u>	<u>Quantity Shares</u>	<u>Description</u>	<u>Date of Issue</u>	<u>Par Value per Share</u>
LC083400	10	UNION OIL COMPANY OF CALIF.	6/1/65	\$25.00
134640	1	UNION OIL COMPANY OF CALIF.	1/14/56	25.00
466515	1	UNION OIL COMPANY OF CALIF.	2/28/63	25.00
257276	1	UNION OIL COMPANY OF CALIF.	4/13/59	25.00
348002	1	UNION OIL COMPANY OF CALIF.	2/28/61	25.00
575371	30	UNION OIL COMPANY OF CALIF.	11/13/54	8.33 and 1/3
521335	1	UNION OIL COMPANY OF CALIF.	2/28/64	25.00
794290	1	STANDARD OIL CO. OF CALIF.	2/13/63	6.25
496463	1	STANDARD OIL CO. OF CALIF.	2/ 6/62	6.25
147029	1	STANDARD OIL CO. OF CALIF.	7/ 2/64	6.25
775819	5	STANDARD OIL CO. OF CALIF.	5/31/55	No par
924142	1	STANDARD OIL CO. OF CALIF.	12/19/55	No par
A106505	5	STANDARD OIL CO. OF CALIF.	5/21/56	6.25
423800	1	STANDARD OIL CO. OF CALIF.	2/16/67	6.25
SP531729	4	STANDARD OIL CO. OF CALIF.	12/20/68	6.25
SP406391	1	STANDARD OIL CO. OF CALIF.	5/ 9/69	
SO275	10	TERRECO, INC.	9/11/67	No par
SF93552	10	CORN PRODUCTS COMPANY	4/ 9/63	.50
M3730	100	AMERICAN LIFE COMPANIES, INC.	5/20/65	1.00

RECORDS HELD. Legibility of which, below, will be UNSATISFACTORY in the amount when received.

Stock Certificate issued to ETHEL W. HURD, Administratrix of the Estate of WALTER L. SMITH, deceased, as follows:

0155-6400	318	AMERICAN TELEPHONE & TELEGRAPH COMPANY	5/21/69	16.66 and 2/3
-----------	-----	--	---------	---------------

EXHIBIT "A"

Estate of WALTER L. SMITH, Deceased

SUMMARY OF ACCOUNT

Total Receipts . . . . .	\$56,203.19
Total Disbursements . . . . .	<u>25,569.20</u>
Cash on Hand and Available for Distribution . . . . .	<u>\$30,633.99</u>

The above Cash on Hand and Available for Distribution consists of monies on deposit in local banks as follows:

Cash on Deposit in banks:

- a) Crocker-Citizens, Savings Account #07028, Estate of WALTER L. SMITH, Deceased, by ETHEL W. HURD, Administratrix, including interest accrued through March 31, 1970. . . . . \$ 5,217.23
- b) Bank of America, Savings Account #5-1574, Estate of WALTER L. SMITH, Deceased, by ETHEL W. HURD, Administratrix, including interest accrued through March 31, 1970. . . . . 12,826.82
- c) Crocker-Citizens, Commercial Account #507727, Estate of WALTER L. SMITH, Deceased, by ETHEL W. HURD, Administratrix . . . . . 12,589.94

\$30,633.99

RECORDED  
INDEXED  
SERIALIZED  
MAY 1971

537

OFFICIAL RECORDS

GRANT DEED (Individual)

For value received Jennie A. Davies, a single person

GRANT.s...to Walter L. Smith

all that real property situate in the.....COUNTY OF BUTTE, State of California, described as follows:

Lot 2 of the Oregon City Subdivision as the same appears of record in the office of the Recorder of the County of Butte, State of California, containing 8.6 acres, more or less.

WITNESS my hand this 22nd day of April, 1950.

JENNIE A. DAVIES

Consideration passing less than \$100.00

STATE OF CALIFORNIA

County of Butte } ss.

On April 22, 1950 before me Herbert W. Whitten a Notary Public in and for said County and State, personally appeared Jennie A. Davies, a single person known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same. (SEAL) HERBERT W. WHITTEN Notary Public

My Commission expires July 28, 1950 Recorded at the request of Whitten & Fortino Apr 24 1950 at 15 min. past 10 o'clock A. M. in Volume 537 of Official Records, page 487 Butte County Records.

No. 12959 Compared {Book CEN Doc. CSH Fee \$ 1.80 ETHEL M. ESTES Recorder. By Shirley J. Lee Deputy Recorder.

GRANT DEED (Joint Tenancy)

For value received E. I. Griffith and A. Louise Griffith, his wife

GRANT.....to Earl F. Stover and Tina C. Stover, his wife as Joint Tenants, all that real property situate in the.....COUNTY OF BUTTE, State of California, described as follows:

Lot 5 in Block 3, as shown on that certain map entitled, "Lassen View Subdivision", which map was filed in the office of the Recorder of the County of Butte, State of California, October 18, 1948 in Book 17 of Maps, at page 3.

WITNESS our hands this 31st day of March, 1950.

E. I. GRIFFITH

A. LOUISE GRIFFITH

\$1.65 U.S.I.R. Stamps Canceled.

STATE OF CALIFORNIA

County of Butte } ss.

On April 3rd, 1950 before me Rae Price a Notary Public in and for said County and State, personally appeared E. I. Griffith and A. Louise Griffith known to me to be the person.s whose name.s are subscribed to the within instrument and acknowledged to me that they executed the same. (SEAL) RAE PRICE Notary Public

My Commission expires 10-16-53 Recorded at the request of Oroville Title Company Apr 24 1950 at min. past 11 o'clock A. M. in Volume 537 of Official Records, page 487 Butte County Records.

No. 12967 Compared {Book CEN Doc. CSH Fee \$ 2.00 ETHEL M. ESTES Recorder. By Shirley J. Lee Deputy Recorder.

422

JANE A. DAVIES ETC.  
TO  
PACIFIC GAS AND ELECTRIC COMPANY

274-65

JANE A. DAVIES, a single woman, (also known as JENNIE A. DAVIES) hereinafter called first party, does hereby grant unto PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called second party, its successors and assigns, the right from time to time to erect, maintain, replace, remove and use such poles with all necessary and proper crossarms, braces, anchors, guys and other appliances and fixtures for use in connection therewith, and suspend therefrom, maintain and use such wires as second party may deem necessary for the transmission and distribution of electric energy, together with a right of way therealong, over and across those certain premises, situate in the County of Butte, State of California, which are described as follows, viz:

Subdivisional Lot 2 of fractional Lot 3 of the northeast quarter of section 16, township 20 north, range 4 east, M.D.B. & M..

The route of said poles across said lands will be as follows:

Beginning at a point in the southerly boundary line of said Lot 2, from which point the southeast corner thereof bears north 89° 43' east, 427.0 feet distant and running thence north 28° 07' /feet, more or less, to the northerly boundary line of said premises.

Said right includes the trimming by second party of any trees along said poles and wires whenever considered necessary for the complete enjoyment thereof.

IN WITNESS WHEREOF first party has executed these presents this 27th day of March, 1947.

Consideration not more than \$100.00.

JANE A. DAVIES \_

Executed in the presence of:

Witness \_

STATE OF CALIFORNIA )  
COUNTY OF BUTTE )ss.

On this 27th day of March in the year one thousand nine hundred and forty-seven before me, ALLEN V. PLIMPTON a Notary Public in and for the County of Butte, State of California, residing therein, duly commissioned and sworn, personally appeared JANE A. DAVIES \_ known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the county of Butte the day and year in this certificate first above written.

(SEAL)

ALLEN V. PLIMPTON, Notary Public in  
and for the County of Butte, State of California.

My commission expires January 17, 1951

Recorded at the request of RAILWAY EXPRESS AGENCY, INC. May 10, 1947 at 43 min. past 10 O'Clock A.M., Vol. 422, page 205, Official Records of Butte County, California.

B.F. HUDSPETH, County Recorder  
By *Edith M. Easton* Deputy Recorder

No. 19264  
Fee \$ 1.00

K.M.  
v.D.

RESOLUTION  
BY  
RECLAMATION DISTRICT NO. 833.  
RESOLUTION

28-16

On Motion by Trustee SYDNEY R. SMITH, seconded by Trustee LEON BRINK, and by the following vote upon roll call, the following resolution was adopted:

BE IT RESOLVED AND IT IS HEREBY ORDERED, that LEON BRINK and SYDNEY R. SMITH, president and secretary respectively of Reclamation District No. 833, be, and they are hereby authorized and directed to execute on behalf of said District and as its act and deed, a deed

This Indenture, Made this thirteenth day of January in the year of our Lord one thousand nine hundred and thirteen, Between H. C. Deuis, of the County of Butte, State of California the party of the first part, and L. O. Thompson, of the same County and State the party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, Gold Coin of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns, forever, all

that certain lot, piece or parcel of land situate, lying and being in the said County of Butte, State of California, and bounded and particularly described as follows, to-wit:

Commencing at the Quarter section (1/4 S. E.) of the West line of Section Thirty (30), Township Eighteen (18) North, Range Three (3) East, M. D. B. & M. (Said point being marked by a stone). Thence for a point of beginning, North 88°42' E. 1371.1 feet to an iron pin; thence from said point of beginning, S. 0°13' E. 1330.2 feet to an iron pin; thence S. 85°38' E. 1256.1 feet to an iron pin; thence N. 0°13' W. 1454.4 feet to an iron pin; thence S. 88°42' W. 1252.7 feet to the point of beginning and containing forty (40) acres of land.

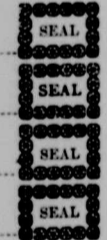
Also the following described property, for road purposes, to-wit: Commencing at the West line of said Section at a point 1196.58 feet South of the Quarter Section corner above described, S. 85°38' E. 1380.6 feet to an iron pin; thence N. 0°13' W. 25 feet to an iron pin, thence N. 85°38' W. 1380.6 to the section line; thence South 25 feet, along the Section line to the point of beginning, said above described property containing Seventy-nine hundredths (79/100) acres of land;

Survey made and completed the 13th day of January 1913 by Edwin C. Miller, State Licensed Surveyor.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. To Have and To Hold all and singular the said premises, together with the appurtenances unto the said party of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part, has hereunto set his hand and seal, the day and year first above written.

Signed, Sealed and Delivered in the Presence of H. C. Deuis



STATE OF CALIFORNIA, County of Butte } ss. On this Thirteenth day of January in the year one thousand nine hundred and thirteen before me, T. J. Long, a Notary Public in and for said Butte County, residing therein, duly commissioned and sworn, personally appeared H. C. Deuis known to me to be the person whose name is subscribed to the within instrument, and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the said County of Butte the day and year in this certificate first above written.

[ SEAL ]

T. J. Long Notary Public in and for said County of Butte, State of California

Recorded at the request of E. E. Biggs Jan. 14 A. D. 1913, at 6 min. past 3 o'clock P. M., in Book 144 of Deeds, page 37, Records of the County of Butte.

By J. A. Tyler County Recorder. Deputy Recorder.

## Grant of Right of Way

for

Electric Transmission Line.

This Indenture, made by and between H. C. White and F. E. White (his wife) of Butte County, California, the parties of the first part, and Great Western Power Company, a corporation duly organized and existing under and by virtue of the laws of the State of California, and having its principal place of business in the City of Richmond, Contra Costa County, in said State, the party of the second part.

WITNESSETH: That the parties of the first part, for and in consideration of the sum of Five dollars (\$5.00) in gold coin of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged do hereby grant unto the said party of the second part, its successors and assigns, the right and easement of erecting, constructing, re-constructing, replacing, repairing, maintaining and using for the transmission and distribution of electricity, and for all purposes connected therewith, upon, across, over and under the lands hereinafter described, conduits and lines of poles and towers, or either, as said party of the second part, its successors or assigns, may, from time to time, see fit, and wires suspended thereon and supported thereby, and other structures, and wires for telephone and telegraph purposes, and all necessary and proper cross-arms, braces, connections, fastenings and other appliances and fixtures for use in connection therewith, and also a right of way and easement for the said structures and purposes, of a uniform width of one hundred (100) feet, the center line of which is hereinafter described, together with the right of ingress thereto and egress therefrom, upon, over and across the said lands of the parties of the first part, situate in the County of Butte State of California, and more particularly described as follows, viz:--

East half (E. 1/2) of the Northeast quarter (N. E. 1/4) Section Sixteen (16) Township Twenty (20) North Range Four (4) East M. D. B. & M.

The center line of the said right of way and easement, upon, over, under and across said lands, has been selected and located upon the ground by the Engineers of the party of the second part and approved by the parties of the first part, and is more particularly described as follows, viz:--

Beginning at a point on the south line of said lands West, along said south line nine hundred and seventy-three (973) feet from the Southeast corner of said lands, thence North twelve (12) degrees forty-seven (47) minutes East twenty-seven hundred and thirty-five (2735) feet to a point on the north line of said lands, said point being West, along said North line three hundred and sixty-eight (368) feet from the Northeast corner of said lands.

The parties of the first part also grant to the party of the second part the right of patrolling said lines of poles or towers, wires, conduits and other structures, and of erecting, maintaining and using gates in all fences which cross or hereafter shall cross said right of way.



Recorded at the Request of Guy C. Earl May 21 1908 at 7 min. past 10 A. M.  
in Book 107, page 209 of Deeds, Butte County Records.

*J. A. Tyler* Recorder

Grant of Right of Way

for

Electric Transmission Line.

This Indenture made by and between Frank Logue (a single man) of Butte County, California, the party of the first part, and Great Western Power Company, a corporation duly organized and existing under and by virtue of the laws of the State of California, and having its principal place of business in the City of Richmond, Contra Costa County, in said State, the party of the second part,

WITNESSETH: That the party of the first part for and in consideration of the sum of five dollars (\$5.00) in gold coin of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does hereby grant unto the said party of the second part, its successors and assigns, the right and easement of erecting, constructing, re-constructing, replacing, repairing, maintaining and using for the transmission and distribution of electricity, and for all purposes connected therewith, upon, across, over and under the lands hereinafter described, conduits and lines of poles and towers, or either, as said party of the second part, its successors or assigns, may, from time to time, see fit, and wires suspended thereon and supported thereby, and other structures, and wires for telephone and telegraph purposes, and all necessary and proper cross-arms, braces, connections, fastenings and other appliances and fixtures for use in connection therewith, and also a right of way and easement for the said structures and purposes, of a uniform width of one hundred (100) feet, the center line of which is hereafter described together with the right of ingress thereto and egress therefrom, upon, over and across the said lands of the party of the first part, situate in the County of Butte, State of California, and more particularly described as follows, viz:--

Southeast quarter (S. E. 1/4) of Southwest quarter (S. W. 1/4) Section Twenty-one (21) Township Twenty (20) North Range Four (4) East, M. D. B. & M.

The center line of the said right of way and easement, upon, over, under and across said lands, has been selected and located upon the ground by the Engineers of the party of the second part and approved by the party of the first part, and is more particularly described as follows, viz:--

Beginning at a point on the south line of said lands, said point being West, along said south line, one hundred and eighty-nine (189) feet from the southeast corner of said lands, thence North thirteen (13) degrees forty-four (44) minutes East seven hundred and ninety six (796) feet to a point on the East line of

This instrument is a correct copy of the original on file in this office.

ATTEST, JUN 30 1970

RICHARD C. BRENNAN  
County Clerk and ex-officio Clerk of the Superior Court of the State of California in and for the County of Shasta.

ENDORSED  
FILED

JUN 30 1970

By *V. Vaughan* Deputy RICHARD C. BRENNAN, CLERK

By *V. VAUGHAN* DEPUTY CLERK

*Mail to:*

1 CIBULA & CIBULA  
2 Attorneys at Law  
3 1743 Tehama Street  
4 P. O. Box AM  
5 Redding, California 96001  
6 Telephone: (916) 241-2734

7 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
8 FOR THE COUNTY OF SHASTA

9  
10 In the Matter of the Estate )  
11 of )  
12 WALTER L. SMITH, )  
13 Deceased )

No. 10347

OFFICIAL RECORDS  
SHASTA COUNTY-CALIF  
FILED BY  
ATTORNEY  
JUL 7 9 12 AM 1970  
LOUISE HENDERSON  
COUNTY RECORDER  
94854 FEE

14  
15  
16 DECREE SETTLING FIRST AND FINAL ACCOUNT  
17 AND REPORT OF ADMINISTRATRIX, AND ORDERING DISTRIBUTION  
18 AND ALLOWING EXTRAORDINARY ATTORNEYS FEES  
19 AND EXTRA STATUTORY FEES

20 ETHEL W. HURD, as Administratrix of the Estate of  
21 WALTER L. SMITH, deceased, having heretofore filed her First and  
22 Final Account and Report and Petition for its Settlement and for  
23 Final Distribution, and the account and report and petition coming  
24 on this day regularly for hearing, THE COURT FINDS:

25 That due notice of the hearing of the petition has been  
26 regularly given as required by law.

27 That all the allegations of the petition are true.

28 That decedent died intestate on December 23, 1968, in  
29 the County of Shasta, State of California, being at the time of  
30 his death a resident of said County and said State.

31 That on January 6, 1969 the Court appointed said  
32 ETHEL W. HURD as administratrix. That said appointee qualified  
and letters of administration were issued to her and filed on

Entered Book *66* Page *234*

1 January 7, 1969, and ever since has been and now is the adminis-  
2 tratrix of the estate of decedent herein.

3 That notice to creditors has been duly given as re-  
4 quired by law, the time for filing or presenting claims has ex-  
5 pired, and the estate now is in a condition to be closed.

6 That all claims filed or presented against the estate  
7 have been allowed by the administratrix, and approved by this  
8 Court and paid.

9 That all debts of decedent herein and of the estate  
10 and all expenses of administration thereof have been paid.

11 That the California State Inheritance Taxes and Federal  
12 Inheritance Taxes have been paid and filed, and closing letter  
13 has been received from the Federal Inheritance Tax people.

14 That the California State and the Federal Income Taxes  
15 have been paid.

16 That the whole of the estate is the separate property  
17 of the decedent.

18 That the known assets of the decedent presently avail-  
19 able for distribution is cash as set forth in Exhibit "A", as  
20 attached to the First and Final Account and Report filed herein,  
21 and items to be distributed in kind as shown on Exhibit "B" of  
22 First and Final Account and Report and Petition for Its Settlement  
23 filed herein, less fees to the administratrix and attorneys fees,  
24 and closing costs in the sum of approximately \$25.00.

25 That the administration statutory fees in the amount  
26 of \$2,745.27 and the attorneys statutory fees in the amount of  
27 \$2,745.27 hereto for payment are approved; that the administratrix  
28 is entitled to an extra statutory fee in the amount of \$70.30,  
29 and that CIBULA & CIBULA are entitled to an extra statutory fee  
30 in the amount of \$70.30; that CIBULA & CIBULA are also entitled  
31 to payment of an extraordinary fee in the amount of \$700.00; that  
32 payment of \$70.30 to the administratrix, and payment of \$770.30 to

1 CIBULA & CIBULA, attorneys for the administratrix, is hereby  
2 ordered paid.

3 That in accordance with the petition and report which  
4 is on file herein, all distributable assets of the estate, and  
5 any assets not now known or discovered but which may later be  
6 found, should be ordered distributed to the sole distributee,  
7 only surviving aunt of the decedent, to-wit: HELEN S. LEEDOM.

8 WHEREFORE, IT IS ORDERED, ADJUDGED, AND DECREED that  
9 notice to creditors has been duly given; that the first and final  
10 account and report of said administratrix be and the same is here-  
11 by settled, allowed and approved as filed; and the acts of said  
12 administratrix reported in said account and report are hereby  
13 confirmed and approved; and the estate is ordered distributed as  
14 prayed.

15 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that said  
16 attorneys, CIBULA & CIBULA, are allowed the sum of \$700.00 as and  
17 for their extraordinary attorneys fees, and the sum of \$70.30  
18 extra statutory fees to be paid to the administratrix and CIBULA  
19 & CIBULA, each, are allowed and approved by this Court.

20 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the  
21 sum of \$25.00 shall be withheld for closing costs.

22 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all  
23 property available for distribution, as set forth on Exhibit "A",  
24 hereunto attached, less extra statutory fees to be paid to the  
25 administratrix and CIBULA & CIBULA each, in the amount of \$70.30,  
26 and \$700.00 to be paid to CIBULA & CIBULA as and for extraordinary  
27 attorneys fees, plus closing costs in the amount of \$25.00, and  
28 any estate of decedent not yet found or discovered, are ordered  
29 distributed to the aunt of decedent, to-wit: HELEN S. LEEDOM.

30 DONE IN OPEN COURT on the 30th day of June, 1970.

31 s/ RICHARD B. EATON  
32 RICHARD B. EATON,  
Judge of the Superior Court

EXHIBIT "A"

ESTATE OF WALTER L. SMITH, DECEASED  
Shasta County Probate No. 10347

ASSETS ON HAND FOR DISTRIBUTION

REAL PROPERTY

Item  
Number

- 1 All that certain real property situate in County of Shasta, State of California per Deed recorded on December 3, 1963, in Volume 974, page 473, Official Records of Shasta County, covering real property which is more particularly described as follows:

The West 283 feet, as measured along the North and South lines of the East 720 feet of the following described property:

A portion of the Northeast quarter of Section 24, Township 21 North, Range 3 West, M.D.B.&M., described as follows: BEGINNING at the Northeast corner of said Section 24, and running thence along the East boundary thereof South 0° 05' 32" West, 604.84 feet; thence North 89° 29' 25" West 2159.63 feet to a point in the East line of the property conveyed to Marvin G. Fence, et ux, by deed recorded March 12, 1957, in Book 524 of Official Records, at Page 435, Shasta County Records, thence North 0° 05' 31" West 604.87 feet to a point in the North boundary of said Section 24; thence running along said North boundary South 89° 29' 25" East 2161.57 feet to the point of beginning.

RECORDER'S MEMO: Legibility of writing, typing or printing UNSATISFACTORY in this document when received.

- 2 All that certain real property situate in the County of Butte, State of California, described as follows:

Lot 2 of the Oregon City Subdivision, as the same appears of record in the office of the Recorder of the County of Butte, State of California, containing 8.6 acres, more or less.

PERSONAL PROPERTY

- 3 1966 Oldsmobile Sedan, Serial No. 356396 M r D 8685, License No. SML 953, registered in the name of WALTER L. SMITH, decedent herein.

- 4 Non interest bearing Promissory Note from JOHN J. JENNINGS, 3525 Mignon Street, Sacramento, California, in the face amount of \$800.00, to WALTER L. SMITH, decedent herein, as beneficiary. Balance due as of May 1, 1970 being \$425.00.

- 5 Stock Certificates issued in Joint Tenancy to WALTER L. SMITH and GLADYS I. SMITH (Gladys I. Smith, predeceased mother and joint tenant of decedent herein) listed as follows:

Certificate Number	Quantity Shares	Description	Date of Issue	Par value	Per Share
T723977	75	BANK OF AMERICA	8/21/55	No Par	
UP38647	3	BANK OF AMERICA	12/8/61	No Par	
DV135370	16	BANK OF AMERICA	12/30/68	No Par	
U192611	5	BANK OF AMERICA	12/20/61	No Par	

EXHIBIT "A"

Estate of WALTER L. SMITH, DECEASED

Continued from Page 1. ASSETS ON HAND FOR DISTRIBUTION

<u>Certificate Number</u>	<u>Quantity Shares</u>	<u>Description</u>	<u>Date of Issue</u>	<u>Par Value per Share</u>
F1067718	15	PACIFIC GAS & ELECTRIC CO.	8/15/50	\$25.00
F1143352	1	PACIFIC GAS & ELECTRIC CO.	6/30/61	25.00
J124489	34	PACIFIC GAS & ELECTRIC CO.	1/19/52	10.00
P218036	10	PACIFIC GAS & ELECTRIC CO.	5/15/58	25.00
SF119337	2	PACIFIC GAS & ELECTRIC CO.	6/23/64	10.00

Stock Certificates issued to WALTER L. SMITH, decedent herein as follows:

<u>Certificate Number</u>	<u>Quantity Shares</u>	<u>Description</u>	<u>Date of Issue</u>	<u>Par Value per Share</u>
LC083400	10	UNION OIL COMPANY OF CALIF.	6/1/65	\$25.00
134640	1	UNION OIL COMPANY OF CALIF.	1/14/50	25.00
466515	1	UNION OIL COMPANY OF CALIF.	2/28/63	25.00
297276	1	UNION OIL COMPANY OF CALIF.	4/13/59	25.00
398002	1	UNION OIL COMPANY OF CALIF.	2/28/61	25.00
575371	30	UNION OIL COMPANY OF CALIF.	11/13/54	8.33 and 1/3
521335	1	UNION OIL COMPANY OF CALIF.	2/28/64	25.00
794290	1	STANDARD OIL CO. OF CALIF.	2/13/63	6.25
496463	1	STANDARD OIL CO. OF CALIF.	2/ 6/62	6.25
147028	1	STANDARD OIL CO. OF CALIF.	7/ 2/64	6.25
775819	5	STANDARD OIL CO. OF CALIF.	5/31/55	No par
924142	1	STANDARD OIL CO. OF CALIF.	12/19/55	No par
A106505	5	STANDARD OIL CO. OF CALIF.	5/21/56	8.25
423860	1	STANDARD OIL CO. OF CALIF.	2/16/67	6.25
6P531729	4	STANDARD OIL CO. OF CALIF.	12/20/68	6.25
6P406391	1	STANDARD OIL CO. OF CALIF.	5/ 9/69	
50275	10	TENECO, INC.	9/11/67	No par
5E03592	10	CORN PRODUCTS COMPANY	4/ 9/63	.50
M3730	100	AMERICAN LIFE COMPANIES, INC.	5/20/65	1.00

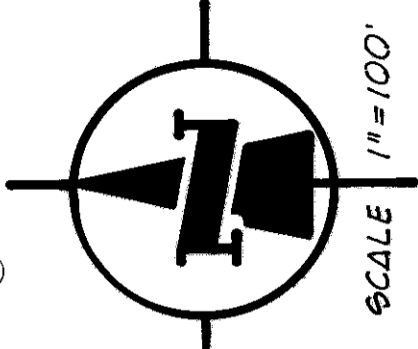
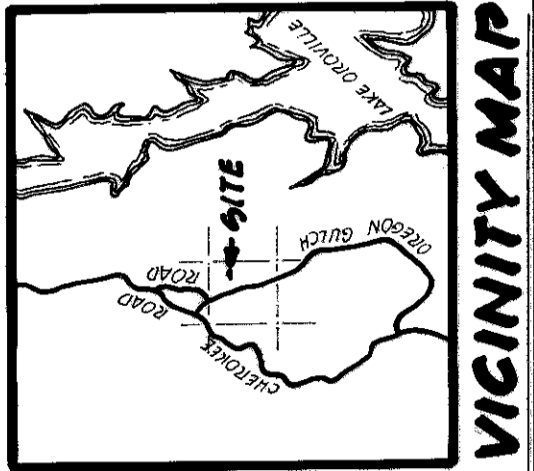
Stock Certificate issued to ETHEL W. HURD, Administratrix of the Estate of WALTER L. SMITH, deceased, as follows:

0155-6400	318	AMERICAN TELEPHONE & TELEGRAPH COMPANY	5/21/69	16.66 and 2/3
-----------	-----	--	---------	---------------

RECORDER'S MEMO. Legibility of writing, typing or printing UNSATISFACTORY in this document when received.



74-58



### BASIS OF BEARING

THE BASIS OF BEARING IS THE CALIFORNIA STATE COORDINATE SYSTEM, ZONE II.  
DWR CONTROL POINT "F" ROCKS TO BLOOMER LOOKOUT TAKEN AS N33°45'41"E.  
ALL DISTANCES SHOWN ARE GRID DISTANCE. COMBINATION GRID FACTOR: 0.999899  
MULTIPLY GRID DISTANCES BY 1.000107 TO OBTAIN SURFACE MEASUREMENT.

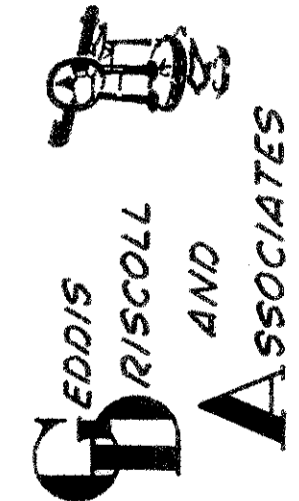
### LEGEND

- (M) MEASURED DATA
- (R) DATA FROM BEN MCCOY FIELD NOTES VOL. 144, PAGE 38-52
- (R<sub>2</sub>) UNRECORDED PLAT COMPILED BY B. MCCOY ACCORDING TO FIELD NOTES OF THE SURVEY OF OREGON CITY BY WILLIAM EDMUNDS
- (GLO) GOVERNMENT LAND OFFICE
- FOUND POINT AS NOTED
- CALCULATED POINT ONLY
- SEE DETAIL B FOR R/W TO EAST
- SEE DETAIL C FOR R/W TO WEST
- LOOKOUT TOWER
- CONTROL POINT "F" ROCKS

### B.O.B. CONTROL SCHEMATIC

## RECORD OF SURVEY

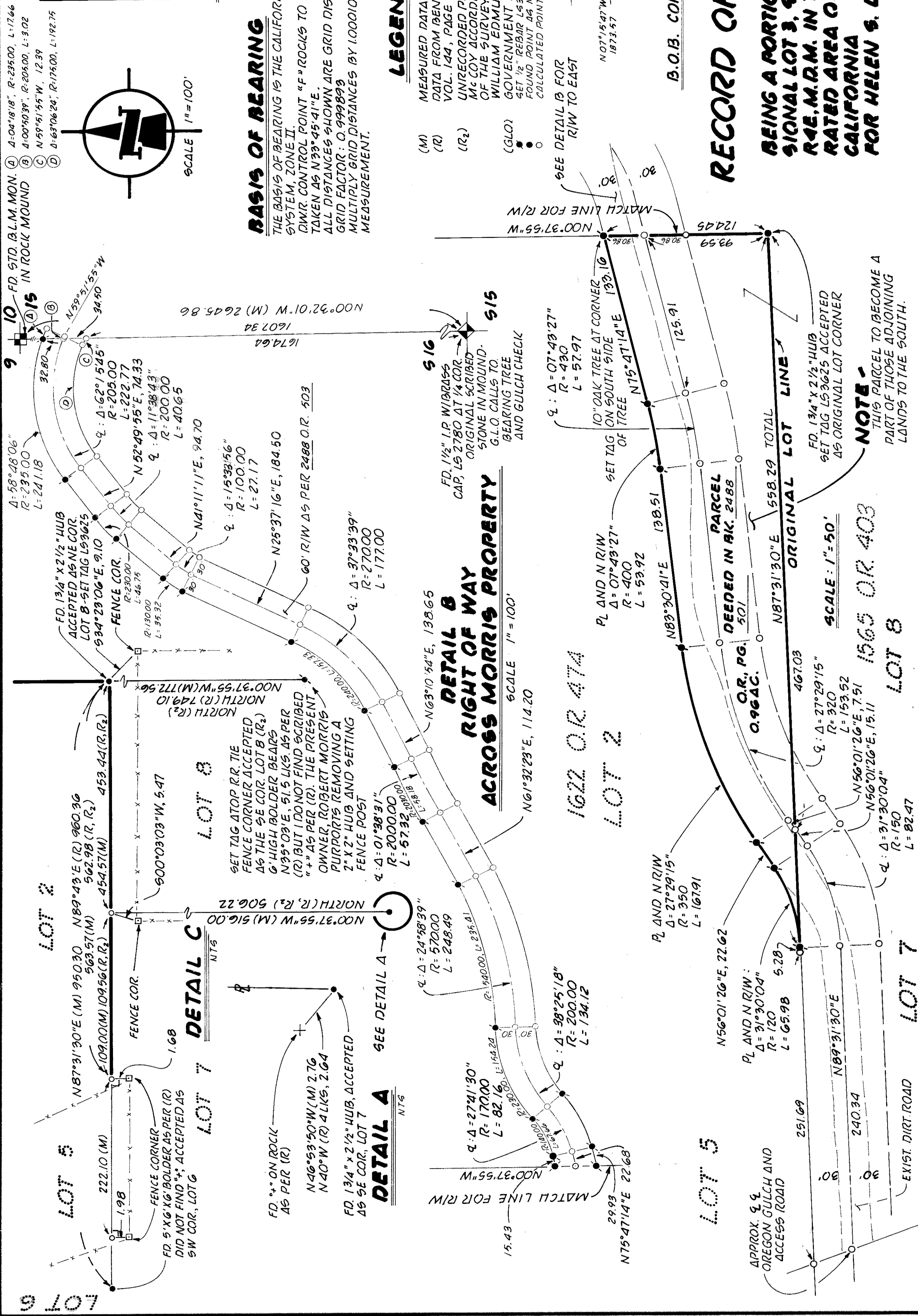
BEING A PORTION OF SUBDIVISIONAL LOT 3, SECTION 16, T30N, R4E, M.D.M. IN THE UNINCORPORATED AREA OF BUTTE COUNTY CALIFORNIA FOR HELEN S. LEEDOM



79.107 A  
ENGINEERING  
SURVEYING  
PLANNING

461 800 DAM ROAD SUITE 10  
ORVILLE, CALIFORNIA 95868  
(916) 559-2048

AP 7-41-27



**RECORDERS CERTIFICATE**  
FILED THIS 17th DAY OF March 1980 AT 3:55 P.M.  
IN BOOK 114 OF MAPS, AT PAGE 58, AT THE REQUEST OF  
Geddis, Edmunds & Associates.

CLARK A. NELSON  
COUNTY RECORDER  
BY *J. R. Rauscher*  
DEPUTY

**COUNTY SURVEYOR'S CERTIFICATE**  
THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT THIS 17th DAY OF March 1980.

*William W. Geddis*  
CLAY CASTLEBERRY  
COUNTY SURVEYOR

**SURVEYOR'S CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF HELEN LEEDOM IN NOVEMBER, 1979.

*William W. Geddis*  
WILLIAM W. GEDDIS LS 3625

Return to DPW

AGRICULTURAL STATEMENT OF ACKNOWLEDGEMENT  
FOR RESIDENTIAL DEVELOPMENT

86-31674

RECORDED IN OFFICIAL RECORDS  
OF BUTTE COUNTY, CALIFORNIA  
AT THE REQUEST OF

Section 26-8.1 of the Butte County Code requires this acknowledgement  
be recorded prior to issuance of a building permit.

86-31674

PARTY SHOWN  
1986 SEP 19 PM 12:45

The property described herein is adjacent to land or included  
within an area zoned for agricultural purposes, and residents of this  
property may be subject to inconveniences or discomfort arising from  
the use of agricultural chemicals, including, but not limited to herbicides, pesticides,  
and fertilizers; and from the pursuit of agricultural operations including, but not limited,  
to cultivation, plowing, spraying, pruning, and harvesting which occasionally generate dust,  
smoke, noise, and odor. Butte County has established agricultural zones which have as a  
priority use for productive agricultural purposes, and residents within said zones and on  
adjacent property should be prepared to accept such inconvenience or discomfort from normal,  
necessary farm operations.

ELEANOR M. BECKER  
CLERK-RECORDER

FEE 9

3  
Pages

All that real property situate in the County of Butte, State of California, described  
as follows:

see attached

Date: 6/24/86

PROPERTY OWNERS:

Sally Su Sorenson 6-24-86

State of California  
County of Contra Costa

On this the 24<sup>th</sup> day of June, 1986, before  
me, the undersigned Notary Public, personally appeared

Sally Su Sorenson

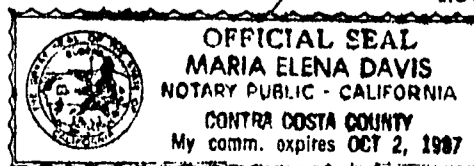
Personally known to me.  Proved to me on the basis  
of satisfactory evidence.

to be the person(s) whose name(s) is subscribed to  
the within instrument and acknowledged that she  
executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Maria Elena Davis  
Notary Public

Present A.P. No. 41-22-8



86-31674

2

DESCRIPTION

85-29631

EXHIBIT "A"

All that certain real property situate in the County of Butte, State of California, described as follows:

PARCEL ONE:

Being Subdivisional Lot 2 of Fractional Lot 3, or Fractional Southwest quarter of the Northeast quarter of Section 16, Township 20 North, Range 4 East, M.D.B. &M., described as beginning at a post for the corner of Lots 2 and 1 in the center of the Northeast quarter of said Section 16, from which a pine tree 11 inches in diameter bears North  $52^{\circ} 45'$  East, 12.54 feet distant; also a live oak tree 5 inches in diameter bears North  $48^{\circ}$  West 11.88 feet distant; running thence South  $81^{\circ} 16'$  West between Lots 2 and 1, 670.56 feet to a live oak tree 36 inches in diameter at 726 feet a post for the corner of Lots 2 and 4 on the South boundary of Lot 1; thence South  $31^{\circ} 15'$  West between Lots 2 and 4, 330 feet to a post for the corner of Lots 2, 4 and 5 in the center of the road; thence North  $89^{\circ} 43'$  East between Lots 2 and 5, 252.78 feet to a post for the Northeast corner of Lot 5 in an angle of Lot 2; thence South  $23^{\circ} 12'$  East, between Lots 2 and 5, 196.02 feet to a post for the corner to Lots 2 and 5 on the North boundary of Lot 7; thence North  $89^{\circ} 43'$  East between Lots 2 on the North and 7 and 8 on the South, 109.56 feet to a post for the corner of Lots 7 and 8, 702.98 feet to a post in line between the Southwest and Southeast quarter of the Northeast quarter of said Section 16 for the corner to Lots 2 and 8; thence North between the Southwest and Southeast quarter of the Northeast quarter of said Section 16, and on the East boundary of Lot 2, 565.62 feet to the post at the point of beginning.

The bearings and distances contained in the above description are as shown in those certain Field Notes of a survey by Wm. Edmonds, as recorded March 22, 1877 in Book "C" of Miscellaneous Records, at pages 74 and 83, records of Butte County, California.

EXCEPTING THEREFROM the following described parcel of land:

All that real property situated in the Southwest quarter of the Northeast quarter of Section 16, Township 20 North, Range 4 East, M.D.M., Butte County, California, being more particularly described as follows:

COMMENCING at the East quarter Section corner of said Section 16, said corner being marked with a  $1\frac{1}{2}$ " iron pipe tagged L. S. 2780; thence North  $59^{\circ} 58' 17''$  West, 1524.39 feet to the Southeast corner of Lot 2, as shown on said Map of OREGON CITY, referred to above, said Southeast corner being marked upon the ground by a wooden stake and affixed with a tag #L.S. 3625, and being the true point of beginning for the herein described parcel; thence North  $00^{\circ} 37' 55''$  West along the East line of said Lot 2, 124.45 feet; thence South  $75^{\circ} 47' 14''$  West, leaving said East line, 133.16 feet to the beginning of a curve, concave Northwesterly, having a radius of 400.0 feet and a central angle of  $7^{\circ} 43' 27''$ ; thence along said curve an arc distance of 53.92 feet; thence South  $83^{\circ} 30' 41''$  West, 138.51 feet to the beginning of a curve, concave Southeasterly, having a radius of 350.00 feet, and a central angle of  $27^{\circ} 29' 15''$ ; thence along said curve, an arc distance of 167.91 feet; thence South  $56^{\circ} 01' 26''$  West, 22.82 feet to the beginning of a curve concave Northwesterly, having a radius of 120.00 feet and a central angle of  $31^{\circ} 30' 04''$ ; thence along said curve an arc distance of 65.98 feet to the end of said curve and also a point on the South line of said Lot 2, said point being marked with a one-half inch iron pin tagged L.S. 3625; thence North  $87^{\circ} 31' 30''$  East, along the South line of Lot 2, 558.29 feet to the point of beginning.

(continued)

86-31674

3

DESCRIPTION: (continued)

85-29631

PARCEL TWO:

A Right of Way for road and public utility purposes over the Northerly 60 feet of the following:

All that real property situated in the Southwest quarter of the Northeast quarter of Section 16, Township 20 North, Range 4 East, M.D.M., Butte County, California, being more particularly described as follows:

COMMENCING at the East quarter Section corner of said Section 16, said corner being marked with a 1½" iron pipe tagged L. S. 2780; thence North 59° 58' 17" West, 1524.39 feet to the Southeast corner of Lot 2, as shown on said Map of OREGON CITY, referred to above, said Southeast corner being marked upon the ground by a wooden stake and affixed with a tag #L.S. 3625, and being the true point of beginning for the herein described parcel; thence North 00° 37' 55" West along the East line of said Lot 2, 124.45 feet; thence South 75° 47' 14" West, leaving said East line, 133.16 feet to the beginning of a curve, concave Northwesterly, having a radius of 400.0 feet and a central angle of 7° 43' 27"; thence along said curve an arc distance of 53.92 feet; thence South 83° 30' 41" West, 138.51 feet to the beginning of a curve concave Southeasterly, having a radius of 350.00 feet, and a central angle of 27° 29' 15"; thence along said curve, an arc distance of 167.91 feet; thence South 56° 01' 26" West, 22.62 feet to the beginning of a curve concave Northwesterly, having a radius of 120.00 feet and a central angle of 31° 30' 04"; thence along said curve an arc distance of 65.98 feet to the end of said curve and also a point on the South line of said Lot 2, said point being marked with a one-half inch iron pin tagged L.S. 3625; thence North 87° 31' 30" East, along the South line of Lot 2, 558.29 feet to the point of beginning.

PARCEL THREE:

A right of way for road and public utility purposes over a strip of land 60 feet in width, lying Southerly of and adjacent to the following described line:

Beginning at the Northeast corner of Subdivisional Lot 7 and the Northwest corner of subdivisional Lot 8 of fractional Lot 3 or fractional Southwest quarter of the Northeast quarter of Section 16, Township 20 North, Range 4 East, M.D.M.; thence Westerly along the Northerly line of Subdivisional Lot 7 a distance of 350 feet, more or less to a point in the Oregon Gulch road and the end of said line.

END OF DOCUMENT

END OF DOCUMENT

MAIL TO: JAMES LENHOFF  
1084 Montgomery Street  
Oroville, Calif. 95965

85-29630

BUTTE COUNTY, CALIFORNIA  
AT THE REQUEST OF  
BUTTE COUNTY TITLE CO.

- AGREEMENT -

1985 OCT -1 AM 11:17

ELEANOR H. BECKER  
CLERK-RECORDER FEE 7

85-29630

2  
Pages

The following architectural control agreement pertains to all of Lot 2 in the Town of Oregon City, Butte County, California, or any portion thereof, to wit:

Because of the historical nature of this small settlement and the restoration efforts currently underway by the Butte County Historical Society on the Old School House property located here, plus the fact that the town has been declared a State Monument by California, it has been deemed advisable to implement certain architectural controls, to wit:

No mobile home/s or other metal outbuildings will be erected where they can be seen from the roadways on the westerly and southerly lines of the property. Permanent structures, such as homes, garages, and barns, will feature an appropriate historical style on the exterior with plans approved by James W. Lenhoff or assigns in writing.

Roadway on the south line of the property will be considered by buyer/s and/or assigns as a public access for any and all other properties situated beyond.

Dated this 24<sup>th</sup> Day of September, 1985

Sally Su Sorenson  
Sally Su Sorenson

James Lenhoff  
James Lenhoff  
Donna Kay Lenhoff  
Donna Kay Lenhoff

(Notary Seals Here)

To be recorded with other legal documents pertaining to Butte County  
Title Company Escrow #22896

Original Copy

STATE OF CALIFORNIA

COUNTY OF Butte

On this 27th day of September, 1985, before me, 85-29630

ss.

the undersigned, a Notary Public, State of California, duly commissioned and sworn, personally appeared James Lenhoff and Donna Kay Lenhoff

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose names are

subscribed to this instrument, and acknowledged that they executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the Butte County on the date set forth above

in this certificate.



This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice of an attorney. The printer does not make any warranty, either express or implied as to the legal validity of any provision or the suitability of these forms in any specific transaction.

Notary Public, State of California  
My commission expires Shelley Sheldon

Cowdery's Form No. 32 - Acknowledgement to Notary Public - Individuals - (C.C. Sec. 1189) - (Rev. 1/83)

STATE OF CALIFORNIA)

CONTRA COSTA SS  
COUNTY OF BUTTE (Costa)

On September 24, 1985 before me, the undersigned, a Notary Public in and for said County and State personally appeared Sally Su Sorenson

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

Signature Maria Elena Davis

MARIA ELENA DAVIS  
Name (Typed or Printed)



END OF DOCUMENT

62-3111 2-73 REV.

AFTER RECORDING  
RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY  
Land Department  
P. O. BOX 49  
CHICO, CALIFORNIA 95927

FOR RECORDER'S USE ONLY  
OFFICIAL RECORDS  
BUTTE COUNTY CALIF  
RECORDS RECEIVED BY  
THE PACIFIC GAS & ELECTRIC CO.  
DEC 10 8 27 AM 1988

Location: ~~City~~ Uninc \_\_\_\_\_

Recording Fee 5.00

Documentary Transfer Tax \$ 0

- Computed on Full Value of Property Conveyed, or
- Computed on Full Value Less Liens & Encumbrances Remaining at Time of Sale

Jimmy M. Claus  
Signature of declarant or agent determining tax

CLARK S. NELSON  
CLERK-RECORDER 5  
FEE  
40838

EASEMENT

HELEN S. LEEDOM, a widow

CHANGE OF OWNERSHIP STATEMENT  
(Sec. 400 R & T Code)  
Filed with this Document

first party, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation,

second party, the right from time to time to construct, install, inspect, maintain, replace, remove, and use facilities of the type hereinafter specified, together with a right of way therefor, within a strip or parcel of land or along a route as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands situate in the \_\_\_\_\_ County of Butte, State of California, described as follows: A.P. 41-27-8

The parcel of land described and designated Lot 2 in the Decree of Final Distribution dated June 30, 1970 and recorded in Book 1622 of Official Records at page 474, Butte County Records.

Said facilities shall consist of:

Such poles, aerial wires, cables, electrical conductors with associated crossarms, braces, transformers, anchors, guy wires and cables, fixtures, and appurtenances, as second party deems necessary located along the route described as follows:

Beginning at a pole in the existing pole line of Pacific Gas and Electric Company and running thence south 89° 56' 39" east approximately 18 feet to a point in the general southerly boundary line of said Lot 2; said point of beginning bears south 78° 9' 31" west 461.59 feet distant from the southeast corner of said Lot 2.

BOOK 2577  
PAGE 46

P.G. & E. CO.  
COPY

PG&E  
Land Department  
62-3112 9/76

SHEET A-1

First party further grants to second party the right to assign to another public utility as defined in Section 216 of the California Public Utilities Code the right to install, inspect, maintain, replace, remove and use communication facilities within said strip or route (including ingress thereto and egress therefrom).

Second party shall also have the right to trim, cut down \_\_\_\_\_ and clear away or otherwise control any trees or brush along said \_\_\_\_\_ pole line \_\_\_\_\_

\_\_\_\_\_ facilities whenever considered necessary for the complete enjoyment of the rights hereby granted.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF first party has executed these presents this \_\_\_\_\_ 15TH \_\_\_\_\_ day of \_\_\_\_\_ NOVEMBER \_\_\_\_\_, 19 80.

Helen S. Leedom  
Helen S. Leedom

Executed in the presence of:

David D. Beebe  
WITNESS

DeSabra W0 12942 SW $\frac{1}{4}$  of NE $\frac{1}{4}$   
R/W Map A-20-4-16 Section 16  
Div. Map W-35 T20N R4E MDB&M

Prepared \_\_\_\_\_ EMM \_\_\_\_\_

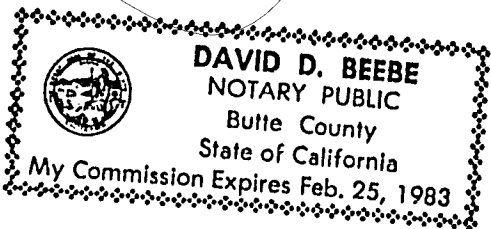
Checked \_\_\_\_\_

62-4202 (Individual) Rev. 7/78

STATE OF CALIFORNIA }  
Butte } ss.  
County of \_\_\_\_\_

On this 15th day of November, in the year 19 80, before me, David D. Beebe  
a Notary Public in and for said State, duly commissioned and sworn, personally appeared Helen S. Leedom

Official Seal



\_\_\_\_\_ known to me to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged that she executed the same.

David D. Beebe  
END OF DOCUMENT Notary Public in and for the said State

BOOK 2577 PAGE 47

Recording requested by (name):  
Volt Modern Roofing and Solar  
When recorded, mail to (name and address):

412 3rd St.  
Wheatland, CA 95692

Keaton Denlay  
County Clerk-Recorder  
Cindi Wilde  
Assistant

DOC # 2025-0019000  
07/18/2025 Titles: 1 Pages: 3  
01:03 PM

Fees: \$32.00  
Taxes: \$0.00  
CA SB2 Fee: \$75.00  
Total: \$107.00



Recorder's Use Only

**CLAIM OF  
MECHANICS LIEN**

(Cal. Civ. Code § 8416)

**Declaration of Exemption From Gov't Code § 27388.1 Fee**

- Transfer is exempt from fee per GC § 27388.1(a)(2):
  - recorded concurrently "in connection with" transfer subject to DTT
  - recorded concurrently "in connection with" a transfer of residential dwelling to an owner-occupier
- Transfer is exempt from fee per GC 27388.1(a)(1):
  - Fee cap of \$225.00 reached
  - Not related to real property

3  
RF

1. Volt Modern Roofing and Solar ("claimant") claims a mechanics lien for the labor or services or equipment or materials described in paragraph 2, furnished for a work of improvement on that certain real property located in the County of Butte, State of California, and more particularly described as (address and/or sufficient description): 25 Oregon City Trail Oroville, CA 95965  
(APN: 041-270-008)

2. After deducting all just credits and offsets, the sum of \$24,295.45, together with interest at the rate of 5% per annum from 6/11/2025 (date when balance became due), is due claimant for the following labor, materials, services, or equipment: Existing composition shingle roof tear-off and installation of Class A composition shingle roof system.

3. Claimant furnished the labor or services or equipment or materials, at the request of Bruce Donaldson (employer, person, or entity to whom labor, materials, services, or equipment were furnished).

4. The name and address of the owner or reputed owner of the real property is/are: Teixeira Richard M Trust; 25 Oregon City Trail Oroville, CA 95965

5. Claimant's address is: 412 3rd St. Wheatland, CA 95692

Dated 7/17/2025

Volt Modern Roofing and Solar  
Claimant  
  
Signature of Claimant or Authorized Agent  
Michael Mauk, VP of Operations  
Print Name and Title

NOTICE SENT  
Gov. Code 27297.5

**VERIFICATION**

I, Michael Mauk, am the: authorized agent ("owner," "president," "authorized agent," "partner," etc.) of claimant on the foregoing claim of mechanics lien, and am authorized to make this verification for and on its behalf. I have read the foregoing claim of mechanics lien and know the contents of the claim of mechanics lien to be true of my own knowledge.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated 7/17/2025

Signature  
Michael Mauk

**NOTICE OF MECHANICS LIEN CLAIM  
ATTENTION!**

**Upon the recording of the enclosed MECHANICS LIEN with the county recorder's office of the county where the property is located, your property is subject to the filing of a legal action seeking a court-ordered foreclosure sale of the real property on which the lien has been recorded. That legal action must be filed with the court no later than 90 days after the date the mechanics lien is recorded.**

**The party identified in the enclosed mechanics lien may have provided labor or materials for improvements to your property and may not have been paid for these items. You are receiving this notice because it is a required step in filing a mechanics lien foreclosure action against your property. The foreclosure action will seek to pay for unpaid labor, materials, or improvements provided to your property. This may affect your ability to borrow against, refinance, or sell the property until the mechanics lien is release.**

**BECAUSE THE LIEN AFFECTS YOUR PROPERTY, YOU MAY WISH TO SPEAK WITH YOUR CONTRACTOR IMMEDIATELY, OR CONTACT AN ATTORNEY, OR FOR MORE INFORMATION ON MECHANICS LIENS GO TO THE CONTRACTORS' STATE LICENSE BOARD WEB SITE AT [www.cslb.ca.gov](http://www.cslb.ca.gov).**

**PROOF OF SERVICE AFFIDAVIT  
California Civil Code section 8416**

Failure to serve the Mechanic's Lien and Notice of Mechanic's Lien on the owner, or alternatively if the owner cannot be served on the lender or direct contractor, shall cause the Mechanic's Lien to be unenforceable as a matter of law (Civil Code Section 8024(d)). Service of the Mechanic's Lien and Notice of Mechanic's Lien must be by (1) registered mail, (2) certified mail, or (3) first-class mail evidenced by a certificate of mailing, postage prepaid, and to a residence or business address for the owner, lender or contractor. Further, a Proof of Service Affidavit (below) must be completed and signed by the person serving the Mechanic's Lien and Notice of Mechanic's Lien. This page should be completed (either one of the sections below) and recorded with the County Recorder along with the Mechanic's Lien and Notice of Mechanic's Lien.

**PROOF OF SERVICE AFFIDAVIT (ON OWNER)  
California Civil Code section 8416(a)(7) and (c)(1)**

I, Michael Mank (name), declare that I served a copy of this Mechanic's Lien and Notice of Mechanic's Lien by registered mail, certified mail, or first-class mail evidenced by a certificate of mailing, postage prepaid, addressed as follows to the owner(s) or reputed owner(s) of the property:

Company/Person Served: Teixeira Richard M Trust, Bruce Donaldson  
Title or capacity of person served (if appropriate): \_\_\_\_\_

Service address: 25 Oregon City Trail Oroville, CA 95965

Said service address is the owner's residence, place of business, or address showed by the building permit on file with the permitting authority for the work.

Executed on July 17, 2025 (date) at Wheatland (city), Yuba (county), California.

By: [Signature]  
(Signature of person making service)

**ALTERNATE PROOF OF SERVICE AFFIDAVIT (ON LENDER OR DIRECT CONTRACTOR)  
California Civil Code Section 8416(a)(7) and (c)(2)**

I, \_\_\_\_\_ (name), declare that the owner or reputed owner cannot be served with a copy of this Mechanic's Lien and Notice of Mechanic's Lien by registered mail, certified mail, or first-class mail. Pursuant to California civil Code section 8416(c)(2), I served a copy of this Mechanic's Lien and Notice of Mechanic's Lien by registered mail, certified mail, or first-class mail evidenced by a certificate of mailing, postage prepaid, addressed as follows to the construction lender or direct contractor as follows:

Company/Person Served: \_\_\_\_\_

Title or capacity of person served (if appropriate): \_\_\_\_\_

Service address: \_\_\_\_\_

Executed on \_\_\_\_\_, 20\_\_\_\_ (date) at \_\_\_\_\_ (city), \_\_\_\_\_ (county), California.

By: \_\_\_\_\_  
(Signature of person making service)