

****WARNING****

Parties to real estate transactions are targets for wire fraud. Many have lost hundreds of thousands of dollars because they relied on emailed wire instructions without verifying the accuracy of the instructions with their settlement agent at a known and trusted number before initiating their wire. There are things you can do to protect yourself from becoming a victim.

- **Do not** act on emails purporting to change wire instructions without contacting the intended recipient at a known and trusted telephone number to verify the accuracy of bank routing and account numbers directly, not a telephone number included in a potentially fraudulent email.

For more information on wire fraud scams, visit our Security and Privacy Center at <https://www.firstam.com/security-and-privacy/>.

Exhibit "A"

Legal Description

Real property in the unincorporated area of the County of San Luis Obispo, State of California, described as follows:

Lot 18 in Block 19 of PASO ROBLES BEACH NO. 3, in the County of San Luis Obispo, State of California, according to map recorded February 7, 1929 in Book 3, Page 115 of Maps, in the Office of the County Recorder of said County.

TOGETHER WITH that portion of Beachwood Avenue vacated by the County of San Luis Obispo by Resolution 83-133, recorded May 10, 1983 in Book 2485, Page 14 of Official Records and corrective Resolution 83-269 recorded July 20, 1983 in Book 2504, Page 502 of Official Records, which would pass with conveyance of Parcel 1 above.

APN: 064-242-029



First American
Title Insurance Company

File No.: 7445660

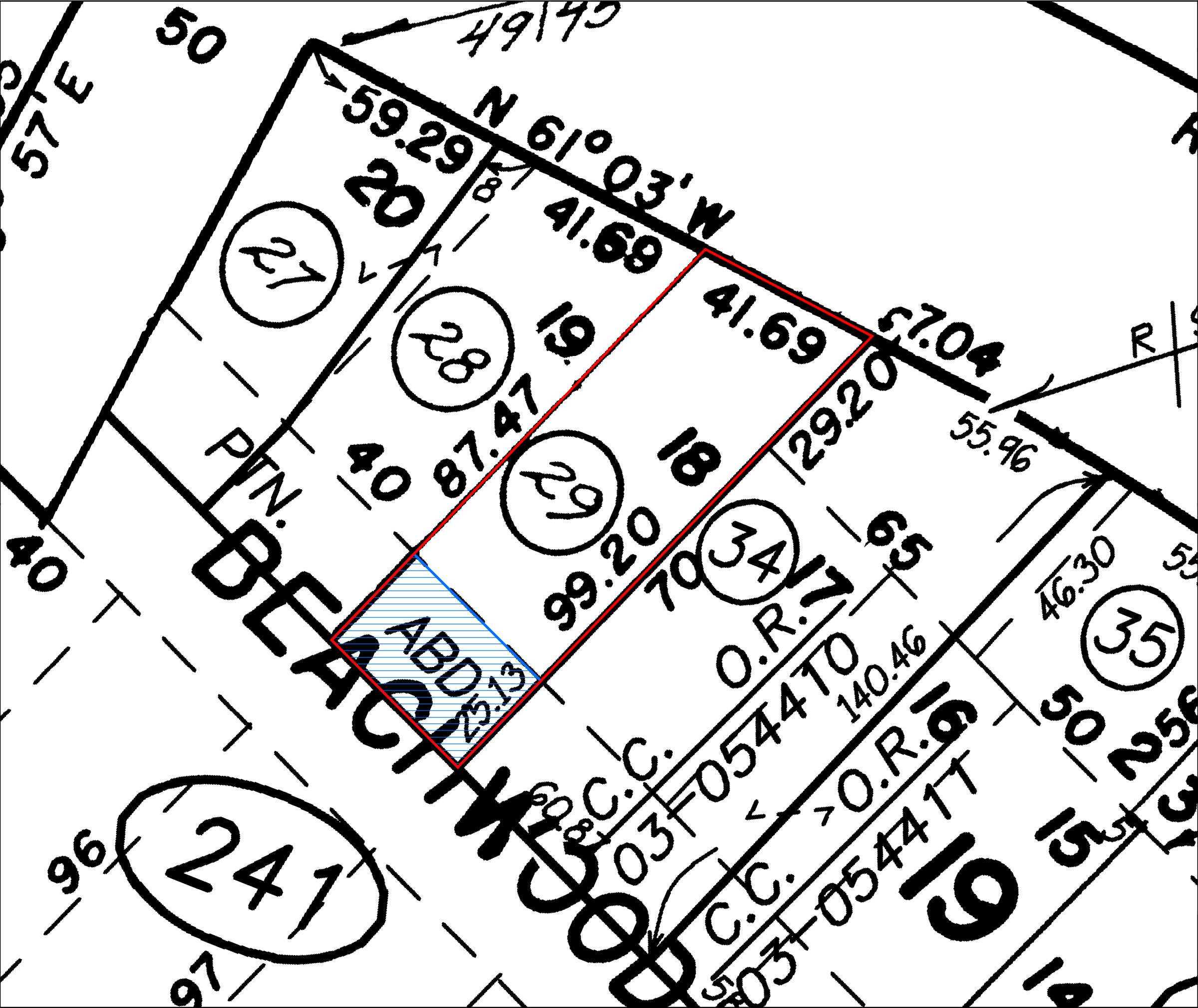
Location: San Luis Obispo County, CA

Legend



NOT TO SCALE

This map may or may not be an accurate description or identification of the land and is not intended nor may be it relied upon as a survey of the land depicted hereon. This map is solely intended to provide orientation as to the general location of the parcel or parcels depicted herein. First American Title Company, its subsidiaries and affiliates, expressly disclaim any and all liability for all loss or damage which may result from reliance or use of this map.



File No.: 7445660
Location: San Luis Obispo County, CA

Legend

 PIQ

 05/10/1983 #20211
Bk2485 Pg14
(07/20/1983 #33271
Bk2504 Pg502)
(Public Utility)

To: ("**Settlement Agent**")
 , **Escrow Officer**

File No.: **4005-7445660 (AB)**
Date: **August 14, 2026**

Re: **2234 Pacific Ave, Cayucos, CA 93430 ("Property")**
"Seller": **Neal E. Hester Trust**

OWNER'S CERTIFICATION

The undersigned owner ("Owner"), in consideration of First American Title Insurance Company issuing its policy(ies) of title insurance insuring an interest in or title to the Property, certifies as follows:

True False

- ☐ ☐ Each Owner signing below has personal knowledge of the facts described herein, and has the unrestricted right to convey or encumber the Property.
- ☐ ☐ There are no renters/lessees or other parties with rights to the property, other than the Owner.
- ☐ ☐ Other than the current transaction, Owner has granted no contract, option to purchase, or right of first refusal with respect to the Property.
- ☐ ☐ There are no unpaid loans, debts, or obligations secured by mortgages or deeds of trust, security interests, judgments, abstracts, orders, or other liens (together the "liens") against the Property or Owner other than those shown on the title commitment or preliminary report. Any shortage in the payoff amount of any existing lien is the responsibility of the Owner.
- ☐ ☐ Any line of credit secured by a mortgage or deed of trust encumbering the Property has been closed, and no further draws, checks or other withdrawals have been or will be made.
- ☐ ☐ Owner has not granted, and is not aware of, any claims, easements, covenants, restrictions, licenses, servitudes, or similar agreements on the Property other than those shown on the title commitment or preliminary report.
- ☐ ☐ There are no property taxes, assessments, or other charges, pending, due or owing against the Property, other than amounts being paid at closing.
- ☐ ☐ The Owner is not aware of any current violations of any zoning ordinances, building setback lines, subdivision laws, or building permits for the Property, and Owner has received no notice or claim of any such violation.
- ☐ ☐ No contracts for the furnishing of any labor or material to the land or the improvements thereon have been made that have not been fully performed and satisfied. No labor or materials have been furnished within the last 90 days that have not been paid in full.
- ☐ ☐ No accessory dwelling unit, sometimes referred to as an in-law or mother-in-law unit, secondary dwelling unit, or granny flat, has ever been constructed on, or added to, the Property and no construction of an ADU has commenced, is ongoing, or is contemplated.
- ☐ ☐ The Owner is not aware of any current violations of any covenants, conditions, or restrictions affecting the Property, including, but not limited to, owners' association charges or assessments which have not been paid, and Owner has received no notice or claim of any such violation.
- ☐ ☐ All active property owners' association information has been disclosed by the Owner to the buyer. If no association documents have been provided by the Owner, to the best of Owner's knowledge, there are no property association obligations or payments due.
- ☐ ☐ Owner has not entered into a loan modification or loan deferral agreement on the Property, or had any loan payments or loan balances deferred.

Please provide additional information for any statements you have marked False. If a box is not checked for any of the above paragraphs, then it will be deemed by the undersigned answered "True" for that paragraph.

Owner agrees to hold First American Title Insurance Company and Settlement Agent harmless from any loss or claim arising because of title insurance protection provided a purchaser or lender in reliance in whole or in part on the completeness and correctness of the representations or attestations made herein.

Date: _____

Neal E. Hester Trust

Neal E. Hester, Trustee

064-24



ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 064 PAGE 24

PASO ROBLES BEACH NO. 3, R.M. Bk. 3 , Pg. 115

REVISIONS	
DATE	DESCRIPTION
04-190	11-07-03
NA	09-13-24

50	0	100	200
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.			



First American Title™

First American Title Company

California Department of Insurance License No. 2549-4

Escrow Officer:	Jennifer Gonzales
Phone:	(805)772-2773
Fax No.:	(805)772-4357
Email:	jenngonzales@firstam.com
Title Officer:	Amy Bruton
Phone:	(805)786-2023
Fax No.:	(866)397-7092
E-Mail:	abruton@firstam.com

E-Mail Loan Documents to:

Buyer:	TBD
Owner:	Neal E. Hester Trust
Property:	2234 Pacific Ave Cayucos, CA 93430

PRELIMINARY REPORT

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.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

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.

Dated as of August 06, 2026 at 7:30 A.M.

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

ALTA/CLTA Homeowner's (EAGLE) Policy of Title Insurance and ALTA Ext Loan Policy if the land described is an improved residential lot or condominium unit on which there is located a one-to-four family residence; or ALTA Standard Owner's Policy (with Western Regional Exceptions) and the ALTA Loan Policy if the land described is an unimproved residential lot or condominium unit.

A specific request should be made if another form or additional coverage is desired.

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

Ruth Mary Hester, Trustee of Trust "A" under The Will Of John Edward Hester, Deceased As to an Undivided One Third Interest; Neal E. Hester and Maureen J. Hester, As Trustees Of The Hester Family Revocable Trust Of February 24, 2010, As To An Undivided One Sixth Interest And Dale F. Hester And Wilma J. Hester, As Trustees Of The Hester Family Revocable Trust Of September 28, 1998, As To An Undivided One-half Interest Subject To Exception No. 4, 5, 8, 10, 12, 14, 16, 17, 19 and 29

The estate or interest in the land hereinafter described or referred to covered by this Report is:

FEE

The Land referred to herein is described as follows:

(See attached Legal Description)

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

1. General and special taxes and assessments for the fiscal year 2026-2027, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. The rights, if any, of a city, public utility or special district, pursuant to Section 8345 et seq. of the California Streets and Highways Code, to preserve a public easement in BEACHWOOD AVENUE as the same was vacated by the document recorded MAY 10, 1983 as INSTRUMENT NO. [20211](#) IN BOOK 2485, PAGE 14 of Official Records.

Document(s) declaring modifications thereof recorded JULY 20, 1983 as INSTRUMENT NO. [33271](#) IN [BOOK 2504](#), [PAGE 502](#) of Official Records.

4. The effect of a document entitled AFFIDAVIT - DEATH OF TRUSTEE, recorded December 08, 2008 as INSTRUMENT NO. [08-60345](#) of Official Records.

5. The effect of a deed dated December 01, 2008, executed by GARY E. HESTER, TRUSTEE OF THE JOHN E. HESTER MARITAL TRUST "A" to JUDITH E. MILLIES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY; CAROL F. WONG, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY; AND GARY E. HESTER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY; EACH AS TO AN UNDIVIDED ONE-THIRD SHARE, AS TENANTS-IN-COMMON, recorded January 09, 2009 as INSTRUMENT NO. [09-1092](#) of Official Records.

6. The effect of a document entitled "GRANT DEED", recorded January 09, 2009 as INSTRUMENT NO. [09-1092](#) of Official Records.

THE REQUIREMENT THE DOCUMENT IS RE-RECORDED TO INCLUDE A COMPLETE AND CORRECT LEGAL DESCRIPTION

7. The effect of a document entitled "GRANT DEED", recorded April 28, 2010 as INSTRUMENT NO. [10-19749](#) of Official Records.

THE REQUIREMENT THE DOCUMENT IS RE-RECORDED TO INCLUDE A COMPLETE AND CORRECT LEGAL DESCRIPTION

8. The effect of a deed dated February 08, 2012, executed by JUDITH E. MILLIES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY to GARY E. HESTER, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, AN UNDIVIDED ONE-TWELFTH (1/12TH) INTEREST, recorded February 24, 2012 as INSTRUMENT NO. [12-10102](#) of Official Records.

9. The effect of a document entitled "GRANT DEED", recorded February 24, 2012 as INSTRUMENT NO. [12-10102](#) of Official Records.

THE REQUIREMENT THE DOCUMENT IS RE-RECORDED TO INCLUDE A COMPLETE AND CORRECT LEGAL DESCRIPTION

10. The effect of a deed dated February 08, 2012, executed by JUDITH E. MILLIES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY to DALE F. HESTER AND WILMA J. HESTER, AS TRUSTEES OF THE HESTER FAMILY REVOCABLE TRUST OF SEPTEMBER 28, 1998, AN UNDIVIDED ONE-TWELFTH (1/12TH) INTEREST, recorded February 24, 2012 as INSTRUMENT NO. [12-10103](#) of Official Records.

11. The effect of a document entitled "GRANT DEED", recorded February 24, 2012 as INSTRUMENT NO. [12-10103](#) of Official Records.

THE REQUIREMENT THE DOCUMENT IS RE-RECORDED TO INCLUDE A COMPLETE AND CORRECT LEGAL DESCRIPTION

12. The effect of a deed dated September 03, 2014, executed by GARY E. HESTER, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY to GARY E. HESTER AND ANNE N. HESTER, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, recorded September 08, 2014 as INSTRUMENT NO. [14-36697](#) of Official Records.

13. The effect of a document entitled "GRANT DEED", recorded September 08, 2014 as INSTRUMENT NO. [14-36697](#) of Official Records.

THE REQUIREMENT THE DOCUMENT IS RE-RECORDED TO INCLUDE A COMPLETE AND CORRECT LEGAL DESCRIPTION

14. The effect of a deed dated September 03, 2014, executed by GARY E. HESTER AND ANNE N. HESTER, HUSBAND AND WIFE, AS COMMUNITY PROPERTY to GARY E. HESTER AND ANNE N. HESTER, TRUSTEES OF THE 2014 HESTER TRUST, U/D/T 9-3-2014, recorded September 08, 2014 as INSTRUMENT NO. [14-36698](#) of Official Records.

15. The effect of a document entitled "GRANT DEED", recorded September 08, 2014 as INSTRUMENT NO. [14-36698](#) of Official Records.

THE REQUIREMENT THE DOCUMENT IS RE-RECORDED TO INCLUDE A COMPLETE AND CORRECT LEGAL DESCRIPTION

16. The effect of a document entitled AFFIDAVIT - SUCCESSION OF TRUSTEES, recorded October 16, 2019 as INSTRUMENT NO. [19-45505](#) of Official Records.

17. The effect of a deed dated November 19, 2024, executed by NEAL E. HESTER, SUCCESSOR TRUSTEE OF WILMA J. HESTER SURVIVOR'S TRUST OF NOVEMBER 26, 2018 to BETH FRANCES HARPER, AS HER SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-THIRD (1/3) INTEREST, JULIE MAY HESTER CAMERON, AS HER SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-THIRD (1/3) INTEREST, AND NEAL E. HESTER, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-THIRD (1/3) INTEREST, AS TENANTS IN COMMON, recorded November 22, 2024 as INSTRUMENT NO. [24-34660](#) of Official Records.

18. The effect of a document entitled "GRANT DEED", recorded November 22, 2024 as INSTRUMENT NO. [24-34660](#) of Official Records.

THE REQUIREMENT THE DOCUMENT IS RE-RECORDED TO INCLUDE A COMPLETE AND CORRECT LEGAL DESCRIPTION

19. The effect of a deed dated November 19, 2024, executed by NEAL E. HESTER, AS TO AN UNDIVIDED ONE-THIRD (1/3) INTEREST IN AN UNDIVIDED 58.33% INTEREST to NEAL E. HESTER AND MAUREEN J. HESTER, TRUSTEES OF THE HESTER FAMILY REVOCABLE TRUST OF FEBRUARY 24, 2010, recorded November 22, 2024 as INSTRUMENT NO. [24-34661](#) of Official Records.

20. The effect of a document entitled "GRANT DEED", recorded November 22, 2024 as INSTRUMENT NO. [24-34661](#) of Official Records.

THE REQUIREMENT THE DOCUMENT IS RE-RECORDED TO INCLUDE A COMPLETE AND CORRECT LEGAL DESCRIPTION

21. The effect of a document entitled "GRANT DEED", recorded April 14, 2025 as INSTRUMENT NO. [25-10205](#) of Official Records.

THE REQUIREMENT THE DOCUMENT IS RE-RECORDED TO INCLUDE A COMPLETE AND CORRECT LEGAL DESCRIPTION

22. Any right, title or interest of the spouse (if any) of BETH FRANCES HARPER, JULIE MAY HESTER CAMERON AND JUDITH E. MILLIES.
23. The new lender, **if any**, for this transaction may be a Non-Institutional Lender. If so, the Company will require the Deed of Trust to be signed before a **First American approved notary**.
24. **An Owner's Certification must be completed, executed, and returned to the Company.**
25. Water rights, claims or title to water, whether or not shown by the Public Records.

Prior to the issuance of any policy of title insurance, the Company will require:

26. With respect to the trust referred to in the vesting:
- 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.
27. A deed from the spouse (if any) of BETH FRANCES HARPER, JULIE MAY HESTER CAMERON AND JUDITH E. MILLIES be recorded in the public records, or the joinder of the spouse named herein on any conveyance, encumbrance or lease to be executed by said married person.
The deed should contain the following statement:
"It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property."

The Company may impose other requirements following its review of the material required herein.

28. With respect to THE 2014 HESTER TRUST :
- 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.
29. A copy of the Trust Agreement and all amendments should be submitted prior to closing. The Company may make additional requirements following a review of such documents including, but not limited to, a certification of trust confirming the powers of the trustees and the continuing existence of the trust.

INFORMATIONAL NOTES

Note: 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.

1. General and special taxes and assessments for the fiscal year 2025-2026.

First Installment:	\$11,302.41, PAID
Penalty:	\$0.00
Second Installment:	\$11,302.41, PAID
Penalty:	\$0.00
Tax Rate Area:	063-008
A. P. No.:	064-242-029

2. This report is preparatory to the issuance of an ALTA Loan Policy. We have no knowledge of any fact which would preclude the issuance of the policy with CLTA endorsement forms 100 and 116 and if applicable, 115 and 116.2 attached.

When issued, the CLTA endorsement form 116 or 116.2, if applicable will reference a(n) Single Family Residence known as 2234 Pacific Ave, Cayucos, CA 93430.

3. 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:

A document recorded NOVEMBER 22, 2024 as INSTRUMENT NO. [24-34660](#) of Official Records.

From: NEAL E. HESTER, SUCCESSOR TRUSTEE OF WILMA J. HESTER
SURVIVOR'S TRUST OF NOVEMBER 26, 2018
To: BETH FRANCES HARPER, AS HER SEPARATE PROPERTY, AS TO AN
UNDIVIDED ONE-THIRD (1/3) INTEREST, JULIE MAY HESTER
CAMERON, AS HER SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-
THIRD (1/3) INTEREST, AND NEAL E. HESTER, AS HIS SEPARATE
PROPERTY, AS TO AN UNDIVIDED ONE-THIRD (1/3) INTEREST, AS
TENANTS IN COMMON

A document recorded NOVEMBER 22, 2024 as INSTRUMENT NO. [24-34661](#) of Official Records.

From: NEAL E. HESTER, AS TO AN UNDIVIDED ONE-THIRD (1/3) INTEREST IN
AN UNDIVIDED 58.33% INTEREST
To: NEAL E. HESTER AND MAUREEN J. HESTER, TRUSTEES OF THE HESTER
FAMILY REVOCABLE TRUST OF FEBRUARY 24, 2010

A document recorded APRIL 14, 2025 as INSTRUMENT NO. [25-10205](#) of Official Records.

From: NEAL E. HESTER AND MAUREEN J. HESTER, HUSBAND AND WIFE
To: NEAL E. HESTER AND MAUREEN J. HESTER, AS TRUSTEES OF THE
HESTER FAMILY REVOCABLE TRUST OF FEBRUARY 24, 2010, AS TO AN
UNDIVIDED 16.666% INTEREST

4. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

NOTE to proposed insured lender only: No Private transfer fee covenant, as defined in Federal Housing Finance Agency Final Rule 12 CFR Part 1228, that was created and first appears in the Public Records on or after February 8, 2011, encumbers the Title except as follows: None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American 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.

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of San Luis Obispo, State of California, described as follows:

Lot 18 in Block 19 of PASO ROBLES BEACH NO. 3, in the County of San Luis Obispo, State of California, according to map recorded February 7, 1929 in [Book 3, Page 115](#) of Maps, in the Office of the County Recorder of said County.

TOGETHER WITH that portion of Beachwood Avenue vacated by the County of San Luis Obispo by Resolution 83-133, recorded May 10, 1983 in [Book 2485, Page 14](#) of Official Records and corrective Resolution 83-269 recorded July 20, 1983 in [Book 2504, Page 502](#) of Official Records, which would pass with conveyance of Parcel 1 above.

[APN: 064-242-029](#)



REVISIONS	
DATE	BY
04-1997	11-07-03
NA	08-13-24

50 0 100 200
THIS MAP IS PREPARED FOR
11-18-99 ASSESSMENT PURPOSES ONLY.

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.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)
CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE [(07-01-2021) v. 01.00]
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We 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) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, or regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
 Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by You;
 - b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
 - c. resulting in no loss or damage to You;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
 - e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
 - a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
 - b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.
 Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a. or 27.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

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.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown on Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown on Schedule A or \$2,500 (whichever is less)	\$5,000

ALTA OWNER'S POLICY [(07-01-2021) V. 01.00]
CLTA STANDARD COVERAGE OWNER'S POLICY [(02-04-22) V. 01.00]
EXCLUSIONS FROM COVERAGE

The following matters are 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) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the 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 the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7. The 2021 CLTA Standard Coverage Owner's Policy will include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

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 unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil,

gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

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 and 10); or
 - (e) resulting 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.

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

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:

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:

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 at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, 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 at Date of Policy.
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, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.



Privacy Notice

Last Updated and Effective Date: December 1, 2025

First American Financial Corporation and its subsidiaries and affiliates (collectively, "First American," "we," "us," or "our") describe in our full privacy notice ("Notice"), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted ("Sites"); (2) you use our products and services ("Services"); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties"); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services ("B2B"). This shortened form of the Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a non-identifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that this Notice does **not** apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice can be found [here](#).

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We may disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; and (3) for legal process and protection. Although we do not "sell" your information in the traditional sense, the definition of "sale" is broad under the CCPA that some disclosures of your information to third parties may be considered a "sale" or "sharing" for targeted advertising. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. We take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.



Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

Changes to Our Notice: We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

For California Residents If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. To learn more, please visit <https://www.firstam.com/privacy-policy/>.

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ____ of the document recorded on _____ (date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

By:

Date:

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

JAMES C. JOHNSON, Esq.
JOHNSON & BLACK, LLP
P. O. Box 8138
Visalia, CA 93290

MAIL TAX STATEMENTS TO:

NEAL E. HESTER
16584 Avenue 256
Visalia, CA 93292

2024034660

Elaina Cano
San Luis Obispo - County Clerk-Recorder
11/22/2024 11:48 AM

Recorded at the request of:
PUBLIC

Titles: 1 Pages: 1

Fees: \$91.00
Taxes: \$0.00
Total: \$91.00



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

FILED <i>[Signature]</i>	FEE PAID	EXEMPT
-----------------------------	----------	--------

THE UNDERSIGNED GRANTOR (s) DECLARE (s)

DOCUMENTARY TRANSFER TAX IS \$None. No transfer tax due: This conveyance is to effectuate a bona fide unilateral gift between parent and child pursuant to instructions from Donator, or by operation of law, upon her death, and her estate has not received, nor will be receiving anything in return. R&T Code §11930

☒ unincorporated area ☐ City of _____

Parcel No. 064-242-029

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

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

NEAL E. HESTER, Successor Trustee of WILMA J. HESTER SURVIVOR'S TRUST OF NOVEMBER 26, 2018,

hereby GRANT(S) to BETH FRANCES HARPER, as her separate property, as to an undivided one-third (1/3) interest, JULIE MAY HESTER CAMERON, as her separate property, as to an undivided one-third (1/3) interest, and NEAL E. HESTER, as his separate property, as to an undivided one-third (1/3) interest, as tenants in common,

the following described real property in the County of San Luis Obispo, State of California:

An undivided 58.33% interest in and to:

Lot 18 in Block 19 of Unit 3 of Paso Robles Beach Tract in the County of San Luis Obispo, State of California. [APN: 064-242-029; 2234 Pacific Avenue, Cayucos, CA].

Dated November 19, 2024

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

WILMA J. HESTER SURVIVOR'S TRUST OF NOVEMBER 26, 2018

By: *[Signature]*
NEAL E. HESTER, Successor Trustee

STATE OF CALIFORNIA
COUNTY OF TULARE } ss.

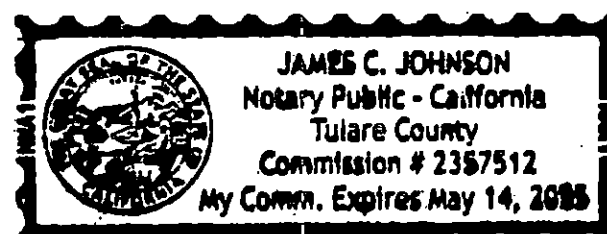
On November 19, 2024, before me,
JAMES C. JOHNSON, Notary Public,
personally appeared NEAL E. HESTER

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature *[Signature]*



(This area for official notarial seal)

END OF DOCUMENT

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ____ of the document recorded on _____ (date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

By:

Date:

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

JAMES C. JOHNSON, Esq.
JOHNSON & BLACK, LLP
P. O. Box 8138
Visalia, CA 93290

MAIL TAX STATEMENTS TO:

NEAL E. HESTER & MAUREEN J.
HESTER, Trustees
16584 Avenue 256
Visalia, CA 93292

2024034661

Elaina Cano
San Luis Obispo - County Clerk-Recorder
11/22/2024 11:48 AM

Recorded at the request of:
PUBLIC

Titles: 1 Pages: 1

Fees: \$91.00
Taxes: \$0.00
Total: \$91.00



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

FILED	FEE PAID	EXEMPT

THE UNDERSIGNED GRANTOR (s) DECLARE (s)

DOCUMENTARY TRANSFER TAX IS \$None. No transfer tax due: This conveyance is to effectuate a bona fide unilateral gift between parent and child pursuant to instructions from Donator, or by operation of law, upon her death, and her estate has not received, nor will be receiving anything in return. R&T Code §11930

☒ unincorporated area ☐ City of _____

Parcel No. 064-242-029

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

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

NEAL E. HESTER, as to an undivided one-third (1/3) interest in an undivided 58.33% interest,

hereby GRANT(S) to NEAL E. HESTER and MAUREEN J. HESTER, Trustees of the HESTER FAMILY
REVOCABLE TRUST OF FEBRUARY 24, 2010,

the following described real property in the County of San Luis Obispo, State of California:

Lot 18 in Block 19 of Unit 3 of Paso Robles Beach Tract in the County of San Luis Obispo, State of California. [APN: 064-242-029; 2234 Pacific Avenue, Cayucos, CA].

Dated November 19, 2024

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

By:
NEAL E. HESTER

STATE OF CALIFORNIA
COUNTY OF TULARE } ss.

On November 19, 2024, before me,
JAMES C. JOHNSON, Notary Public,
personally appeared NEAL E. HESTER

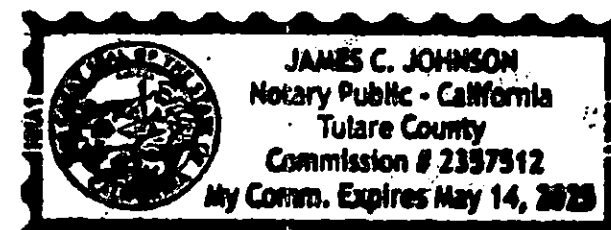
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

(This area for official notarial seal)



END OF DOCUMENT

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ____ of the document recorded on _____ (date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

By:

Date:

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

JAMES C. JOHNSON, ESQ.
JOHNSON & BLACK, LLP
PO Box 8138,
Visalia, CA 93290

MAIL TAX STATEMENTS TO:

Neal E. and Maureen J. Hester, Trustees
16584 Avenue 256
Visalia, CA 93292

2025010205

Elaina Cano
San Luis Obispo - County Clerk-Recorder
04/14/2025 10:23 AM

Recorded at the request of:
PUBLIC

Titles: 1 Pages: 1

Fees: \$101.00
Taxes: \$0.00
Total: \$101.00



SURVEY MONUMENT FEE \$10.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

FILED	FEE PAID	EXEMPT
LM		

THE UNDERSIGNED GRANTOR (s) DECLARE (s)

DOCUMENTARY TRANSFER TAX IS \$ No transfer tax due: This conveyance is to transfer Grantors' interest to their revocable living trust created on February 24, 2010. R & T Code, §11930..

☒ unincorporated area ☐ City of _____

Parcel No. 064-242-029

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

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

NEAL E. HESTER and MAUREEN J. HESTER, husband and wife,

hereby GRANT(S) to NEAL E. HESTER and MAUREEN J. HESTER, as Trustees of the HESTER FAMILY REVOCABLE TRUST OF FEBRUARY 24, 2010, as to an undivided 16.666% interest,

the following described real property in the County of San Luis Obispo, State of California:

Lot 18 in Block 19 of Unit 3 Paso Robles Beach Tract, in the County of San Luis Obispo, State of California, according to the Map thereof recorded December 6, 1928 in Book 3, Page 115 of Maps in the Office of the San Luis Obispo County Records. [APN: 064-242-029; commonly described as 2234 Pacific Avenue, Cayucos, CA]

Dated March 19, 2025

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

NEAL E. HESTER

MAUREEN J. HESTER

STATE OF CALIFORNIA
COUNTY OF TULARE } ss.

On March 19, 2025 before me,
JAMES C. JOHNSON, Notary Public,
personally appeared NEAL E. HESTER and
MAUREEN J. HESTER

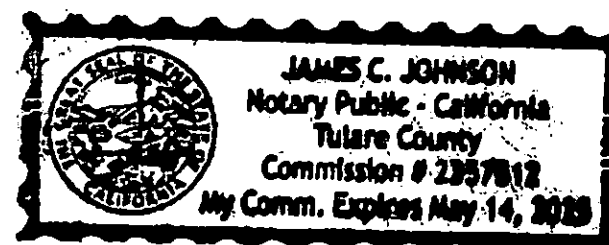
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

(This area for official notarial seal)



END OF DOCUMENT

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Co. Clerk

IN THE BOARD OF SUPERVISORS
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

8

.00 RE
.00CKBL

Mon day April 11, 1983

PRESENT: Supervisors Bill Coy, Kurt P. Kupper, Ruth Brackett, Jeff Jorgensen,
Chairman Jerry Diefenderfer

ABSENT: None

DOC. NO 20211
OFFICIAL RECORDS
SAN LUIS OBISPO CO., CAL

RESOLUTION NO. 83-133
RESOLUTION VACATING A PORTION OF BEACHWOOD AVENUE
COUNTY ROAD NO. 276, SUPERVISORIAL DISTRICT NO. 2 MAY 10 1983

FRANCIS M. COONEY
County Clerk-Recorder

The following resolution is hereby offered and read:

TIME 2:25 PM

WHEREAS, on January 24, 1983, this Board directed the County Engineer to initiate proceedings to vacate a portion of Beachwood Avenue, County Road No. 276, in the Town of Cayucos, as hereinafter described, and

WHEREAS, pursuant to Chapter 3, Part 3, Division 9 of the Streets and Highways Code this Board of Supervisors duly adopted a resolution and notice of intention to vacate a portion of Beachwood Avenue, County Road No. 276, in the Town of Cayucos; and

WHEREAS, in said resolution and notice the date of hearing on the resolution of vacation was set for the 11th day of April, 1983, at 10:00 o'clock a.m. in the Supervisors Chambers; and

WHEREAS, said notice of intention to vacate was posted and published as required by Chapter 3, Part 3, Division 9 of the Streets and Highways Code; and

WHEREAS, said hearing was duly held and opportunity was given to all interested persons to present evidence for and against said vacation; and

WHEREAS, the Planning Commission considered the proposed vacation and reported on the 24th day of February, 1983, that said vacation is in conformity with the General Plan provided a condition to ensure lateral beach access was complied with prior to said vacation; and

WHEREAS, said condition has been complied with, and

WHEREAS, the County Engineer recommended vacation; and

WHEREAS, it is in the public interest that the hereinafter described portion of said County Road be vacated.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of San Luis Obispo, State of California, finds, declares and determines as follows:

1. That the recitals set forth above are true and correct.
2. That this Board finds, from all of the evidence submitted, that that portion of Beachwood Avenue, County Road No. 276, in the Town of Cayucos, and more particularly described in Exhibit A and shown on Exhibit B (map), each attached hereto and made a part hereof, is unnecessary for present or prospective public use.
3. That this Board has determined, pursuant to Streets and Highways Code, Section 2381, that said portion of Beachwood Avenue, County Road No. 276, is not useful as a non-motorized transportation facility, as defined in Streets and Highways Code Section 156.

4. That it be and hereby is ordered that that portion of Beachwood Avenue, County Road No. 276, in the Town of Cayucos, and more particularly described in Exhibit A and shown on Exhibit B (map), each attached hereto and made a part hereof, is vacated as a County Road of the County of San Luis Obispo, State of California.
5. That in support of this Board's decision to vacate said road, this Board hereby adopts, and incorporates by reference herein, those Findings of Fact set forth in County Engineering Department letter dated March 29, 1983, recommending vacation.
6. That prior to adopting this resolution, this Board considered the General Plan and the recommendation of the Planning Commission that said vacation of Beachwood Avenue, County Road No. 276, is in conformity with the General Plan.
7. That the County Clerk of the County of San Luis Obispo be and hereby is ordered and directed to record a certified copy of this resolution, attested by the Clerk under seal, in the Office of the County Recorder of the County of San Luis Obispo, State of California.
8. That upon such recordation, the vacation is complete.

On motion of Supervisor Coy, seconded by Supervisor Kupper, and on the following roll call vote, to-wit:

AYES: Supervisors Coy, Kupper, Brackett, Jorgensen,
Chairman Diefenderfer

NOES: None

ABSENT: None

ABSTAINING: None

the foregoing resolution is hereby adopted.

ATTEST:

Jerry Diefenderfer
Chairman of the Board of Supervisors

[Signature]
Clerk of the Board of Supervisors

RECOMMENDED FOR APPROVAL
Right-of-Way Agent

APPROVED AS TO FORM AND
LEGAL EFFECT:
County Counsel

[Signature]
RECOMMENDED FOR APPROVAL
County Engineer

By [Signature]
Deputy County Counsel

[Signature]

Co. Eng. TJS/ds

STATE OF CALIFORNIA, } ss.
County of San Luis Obispo, }

I, FRANCIS M. COONEY, County Clerk and ex-officio Clerk of the Board of Supervisors, in and for the County of San Luis Obispo, State of California, do hereby certify the foregoing to be a full, true and correct copy of an order made by the Board of Supervisors, as the same appears spread upon their minute book.

WITNESS my hand and the seal of said Board of Supervisors, affixed this 9th day of May, 1982.

(SEAL)

FRANCIS M. COONEY

County Clerk and Ex-Officio Clerk of the Board of Supervisors

By [Signature]

Vacation of a Portion of Beachwood Avenue
County Road No. 276, Supervisorial District No. 2

All that portion of the right of way of Beachwood Avenue of the Paso Robles Beach No. 3 Subdivision in the County of San Luis Obispo, State of California, according to the map of said Paso Robles Beach No. 3 Subdivision, recorded in Book 3 of Maps at page 115, Records of the County of San Luis Obispo, described as follows:

All that portion of the right of way of the above mentioned Beachwood Avenue lying southeasterly of a line being the prolongation of the westerly boundary of Lot 20, Block 19 of the Paso Robles Beach No. 3 Subdivision; excepting the 50 foot wide strip of right of way between Pacific Avenue and Lots 13 and 20 of Block 18 of said subdivision, as shown on said map.

EXHIBIT A

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
CO. CLERK

IN THE BOARD OF SUPERVISORS⁸⁹⁷⁸
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

8
00-RE
00CKBL

Mon day July 11, 19 83

PRESENT: Supervisors Bill Coy, Kurt P. Kupper, Ruth Brackett, Jeff Jorgensen,
and Chairman Jerry Diefenderfer

DOC. NO 33271
OFFICIAL RECORDS
SAN LUIS OBISPO CO., CAL

ABSENT: None

JUL 20 1983

RESOLUTION NO. 83-269

FRANCIS M. COONEY
County Clerk-Recorder

RESOLUTION CORRECTING RESOLUTION NO. 83-133, TIME
VACATION OF A PORTION OF BEACHWOOD AVENUE, 3:30 PM
COUNTY ROAD NO. 276, SUPERVISORIAL DISTRICT NO. 2

The following resolution is hereby offered and read:

WHEREAS, on April 11, 1983, by Resolution No. 83-133, the Board
of Supervisors vacated a portion of Beachwood Avenue in Cayucos; and

WHEREAS, the resolution was duly recorded; and

WHEREAS, in the said resolution there was an error discovered
in the legal description of Exhibit A; and

WHEREAS, it is necessary and proper to correct the Exhibit by
rerecording the original resolution.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of
Supervisors of the County of San Luis Obispo, State of California,
finds, declares and determines as follows:

1. That the recitals set forth above are true and correct.
2. That the County Clerk of the County of San Luis Obispo be and
hereby is ordered and directed to record a certified copy of
this resolution together with the previous Resolution No.
83-133, attested by the Clerk under seal, in the Office of the
County Recorder of the County of San Luis Obispo, State of
California.

On motion of Supervisor Jorgensen, seconded by
Supervisor Kupper, and on the following roll call
vote, to-wit:

AYES: Supervisors Jorgensen, Kupper, Coy, Brackett, Chairman
Diefenderfer

NOES: None

ABSENT: None

ABSTAINING: None

the foregoing resolution is hereby adopted.

ATTEST:

Jerry Diefenderfer
Chairman of the Board of Supervisors

[Signature]
Clerk of the Board of Supervisors

Co. Eng. TJS/nt

CD-34

C-14
2
VOL 2504 PAGE 502

STATE OF CALIFORNIA) ss

COUNTY OF SAN LUIS OBISPO)

I, FRANCIS M. COONEY, County Clerk of the above entitled County, and Ex-Officio Clerk of the Board of Supervisors thereof, do hereby certify the foregoing to be a full, true and correct copy of an order entered in the minutes of said Board of Supervisors, and now remaining of record in my office.

Witness, my hand and seal of said Board of Supervisors this 19th day of July

1983

FRANCIS M. COONEY

County Clerk and Ex-Officio Clerk of the Board of Supervisors

By

Lillian L. Stewart
Deputy Clerk

Vacation of a Portion of Beachwood Avenue
County Road No. 276, Supervisorial District No. 2

All that portion of the right of way of Beachwood Avenue of the Paso Robles Beach No. 3 Subdivision in the County of San Luis Obispo, State of California, according to the map of said Paso Robles Beach No. 3 Subdivision, recorded in Book 3 of Maps at page 115, Records of the County of San Luis Obispo, described as follows:

All that portion of the right of way of the above mentioned Beachwood Avenue lying southeasterly of a line being the prolongation of the westerly boundary of Lot 20, Block 19 of the Paso Robles Beach No. 3 Subdivision; excepting the 50 foot wide strip of right of way between Pacific Avenue and Lot 13 of Block 18 and Lot 20 of Block 19 of said subdivision, as shown on said map.

C-14
3

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Co. Clerk

IN THE BOARD OF SUPERVISORS
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

8

.00 RR.
.00CKBL

Mon day April 11, 1983

PRESENT: Supervisors Bill Coy, Kurt P. Kupper, Ruth Brackett, Jeff Jorgensen,
Chairman Jerry Diefenderfer

ABSENT: None

RESOLUTION NO. 83-133
RESOLUTION VACATING A PORTION OF BEACHWOOD AVENUE
COUNTY ROAD NO. 276, SUPERVISORIAL DISTRICT NO. 2 MAY 10 1983

DOC. NO 20211
OFFICIAL RECORDS
SAN LUIS OBISPO CO., CAL

FRANCIS M. COONEY
County Clerk-Recorder

TIME 2:25 PM

The following resolution is hereby offered and read:

WHEREAS, on January 24, 1983, this Board directed the County Engineer to initiate proceedings to vacate a portion of Beachwood Avenue, County Road No. 276, in the Town of Cayucos, as hereinafter described, and

WHEREAS, pursuant to Chapter 3, Part 3, Division 9 of the Streets and Highways Code this Board of Supervisors duly adopted a resolution and notice of intention to vacate a portion of Beachwood Avenue, County Road No. 276, in the Town of Cayucos; and

WHEREAS, in said resolution and notice the date of hearing on the resolution of vacation was set for the 11th day of April, 1983, at 10:00 o'clock a.m. in the Supervisors Chambers; and

WHEREAS, said notice of intention to vacate was posted and published as required by Chapter 3, Part 3, Division 9 of the Streets and Highways Code; and

WHEREAS, said hearing was duly held and opportunity was given to all interested persons to present evidence for and against said vacation; and

WHEREAS, the Planning Commission considered the proposed vacation and reported on the 24th day of February, 1983, that said vacation is in conformity with the General Plan provided a condition to ensure lateral beach access was complied with prior to said vacation; and

WHEREAS, said condition has been complied with, and

WHEREAS, the County Engineer recommended vacation; and

WHEREAS, it is in the public interest that the hereinafter described portion of said County Road be vacated.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of San Luis Obispo, State of California, finds, declares and determines as follows:

1. That the recitals set forth above are true and correct.
2. That this Board finds, from all of the evidence submitted, that that portion of Beachwood Avenue, County Road No. 276, in the Town of Cayucos, and more particularly described in Exhibit A and shown on Exhibit B (map), each attached hereto and made a part hereof, is unnecessary for present or prospective public use.
3. That this Board has determined, pursuant to Streets and Highways Code, Section 2381, that said portion of Beachwood Avenue, County Road No. 276, is not useful as a non-motorized transportation facility, as defined in Streets and Highways Code Section 156.

CD-34

VOL 2485 PAGE 14

VOL 2504 PAGE 505

4. That it be and hereby is ordered that that portion of Beachwood Avenue, County Road No. 276, in the Town of Cayucos, and more particularly described in Exhibit A and shown on Exhibit B (map), each attached hereto and made a part hereof, is vacated as a County Road of the County of San Luis Obispo, State of California.
5. That in support of this Board's decision to vacate said road, this Board hereby adopts, and incorporates by reference herein, those Findings of Fact set forth in County Engineering Department letter dated March 29, 1983, recommending vacation.
6. That prior to adopting this resolution, this Board considered the General Plan and the recommendation of the Planning Commission that said vacation of Beachwood Avenue, County Road No. 276, is in conformity with the General Plan.
7. That the County Clerk of the County of San Luis Obispo be and hereby is ordered and directed to record a certified copy of this resolution, attested by the Clerk under seal, in the Office of the County Recorder of the County of San Luis Obispo, State of California.
8. That upon such recordation, the vacation is complete.

On motion of Supervisor Coy, seconded by
Supervisor Kupper, and on the following roll call vote,
to-wit:

AYES: Supervisors Coy, Kupper, Brackett, Jorgensen,
Chairman Diefenderfer

NOES: None

ABSENT: None

ABSTAINING: None

the foregoing resolution is hereby adopted.

ATTEST:

Jerry Diefenderfer
Chairman of the Board of Supervisors

[Signature]
Clerk of the Board of Supervisors

RECOMMENDED FOR APPROVAL
Right-of-Way Agent

APPROVED AS TO FORM AND
LEGAL EFFECT:
County Counsel

[Signature]
RECOMMENDED FOR APPROVAL
County Engineer

By [Signature]
Deputy County Counsel

Co. Eng. TJS/ds

STATE OF CALIFORNIA, } ss.
County of San Luis Obispo, }

I, FRANCIS M. COONEY, County Clerk and ex-officio Clerk
of the Board of Supervisors, in and for the County of San Luis Obispo, State of California, do
hereby certify the foregoing to be a full, true and correct copy of an order made by the Board
of Supervisors, as the same appears spread upon their minute book.

WITNESS my hand and the seal of said Board of Supervisors, signed this
day of May, 1982.

(SEAL)

FRANCIS M. COONEY
County Clerk and Ex-Officio Clerk of the Board
of Supervisors

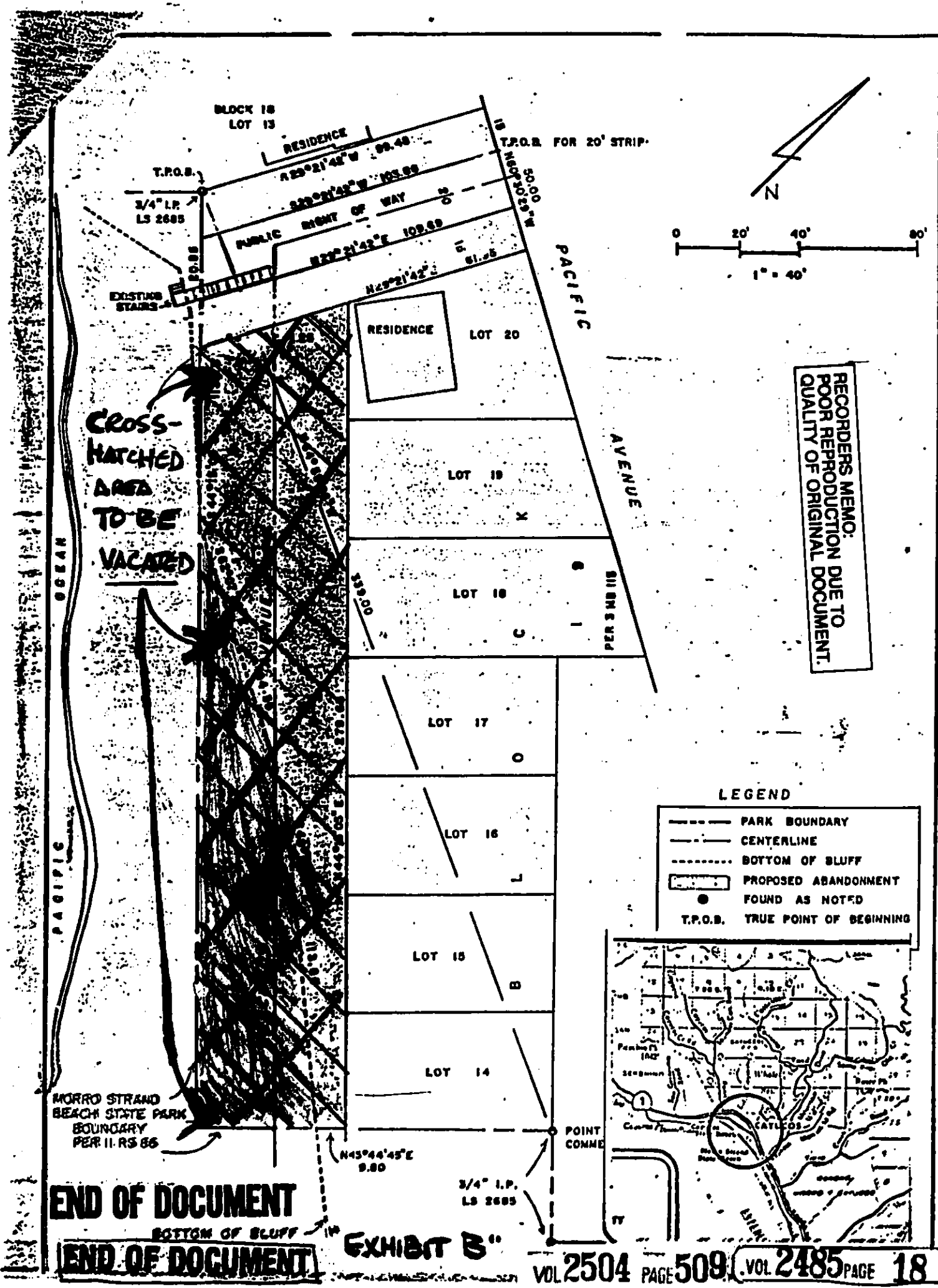
By [Signature]
Deputy Clerk

Vacation of a Portion of Beachwood Avenue
County Road No. 276, Supervisorial District No. 2

All that portion of the right of way of Beachwood Avenue of the Paso Robles Beach No. 3 Subdivision in the County of San Luis Obispo, State of California, according to the map of said Paso Robles Beach No. 3 Subdivision, recorded in Book 3 of Maps at page 115, Records of the County of San Luis Obispo, described as follows:

All that portion of the right of way of the above mentioned Beachwood Avenue lying southeasterly of a line being the prolongation of the westerly boundary of Lot 20, Block 19 of the Paso Robles Beach No. 3 Subdivision; excepting the 50 foot wide strip of right of way between Pacific Avenue and Lots 13 and 20 of Block 18 of said subdivision, as shown on said map.

EXHIBIT A



SN
12/08/2008
11:18 AM

 **RUSSELL F. HURLEY**
COMM. #1733396
NOTARY PUBLIC • CALIFORNIA
TULARE COUNTY
Comm. Exp. APRIL 20, 2011

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

OFFICE OF VITAL RECORDS
COUNTY OF TULARE
TULARE, CALIFORNIA

CERTIFICATE OF DEATH

STATE OF CALIFORNIA
USE BLACK INK ONLY / NO ERASURES, WHITEOUTS OR ALTERATIONS
VS-11 (REV 3/06)

3200754 002264

LOCAL REGISTRATION NUMBER

1. NAME OF DECEDENT - FIRST (Given) Ruth		2. MIDDLE Mary		3. LAST (Family) Hester	
4. DATE OF BIRTH mm/dd/ccyy 11/11/2007				5. AGE Yrs. 86	6. SEX F
9. BIRTH STATE/FOREIGN COUNTRY California		10. SOCIAL SECURITY NUMBER 5972		11. EVER IN U.S. ARMED FORCES? ☐ YES ☒ NO ☐ UNK	12. MARITAL STATUS/SRDP* (at Time of Death) Widowed
13. EDUCATION - Highest Level/Degree (see worksheet on back) Some College		14/15. WAS DECEDENT HISPANIC/LATINO/SPANISH? (if yes, see worksheet on back) ☐ YES ☒ NO		16. DECEDENT'S RACE - Up to 3 races may be listed (see worksheet on back) White	
17. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED Bookkeeper			18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) Farming		19. YEARS IN OCCUPATION 60
20. DECEDENT'S RESIDENCE (Street and number, or location) 26800 Road 164					
21. CITY Visalia		22. COUNTY/PROVINCE Tulare		23. ZIP CODE 93292	24. YEARS IN COUNTY 86
25. STATE/FOREIGN COUNTRY California					
26. INFORMANT'S NAME, RELATIONSHIP Gary Hester - son			27. INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and zip) P. O. BOX 189, Farmersville, CA 93223		
28. NAME OF SURVIVING SPOUSE/SRDP - FIRST -		29. MIDDLE -		30. LAST (BIRTH NAME) -	
31. NAME OF FATHER/PARENT - FIRST Ira		32. MIDDLE Edwin		33. LAST Oldfield	
34. BIRTH STATE CA		35. NAME OF MOTHER/PARENT - FIRST Grayce		36. MIDDLE Fern	
37. LAST (BIRTH NAME) DeVault		38. BIRTH STATE OK			
39. DISPOSITION DATE mm/dd/ccyy 11/16/2007		40. PLACE OF FINAL DISPOSITION Exeter District Cemetery, Exeter, CA 93221			
41. TYPE OF DISPOSITION(S) Burial		42. SIGNATURE OF EMBALMER <i>E. Anthony Cisneros</i>		43. LICENSE NUMBER 8752	
44. NAME OF FUNERAL ESTABLISHMENT Salser & Dillard Funeral Chapel		45. LICENSE NUMBER FD-1781		46. SIGNATURE OF LOCAL REGISTRAR <i>Karen Haight</i>	
47. DATE mm/dd/ccyy 11/13/2007					
101. PLACE OF DEATH Kaweah Delta District Hospital		102. IF HOSPITAL, SPECIFY ONE ☒ IP ☐ ERVOP ☐ DOA		103. IF OTHER THAN HOSPITAL, SPECIFY ONE ☐ Home ☐ Nursing Home/LTC ☐ Decedent's Home ☐ Other	
104. COUNTY Tulare		105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) 400 W. Mineral King Avenue		106. CITY Visalia	
107. CAUSE OF DEATH Enter the chain of events --- diseases, injuries, or complications --- that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. IMMEDIATE CAUSE (A) Cardiac Arrest Sequentially, list conditions, if any, leading to cause on Line A. Enter UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST (B) Atrial Fibrillation (C) Hypertension (D) Deep Vein Thrombosis		Time Interval Between Onset and Death (AT) Seconds (BT) Years (CT) Years (DT) Years		108. DEATH REPORTED TO CORONER? ☐ YES ☒ NO 109. BIOPSY PERFORMED? ☐ YES ☒ NO 110. AUTOPSY PERFORMED? ☐ YES ☒ NO 111. USED IN DETERMINING CAUSE? ☐ YES ☐ NO	
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 None					
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (if yes, list type of operation and date.) No					
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. Decedent Attended Since 11/11/2007 Decedent Last Seen Alive 11/11/2007		115. SIGNATURE AND TITLE OF CERTIFIER <i>[Signature]</i>		116. LICENSE NUMBER A66288	
117. DATE mm/dd/ccyy 11/13/2007		118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE Chawki Gerges, M.D., 128 No. Akers, Ste.C, Visalia, CA 93291			
119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. MANNER OF DEATH ☐ Natural ☐ Accident ☐ Homicide ☐ Suicide ☐ Pending Investigation ☐ Could not be determined		120. INJURED AT WORK? ☐ YES ☐ NO ☐ UNK		121. INJURY DATE mm/dd/ccyy	
122. HOUR (24 Hours)					
123. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)					
124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)					
125. LOCATION OF INJURY (Street and number, or location, and city, and zip)					
126. SIGNATURE OF CORONER / DEPUTY CORONER <i>[Signature]</i>		127. DATE mm/dd/ccyy		128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER	
STATE REGISTRAR		A B C D E		FAX AUTH.# 221	
				CENSUS TRACT	

CERTIFIED COPY OF VITAL RECORDS
STATE OF CALIFORNIA, COUNTY OF TULARE

This is a true and exact reproduction of the document officially registered and placed on file in the VITAL STATISTICS OFFICE, COUNTY OF TULARE HEALTH AND HUMAN SERVICE AGENCY.

DATE ISSUED **NOV 14 2007**

Karen Haight
Karen Haight, M.D., Tulare County Health Officer
Registrar of Vital Statistics

END OF DOCUMENT

This copy is not valid unless prepared on an engraved border, displaying date, seal and signature of the County Health Officer.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ____ of the document recorded on _____ (date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

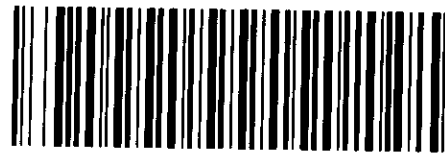
By:

Date:

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Russell F. Hurley, Esq.
HURLEY & LAIRD
Post Office Box 1536
Visalia, California 93279

DOC#: **2009001092**



Titles: 1 Pages: **2**

Fees	11.00
Taxes	0.00
Others	10.00
PAID	\$21.00

Assessor's Parcel Numbers:
064-242-029

SPACE ABOVE LINE FOR RECORDER'S USE

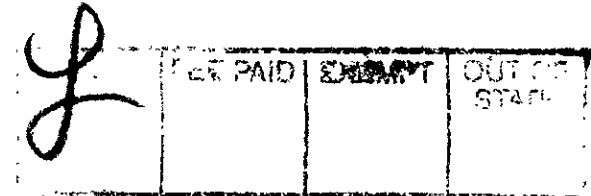
GRANT DEED

PROPERTY ACQUISITION FEE \$10.00

the undersigned declares that the documentary transfer tax is \$.00 Parent-Child Transfer

- ☐ computed on the full value of the interest or property conveyed, or
☐ computed on the full value less the value of liens or encumbrances remaining thereon at
the time of sale. The land, tenements or realty is located in
☐ unincorporated area ☐ city of Cayucos

FOR NO CONSIDERATION,



Gary E. Hester, Trustee of the John E. Hester Marital Trust "A",

does hereby grant to :

In equal shares as tenants in common:

Judith E. Millies, a married woman as her sole and separate property; Carol F. Wong, a married woman as her sole and separate property; and Gary E. Hester, a married man as his sole and separate property; each as to an undivided one-third share, as tenants-in-common

all of his right, title and interest in the following described property in the County of San Luis Obispo, State of California:

An undivided one-half interest in Lot 18 in Block 19
of Unit 3 of Paso Robles Beach Tract, in the County
of San Luis Obispo, State of California. APN 064-242-029
(2234 Pacific, Cayucos)

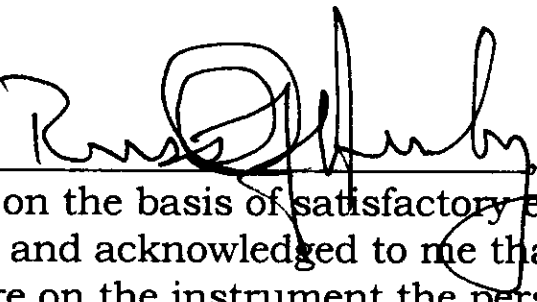
Dated: Dec 1, 2008

Gary E. Hester, Trustee of the John E. Hester Marital Trust "A"

MAIL TAX STATEMENTS TO:

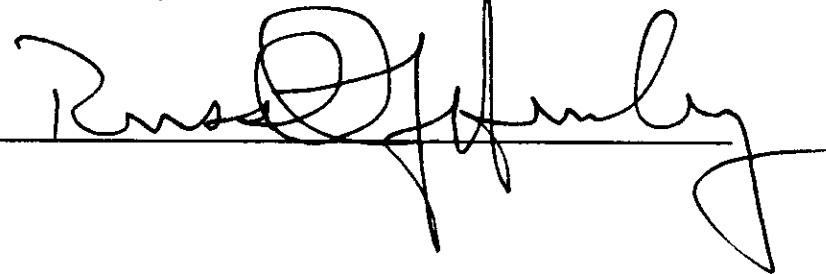
Gary E. Hester	26904 Rd. 164	Visalia, CA, 93292
Name	Address	City, State, Zip

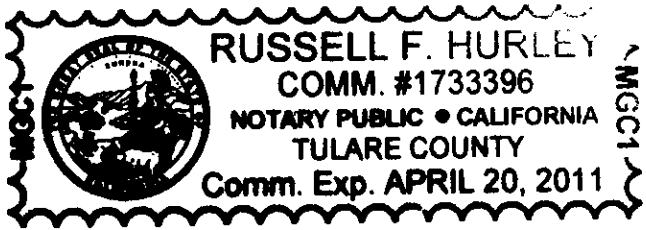
STATE OF CALIFORNIA)
) ss
COUNTY OF TULARE)

On Dec 1 2008, before me, , a Notary Public, personally appeared **Gary E. Hester**, who 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, and that by his signature on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.





If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ____ of the document recorded on _____(date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

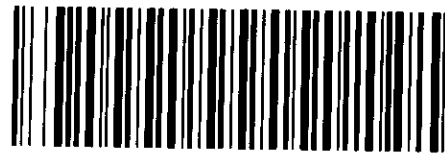
By:

Date:

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Russell F. Hurley, Esq.
HURLEY & LAIRD
Post Office Box 1536
Visalia, California 93279

DOC#: **2009001092**



Titles: 1 Pages: **2**

Fees	11.00
Taxes	0.00
Others	10.00
PAID	\$21.00

Assessor's Parcel Numbers:
064-242-029

SPACE ABOVE LINE FOR RECORDER'S USE

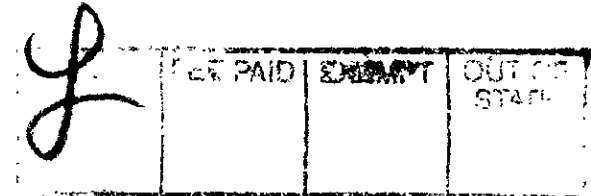
GRANT DEED

PROPERTY ACQUISITION FEE \$10.00

the undersigned declares that the documentary transfer tax is \$.00 Parent-Child Transfer

- ☐ computed on the full value of the interest or property conveyed, or
☐ computed on the full value less the value of liens or encumbrances remaining thereon at
the time of sale. The land, tenements or realty is located in
☐ unincorporated area ☐ city of Cayucos

FOR NO CONSIDERATION,



Gary E. Hester, Trustee of the John E. Hester Marital Trust "A",

does hereby grant to :

In equal shares as tenants in common:

Judith E. Millies, a married woman as her sole and separate property; Carol F. Wong, a married woman as her sole and separate property; and Gary E. Hester, a married man as his sole and separate property; each as to an undivided one-third share, as tenants-in-common

all of his right, title and interest in the following described property in the County of San Luis Obispo, State of California:

An undivided one-half interest in Lot 18 in Block 19
of Unit 3 of Paso Robles Beach Tract, in the County
of San Luis Obispo, State of California. APN 064-242-029
(2234 Pacific, Cayucos)

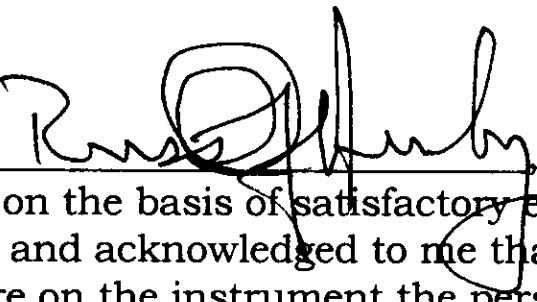
Dated: Dec 1, 2008

Gary E. Hester, Trustee of the John E. Hester Marital Trust "A"

MAIL TAX STATEMENTS TO:

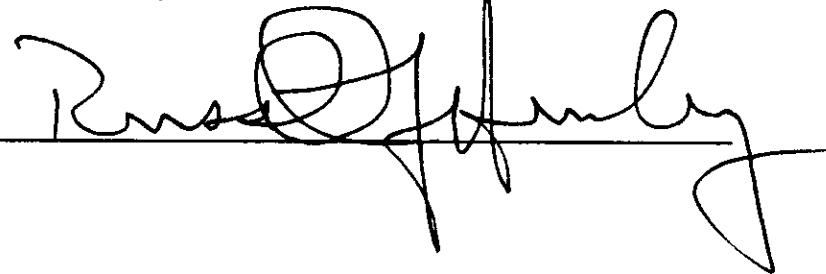
Gary E. Hester	26904 Rd. 164	Visalia, CA, 93292
Name	Address	City, State, Zip

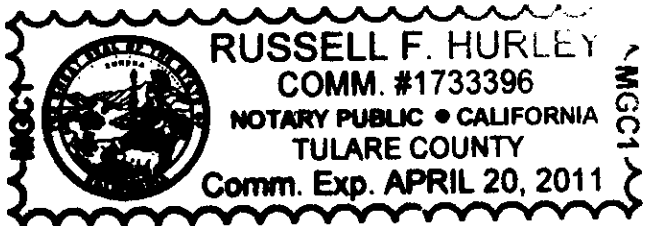
STATE OF CALIFORNIA)
) ss
COUNTY OF TULARE)

On Dec 1 2008, before me, , a Notary Public, personally appeared **Gary E. Hester**, who 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, and that by his signature on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.





If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ____ of the document recorded on _____ (date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

By:

Date:

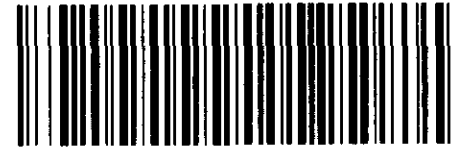
SN
4/28/2010
1:11 PM

**RECORDING REQUESTED BY,
WHEN RECORDED MAIL TO:**

CAROL F. WONG, Trustee
5027 Woodthrush Rd.
Pleasanton, CA 94566

APN: 064-242-029

DOC#: 2010019749

**Titles: 1 Pages: 1**

Fees	14.00
-------------	--------------

Taxes	0.00
--------------	-------------

Others	<u>0.00</u>
---------------	--------------------

PAID \$14.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE UNDERSIGNED GRANTOR DECLARES:

DOCUMENTARY TRANSFER TAX \$ 0.00

NO TAX: TRANSFER INTO LIVING TRUST: CA REV. & TAX. CODE SEC. 11930

 X Computed on the full value of property conveyed OR

_____ Computed on the value less liens or encumbrances remaining at time of sale.

GRANT DEED

FILED	FEE PAID	EXEMPT	OUT OF STATE
-------	----------	--------	--------------

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

CAROL F. WONG, a married woman as her sole and separate property, hereby GRANTS to

CAROL F. WONG, a married woman as her sole and separate property, as trustee of the WONG FAMILY LIVING TRUST utd 1/19/2010

All her right, title and interest, consisting of an undivided one-third interest, in and to the following described real property in the County of San Luis Obispo, State of California:

**An undivided one-half interest in Lot 18 in Block 19 of Unit 3 of Paso Robles Beach Tract, in the County of San Luis Obispo, State of California, APN 064-242-029
(2234 Pacific, Cayucos)**


CAROL F. WONG

1/26/2010
DATE

ACKNOWLEDGMENT OF NOTARY

STATE OF CALIFORNIA)
)ss.
COUNTY OF CONTRA COSTA)

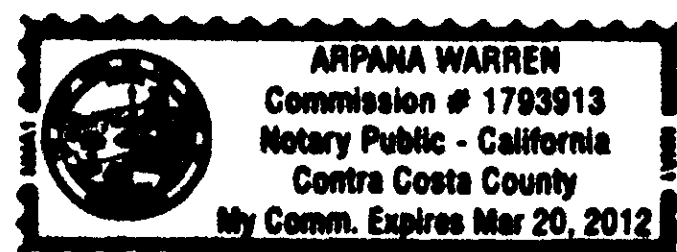
On 1/26/2010, before me, Arpana Warren, a Notary Public for the State of California, personally appeared CAROL F. WONG, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal.

(Area below for official notarial seal)

Amparah Varner
NOTARY PUBLIC



END OF DOCUMENT

END OF DOCUMENT

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ____ of the document recorded on _____ (date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

By:

Date:

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name Steven D. McGee, Esq.
DOWLING, AARON & KEELER

Street 8080 N. Palm Avenue
Address Third Floor

City & Fresno
State California
Zip 93711

Title Order No. _____ Escrow No. _____

JULIE RODEWALD
San Luis Obispo County – Clerk/Recorder

MVELARDE

2/24/2012

8:27 AM

Recorded at the request of
Public

DOC#: 2012010102



Titles: 1 Pages: 1

Fees 14.00
Taxes 127.60
Others 0.00
PAID \$141.60

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

PAID	EXEMPT	OUT STA.
<i>SN</i>		

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX IS \$127.60

☒ unincorporated area ☐ City of _____

Parcel No. 064-242-029

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JUDITH E. MILLIES, a married woman as her sole and separate property,

hereby GRANT(s) to GARY E. HESTER, a married man, as his sole and separate property, an undivided one-twelfth (1/12th) interest in

the following described real property in the County of San Luis Obispo, State of California:

LOT 18 IN BLOCK 19 OF UNIT 3 OF PASO ROBLES BEACH TRACT IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

Dated: 2/8, 2012

State of California)
County of Tulare)

On 2/8/12 before me, Jennifer E. Black, Notary Public
(here insert name and title of the officer)
personally appeared Judith E. Millies

Judith E. Millies
JUDITH E. MILLIES

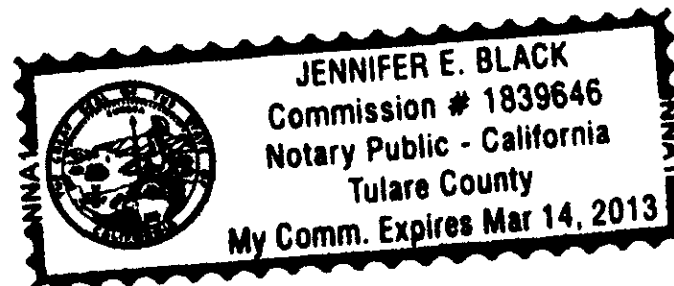
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Jennifer E. Black*

(Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Mr. Dale F. Hester, c/o Sharrie Arciniega, 3330 W. Mineral King, Suite C, Visalia, CA 93291

Name

Street Address

City & State

70031-005\00916846.DOC.

END OF DOCUMENT

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ____ of the document recorded on _____ (date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

By:

Date:

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name Steven D. McGee, Esq.
DOWLING, AARON & KEELER

Street 8080 N. Palm Avenue
Address Third Floor

City & Fresno
State California
Zip 93711

Title Order No. _____ Escrow No. _____

JULIE RODEWALD
San Luis Obispo County – Clerk/Recorder

MVELARDE

2/24/2012

8:27 AM

Recorded at the request of
Public

DOC#: 2012010102



Titles: 1 Pages: 1

Fees 14.00
Taxes 127.60
Others 0.00
PAID \$141.60

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

PAID	EXEMPT	OUT STA.
<i>SN</i>		

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX IS \$127.60

☒ unincorporated area ☐ City of _____

Parcel No. 064-242-029

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JUDITH E. MILLIES, a married woman as her sole and separate property,

hereby GRANT(s) to GARY E. HESTER, a married man, as his sole and separate property, an undivided one-twelfth (1/12th) interest in

the following described real property in the County of San Luis Obispo, State of California:

LOT 18 IN BLOCK 19 OF UNIT 3 OF PASO ROBLES BEACH TRACT IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

Dated: 2/8, 2012

State of California)
County of Tulare)

On 2/8/12 before me, Jennifer E. Black, Notary Public
(here insert name and title of the officer)
personally appeared Judith E. Millies

Judith E. Millies
JUDITH E. MILLIES

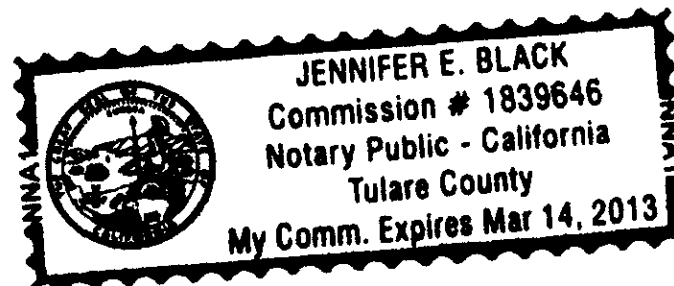
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Jennifer E. Black*

(Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Mr. Dale F. Hester, c/o Sharrie Arciniega, 3330 W. Mineral King, Suite C, Visalia, CA 93291

Name

Street Address

City & State

70031-005\00916846.DOC.

END OF DOCUMENT

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ____ of the document recorded on _____(date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

By:

Date:

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name Steven D. McGee, Esq.
DOWLING, AARON & KEELER

Street 8080 N. Palm Avenue
Address Third Floor

City & Fresno
State California
Zip 93711

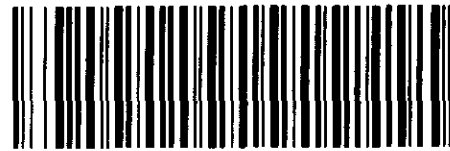
Title Order No. _____ Escrow No. _____

JULIE RODEWALD
San Luis Obispo County – Clerk/Recorder

MVELARDE
2/24/2012
8:27 AM

Recorded at the request of
Public

DOC#: **2012010103**



Titles: 1 Pages: 1

Fees 14.00
Taxes 127.60
Others 0.00
PAID \$141.60

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

FILED <i>SN</i>	FEE PAID	EXEMPT	OUT STA.
--------------------	----------	--------	-------------

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX IS \$127.60

☐ unincorporated area ☐ City of _____

Parcel No. 064-242-029

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JUDITH E. MILLIES, a married woman as her sole and separate property,

hereby GRANT(s) to DALE F. HESTER and WILMA J. HESTER, as Trustees of the HESTER FAMILY REVOCABLE TRUST of September 28, 1998, an undivided one-twelfth (1/12th) interest in

the following described real property in the County of San Luis Obispo, State of California:

LOT 18 IN BLOCK 19 OF UNIT 3 OF PASO ROBLES BEACH TRACT IN THE COUNTY OF SAN
LUIS OBISPO, STATE OF CALIFORNIA.

Dated: 2/8, 2012

State of California)
County of Tulare)

On 2/8/12 before me, Jennifer E. Black Notary Public
(here insert name and title of the officer)
personally appeared Judith E. Millies

Judith E. Millies
JUDITH E. MILLIES

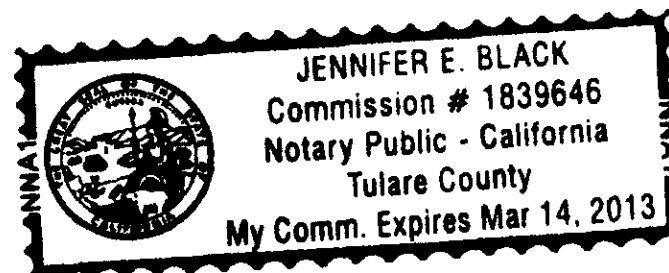
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Jennifer E. Black*

(Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Mr. Dale F. Hester, c/o Sharrie Arciniega, 3330 W. Mineral King, Suite C, Visalia, CA 93291

Name Street Address City & State

70031-005\00911700.DOC.

END OF DOCUMENT

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ____ of the document recorded on _____ (date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

By:

Date:

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name Steven D. McGee, Esq.
DOWLING, AARON & KEELER

Street 8080 N. Palm Avenue
Address Third Floor

City & Fresno
State California
Zip 93711

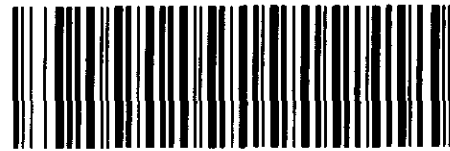
Title Order No. _____ Escrow No. _____

JULIE RODEWALD
San Luis Obispo County – Clerk/Recorder

MVELARDE
2/24/2012
8:27 AM

Recorded at the request of
Public

DOC#: **2012010103**



Titles: 1 Pages: 1

Fees 14.00
Taxes 127.60
Others 0.00
PAID \$141.60

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

FILED <i>SN</i>	FEE PAID	EXEMPT	OUT STA.
--------------------	----------	--------	-------------

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX IS \$127.60

☐ unincorporated area ☐ City of _____

Parcel No. 064-242-029

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JUDITH E. MILLIES, a married woman as her sole and separate property,

hereby GRANT(s) to DALE F. HESTER and WILMA J. HESTER, as Trustees of the HESTER FAMILY REVOCABLE TRUST of September 28, 1998, an undivided one-twelfth (1/12th) interest in

the following described real property in the County of San Luis Obispo, State of California:

LOT 18 IN BLOCK 19 OF UNIT 3 OF PASO ROBLES BEACH TRACT IN THE COUNTY OF SAN
LUIS OBISPO, STATE OF CALIFORNIA.

Dated: 2/8, 2012

State of California)
County of Tulare)

On 2/8/12 before me, Jennifer E. Black Notary Public
(here insert name and title of the officer)
personally appeared Judith E. Millies

Judith E. Millies
JUDITH E. MILLIES

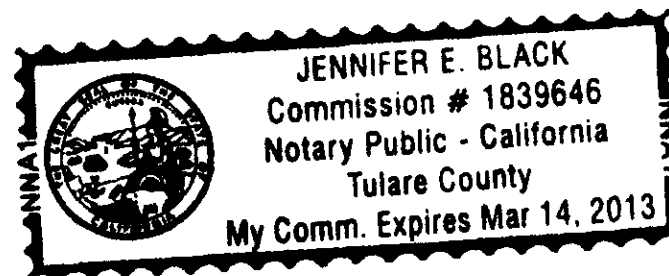
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Jennifer E. Black*

(Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Mr. Dale F. Hester, c/o Sharrie Arciniega, 3330 W. Mineral King, Suite C, Visalia, CA 93291

Name Street Address City & State

70031-005\00911700.DOC.

END OF DOCUMENT

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ____ of the document recorded on _____ (date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

By:

Date:

JULIE RODEWALD
San Luis Obispo County – Clerk/Recorder

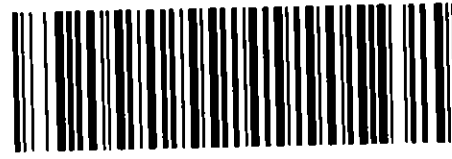
SN
9/08/2014
12:35 PM

RECORDING REQUESTED BY)
WHEN RECORDED MAIL TO:)
Russell F. Hurley, Esq.)
DOWLING AARON INCORPORATED)
403 North Floral Street)
Visalia, California 93291)

MAIL TAX STATEMENTS TO:)
Mr. & Mrs. Gary E. Hester)
P.O. Box 189)
Farmersville, CA 93223)

Recorded at the request of
Public

DOC#: 2014036697



Titles: 1	Pages: 2
Fees	17.00
Taxes	0.00
Others	0.00
PAID	\$17.00

APN: 064-242-029

SPACE ABOVE LINE FOR RECORDER'S USE

GRANT DEED

FILED	FEE PAID	EXEMPT	OUT OF STATE

The undersigned declares that the documentary transfer tax is \$ - 0 –
(Separate Property: R. & T. Code 26 C.F.R., §47.4361-2(b)(3))

and is

- ☐ computed on the full value of the interest or property conveyed, or
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in
☒ unincorporated area ☐ city of

FOR CONSIDERATION,

GARY E. HESTER, a married man, as his sole and separate property,

hereby grants to the following named individuals:

GARY E. HESTER and **ANNE N. HESTER**, husband and wife, as community property,

an undivided twenty-five percent (25%) interest in the following described property in the County of **San Luis Obispo**, State of California:

LOT 18 IN BLOCK 19 OF UNIT 3 OF PASO ROBLES BEACH TRACT IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

APN: 064-242-029 (2234 Pacific Avenue, Cayucos, CA 93430)

Dated: September 3, 2014

GARY E. HESTER

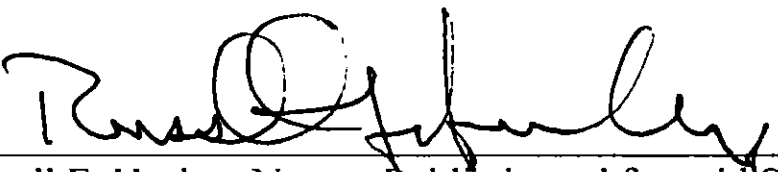
ACKNOWLEDGMENT

State of California)
) ss
County of Tulare)

On September 3, 2014, before me, Russell F. Hurley, a Notary Public, personally appeared **Gary E. Hester**, who 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, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

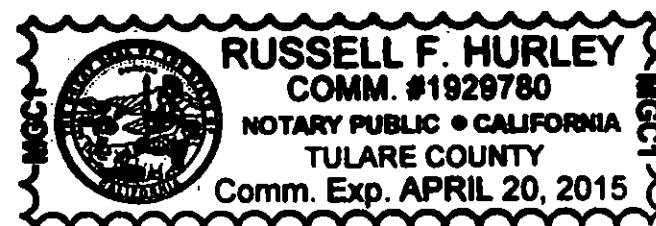
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Russell F. Hurley, Notary Public in and for said State

[SEAL]



If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ____ of the document recorded on _____(date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

By:

Date:

JULIE RODEWALD
San Luis Obispo County – Clerk/Recorder

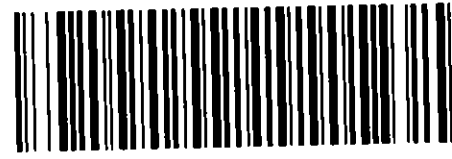
SN
9/08/2014
12:35 PM

RECORDING REQUESTED BY)
WHEN RECORDED MAIL TO:)
Russell F. Hurley, Esq.)
DOWLING AARON INCORPORATED)
403 North Floral Street)
Visalia, California 93291)

MAIL TAX STATEMENTS TO:)
Mr. & Mrs. Gary E. Hester)
P.O. Box 189)
Farmersville, CA 93223)

Recorded at the request of
Public

DOC#: 2014036697



Titles: 1	Pages: 2
Fees	17.00
Taxes	0.00
Others	0.00
PAID	\$17.00

APN: 064-242-029

SPACE ABOVE LINE FOR RECORDER'S USE

GRANT DEED

FILED	FEE PAID	EXEMPT	OUT OF STATE

The undersigned declares that the documentary transfer tax is \$ - 0 –
(Separate Property: R. & T. Code 26 C.F.R., §47.4361-2(b)(3))

and is

- ☐ computed on the full value of the interest or property conveyed, or
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in
☒ unincorporated area ☐ city of

FOR CONSIDERATION,

GARY E. HESTER, a married man, as his sole and separate property,

hereby grants to the following named individuals:

GARY E. HESTER and **ANNE N. HESTER**, husband and wife, as community property,

an undivided twenty-five percent (25%) interest in the following described property in the County of **San Luis Obispo**, State of California:

LOT 18 IN BLOCK 19 OF UNIT 3 OF PASO ROBLES BEACH TRACT IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

APN: 064-242-029 (2234 Pacific Avenue, Cayucos, CA 93430)

Dated: September 3, 2014

GARY E. HESTER

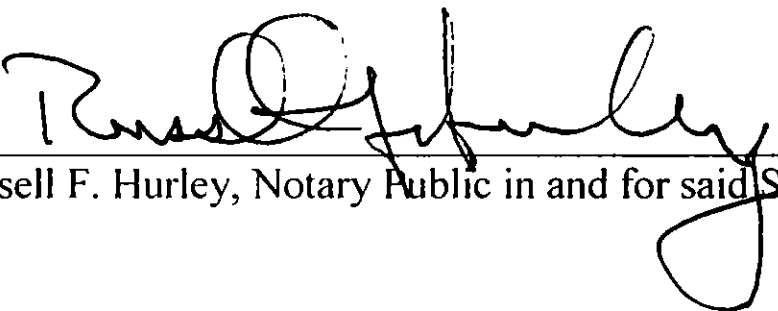
ACKNOWLEDGMENT

State of California)
) ss
County of Tulare)

On September 3, 2014, before me, Russell F. Hurley, a Notary Public, personally appeared **Gary E. Hester**, who 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, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

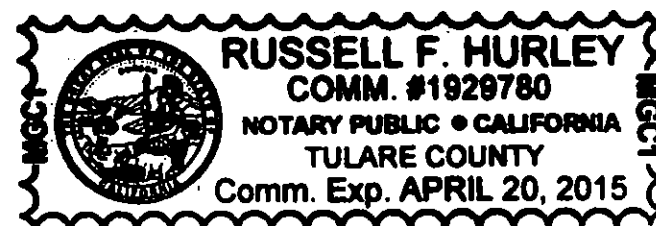
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Russell F. Hurley, Notary Public in and for said State

[SEAL]



If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ____ of the document recorded on _____ (date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

By:

Date:

RECORDING REQUESTED BY AND)
WHEN RECORDED MAIL TO:)
Russell F. Hurley, Esq.)
DOWLING AARON INCORPORATED)
403 N. Floral Street)
Visalia, CA 93291)

MAIL TAX STATEMENTS TO:)
Mr. & Mrs. Gary E. Hester)
P.O. Box 189)
Farmersville, CA 93223)

DOC#: **2014036698**



Titles:	1	Pages:	2
Fees			17.00
Taxes			0.00
Others			0.00
PAID			\$17.00

SPACE ABOVE LINE FOR RECORDER'S USE

Assessor's Parcel No.: 064-242-029

FILED	FEES PAID	EXEMPT	OUT (STAT)
-------	-----------	--------	------------

TRUST TRANSFER DEED

Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e. Calif. Const. Art 13A§1 et seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary transfer tax is \$ -0-,

- _____ Computed on the full value of the interest or property conveyed, or
_____ Computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
☒ There is no Documentary transfer tax due. (Transfer to Trust. R. & T. Code, §11930)
☒ Unincorporated area _____ City of _____ and _____

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has /have checked the applicable exclusion:

- ☒ Transfer to a revocable trust;
_____ Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;
_____ Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;
_____ Change to trustee holding title;
_____ Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.
_____ Other: _____

GRANTOR(S):

GARY E. HESTER and ANNE N. HESTER, husband and wife, as community property,

hereby GRANT(S) to:

GARY E. HESTER and ANNE N. HESTER, trustees of the **2014 HESTER TRUST**, U/D/T 9-3-2014,

as to an undivided twenty-five percent (25%) interest in and to the following described property in the County of **SAN LUIS OBISPO**, State of California:

LOT 18 IN BLOCK 19 OF UNIT 3 OR PASO ROBLES BEACH TRACT IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

APN: 064-242-029 (2234 Pacific Avenue, Cayucos, CA 93430)

Dated: September 3, 2014

GARY E. HESTER

ANNE N. HESTER

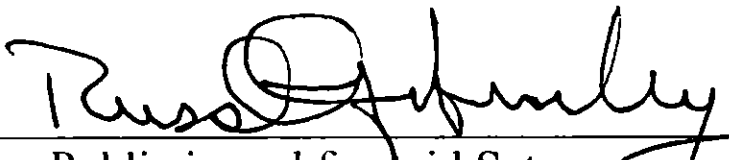
ACKNOWLEDGEMENT

State of California)
) ss
County of Tulare)

On September 3, 2014, before me, Russell F. Hurley, a Notary Public, personally appeared **Gary E. Hester** and **Anne N. Hester** who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

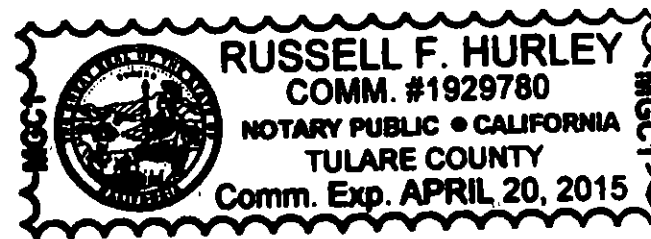
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public in and for said State

(SEAL)



If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ____ of the document recorded on _____ (date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

By:

Date:

RECORDING REQUESTED BY AND)
WHEN RECORDED MAIL TO:)
Russell F. Hurley, Esq.)
DOWLING AARON INCORPORATED)
403 N. Floral Street)
Visalia, CA 93291)

MAIL TAX STATEMENTS TO:)
Mr. & Mrs. Gary E. Hester)
P.O. Box 189)
Farmersville, CA 93223)

DOC#: **2014036698**



Titles:	1	Pages:	2
Fees			17.00
Taxes			0.00
Others			0.00
PAID			\$17.00

SPACE ABOVE LINE FOR RECORDER'S USE

Assessor's Parcel No.: 064-242-029

FILED	FEES PAID	EXEMPT	OUT (STAT)
-------	-----------	--------	------------

TRUST TRANSFER DEED

Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e. Calif. Const. Art 13A§1 et seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary transfer tax is \$ -0-,

- _____ Computed on the full value of the interest or property conveyed, or
_____ Computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
☒ There is no Documentary transfer tax due. (Transfer to Trust. R. & T. Code, §11930)
☒ Unincorporated area _____ City of _____ and _____

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has /have checked the applicable exclusion:

- ☒ Transfer to a revocable trust;
_____ Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;
_____ Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;
_____ Change to trustee holding title;
_____ Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.
_____ Other: _____

GRANTOR(S):

GARY E. HESTER and ANNE N. HESTER, husband and wife, as community property,

hereby GRANT(S) to:

GARY E. HESTER and ANNE N. HESTER, trustees of the **2014 HESTER TRUST**, U/D/T 9-3-2014,

as to an undivided twenty-five percent (25%) interest in and to the following described property in the County of **SAN LUIS OBISPO**, State of California:

LOT 18 IN BLOCK 19 OF UNIT 3 OR PASO ROBLES BEACH TRACT IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

APN: 064-242-029 (2234 Pacific Avenue, Cayucos, CA 93430)

Dated: September 3, 2014

GARY E. HESTER

ANNE N. HESTER

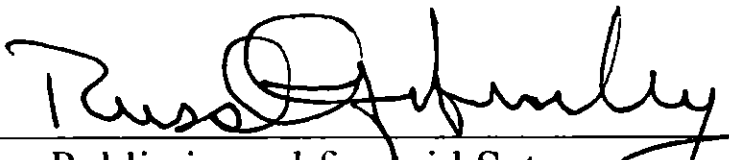
ACKNOWLEDGEMENT

State of California)
) ss
County of Tulare)

On September 3, 2014, before me, Russell F. Hurley, a Notary Public, personally appeared **Gary E. Hester** and **Anne N. Hester** who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

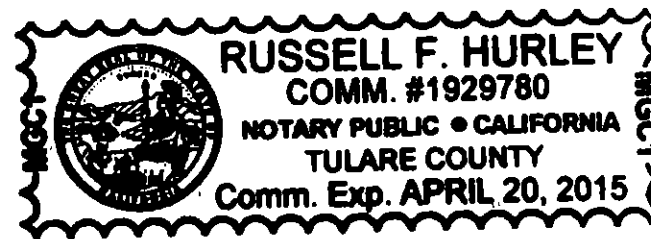
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public in and for said State

(SEAL)



2019045505

Tommy Gong
San Luis Obispo - County Clerk-Recorder
10/16/2019 12:39 PM

Recorded at the request of:
PUBLIC

Titles: 1 Pages: 7

Fees: \$114.00
Taxes: \$0.00
Total: \$114.00



**Recording requested by and when
recorded mail to:**

Paula A. Black, Esq.
RAUBER JOHNSON & BLACK
1007 N. Demaree Street
Visalia, CA 93291

Mail tax statements to:

NEAL E. HESTER, Suc. Trustee
16584 Avenue 256
Visalia, CA 93292

[THIS SPACE FOR RECORDER'S USE ONLY]



DOCUMENT TITLE: AFFIDAVIT - SUCCESSION OF TRUSTEES

IN RE: HESTER FAMILY REVOCABLE TRUST OF SEPTEMBER 28, 1998
Dale F. Hester, Deceased Trustee
Wilma J. Hester, Resigning Trustee

APNs: 064-242-029 (58.33%)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
[ADDITIONAL RECORDING FEE APPLIES]

AFFIDAVIT - SUCCESSION OF TRUSTEES
[California Probate Code Sections 18105 - 18107, Stats. 2004]

The undersigned, being of legal age, first duly sworn, deposes
and says:

1. On September 28, 1998, DALE F. HESTER and WILMA J. HESTER, as Trustors, entered into a Declaration of Trust pursuant to which was established the HESTER FAMILY REVOCABLE TRUST OF SEPTEMBER 28, 1998.

Pursuant to the terms of said Declaration of Trust, Dale F. Hester and Wilma J. Hester were named as the original Trustees.

2. On September 28, 1998, the Trustors transferred real property into the Hester Family Revocable Trust of September 28, 1998, by Grant Deed dated September 28, 1998, and recorded on October 1, 1998, as Document No. 1998-063553, San Luis Obispo County Records. The legal description of the subject real property is set forth hereinbelow.

3. On February 8, 2012, the Trustors acquired an additional interest in the real property described in Paragraph 2 above by Grant Deed dated February 8, 2012, and recorded on February 24, 2012, as Document No. 2012010103, San Luis Obispo County Records. The legal description of the subject real property is set forth hereinbelow.

3. Dale F. Hester, also known as Dale Francis Hester, died on November 26, 2018, as evidenced by a certified copy of his Certificate of Death which is attached hereto and incorporated herein by reference. Wilma J. Hester, surviving Trustee, resigned as Trustee of the subject trust on October 2, 2019, as

///

evidenced by the copy of Resignation of Trustee attached hereto as Exhibit A and made a part hereof.

4. The Declaration of Trust provides that as a result of the death of Dale F. Hester, Alias, and the resignation of Wilma J. Hester, NEAL E. HESTER is named to serve as the Successor Trustee of the trust created pursuant to said Declaration of Trust.

5. NEAL E. HESTER, the Successor Trustee of the subject trust, is recording this Affidavit with the San Luis Obispo County Recorder to establish his authority as Successor Trustee pursuant to the terms of the Declaration of Trust, and to enable him to administer and distribute trust real property pursuant to the terms of the Declaration of Trust.

6. The trust estate includes real property located in the County of San Luis Obispo, State of California, more particularly described as follows:

An undivided 58.33% interest in and to:

Lot 18 in Block 19 of Unit 3 of Paso Robles Beach Tract in the County of San Luis Obispo, State of California. [APN: 064-242-029; 2234 Pacific Avenue, Cayucos, CA]

7. Titleholders of the foregoing real property until the death of Dale F. Hester and the resignation of Wilma J. Hester were Dale F. Hester and Wilma J. Hester, Trustees of the Hester Family Revocable Trust of September 28, 1998. As a result of the death of Dale F. Hester and the resignation of Wilma J. Hester,

///

///

///

the titleholder of said real property is NEAL E. HESTER, as Successor Trustee of
the HESTER FAMILY REVOCABLE TRUST OF SEPTEMBER 28, 1998.

Dated: October 7, 2019.

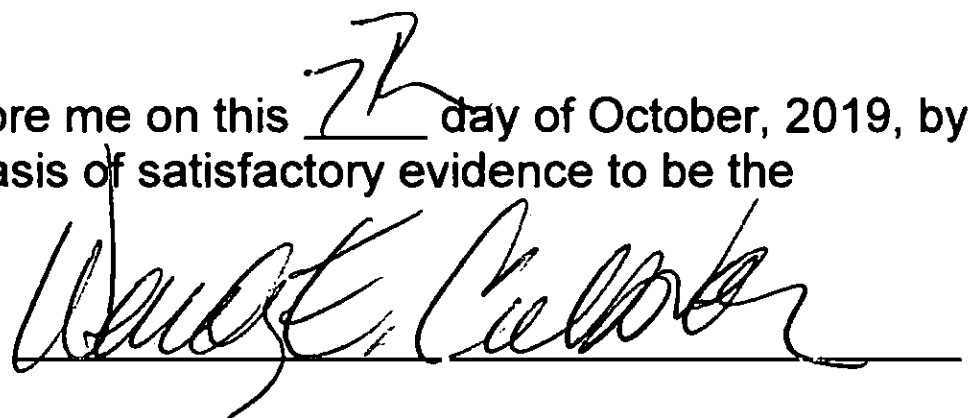
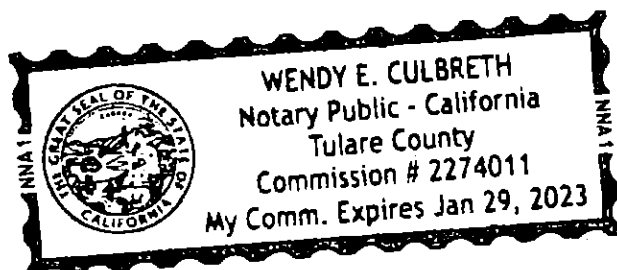


NEAL E. HESTER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF TULARE)

Subscribed and sworn to (or affirmed) before me on this 7th day of October, 2019, by
NEAL E. HESTER, proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

OFFICE OF VITAL RECORDS

COUNTY OF TULARE

TULARE, CALIFORNIA

DOC #2019045505 Page 5 of 7

3052018237530

CERTIFICATE OF DEATH

3201854002586

STATE FILE NUMBER		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT - FIRST (Given) DALE		3. LAST (Family) HESTER	
2. MIDDLE FRANCIS		4. DATE OF BIRTH mm/dd/ccyy 07/20/1930	
5. AGE Yrs. 88		6. SEX M	
7. DATE OF DEATH mm/dd/ccyy 11/26/2018		8. HOUR (24 Hours) 1020	
9. BIRTH STATE/FOREIGN COUNTRY CA		10. SOCIAL SECURITY NUMBER 4453	
11. EVER IN U.S. ARMED FORCES? ☒ YES ☐ NO ☐ UNK		12. MARITAL STATUS/SRDP (at time of death) MARRIED	
13. EDUCATION - Highest Level/Degree (see worksheet on back) BACHELOR		14. WAS DECEDENT HISPANIC/LATINO/SPANISH? (If yes, see worksheet on back) ☐ YES ☒ NO	
15. DECEDENT'S RACE - Up to 3 races may be listed (see worksheet on back) CAUCASIAN		16. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED. FARMER	
17. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) AGRICULTURE		18. YEARS IN OCCUPATION 50	
20. DECEDENT'S RESIDENCE (Street and number, or location) 32963 RIVERSIDE DRIVE			
21. CITY SPRINGVILLE		22. COUNTY/PROVINCE TULARE	
23. ZIP CODE 93265		24. YEARS IN COUNTY 88	
25. STATE/FOREIGN COUNTRY CALIFORNIA		26. INFORMANT'S NAME, RELATIONSHIP WILMA HESTER, WIFE	
27. INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and zip) 32963 RIVERSIDE DRIVE, SPRINGVILLE, CA 93265		28. NAME OF SURVIVING SPOUSE/SRDP - FIRST WILMA	
29. MIDDLE JEAN		30. LAST (BIRTH NAME) SMITH	
31. NAME OF FATHER/PARENT - FIRST JOHN		32. MIDDLE EDWARD	
33. LAST HESTER		34. BIRTH STATE CALIFORNIA	
35. NAME OF MOTHER/PARENT - FIRST SARAH		36. MIDDLE FRANCES	
37. LAST (BIRTH NAME) HART		38. BIRTH STATE CALIFORNIA	
39. DISPOSITION DATE mm/dd/ccyy 12/04/2018		40. PLACE OF FINAL DISPOSITION EXETER DISTRICT CEMETERY 719 EAST MARINETTE AVENUE, EXETER, CA 93221	
41. TYPE OF DISPOSITION(S) BU		42. SIGNATURE OF EMBALMER NOT EMBALMED	
43. LICENSE NUMBER		44. NAME OF FUNERAL ESTABLISHMENT EVANS MILLER GUINN EXETER CHAPEL	
45. LICENSE NUMBER FD1058		46. SIGNATURE OF LOCAL REGISTRAR KAREN HAUGHT, MD	
47. DATE mm/dd/ccyy 11/28/2018		101. PLACE OF DEATH PORTERVILLE CONVALESCENT HOSPITAL	
102. IF HOSPITAL, SPECIFY ONE ☐ IP ☐ ERVOP ☐ DOA ☐ Hospice ☒ Nursing Home/LTC ☐ Decedent's Home ☐ Other		103. IF OTHER THAN HOSPITAL, SPECIFY ONE ☐ Hospice ☒ Nursing Home/LTC ☐ Decedent's Home ☐ Other	
104. COUNTY TULARE		105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) 1100 W MORTON AVE	
106. CITY PORTERVILLE		107. CAUSE OF DEATH Enter the chain of events --- diseases, injuries, or complications --- that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. (A) CARDIAC ARREST (B) CORONARY ARTERY DISEASE (C) HYPERTENSION	
108. TIME INTERVAL BETWEEN ONSET AND DEATH (A) MIN (B) YRS (C) YRS (D)		109. DEATH REPORTED TO CORONER? ☐ YES ☒ NO 110. BIOPSY PERFORMED? ☐ YES ☒ NO 111. AUTOPSY PERFORMED? ☐ YES ☒ NO 112. USED IN DETERMINING CAUSE? ☐ YES ☐ NO	
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 NONE			
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date.) NO			
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. Decedent Attended Since 11/24/2018 Decedent Last Seen Alive 11/24/2018		115. SIGNATURE AND TITLE OF CERTIFIER ABBAS SYED HASNAIN M.D.	
116. LICENSE NUMBER A144151		117. DATE mm/dd/ccyy 11/27/2018	
118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE ABBAS SYED HASNAIN M.D. 560 W PUTNAM AVE SUITE 4, PORTERVILLE, CA 93257			
119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. MANNER OF DEATH ☐ Natural ☐ Accident ☐ Homicide ☐ Suicide ☐ Pending Investigation ☐ Could not be determined			
120. INJURED AT WORK? ☐ YES ☐ NO ☐ UNK			
121. INJURY DATE mm/dd/ccyy			
122. HOUR (24 Hours)			
123. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)			
124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)			
125. LOCATION OF INJURY (Street and number, or location, and city, and zip)			
126. SIGNATURE OF CORONER / DEPUTY CORONER		127. DATE mm/dd/ccyy	
128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER			

STATE REGISTRAR	A	B	C	D	E	FAX AUTH.#	CENSUS TRACT
-----------------	---	---	---	---	---	------------	--------------

CERTIFIED COPY OF VITAL RECORDS
STATE OF CALIFORNIA, COUNTY OF TULARE

This is a true and exact reproduction of the document officially registered and placed on file in the VITAL STATISTICS OFFICE, COUNTY OF TULARE HEALTH AND HUMAN SERVICE AGENCY.

DATE ISSUED **DEC 06 2018**

Karen Haught
Karen Haught, M.D., M.P.H., Tulare County Health Officer
Registrar of Vital Statistics

This copy is not valid unless prepared on an engraved border, displaying date, seal and signature of the County Health Officer.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

RESIGNATION OF TRUSTEE

I hereby resign as Trustee of the HESTER FAMILY REVOCABLE TRUST OF SEPTEMBER 28, 1998, as amended, the DALE F. HESTER BYPASS TRUST OF NOVEMBER 26, 2018, and the WILMA J. HESTER SURVIVOR'S TRUST OF NOVEMBER 26, 2018, effective immediately, and confirm the appointment of NEAL E. HESTER as Successor Trustee, as set forth in Section 1.04 of said Declaration of Trust, as amended.

Dated: October 2, 2019.



WILMA J. HESTER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF TULARE)

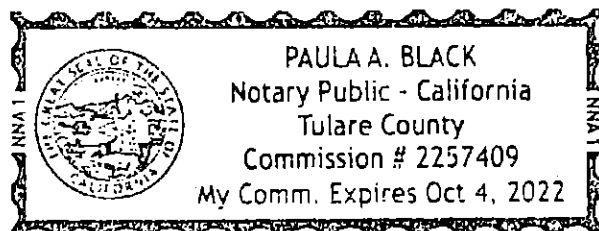
On October 2, 2019, before me, PAULA A. BLACK, Notary Public, personally appeared WILMA J. HESTER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Official seal.





If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ____ of the document recorded on _____ (date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

By:

Date:

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

JAMES C. JOHNSON, Esq.
JOHNSON & BLACK, LLP
P. O. Box 8138
Visalia, CA 93290

MAIL TAX STATEMENTS TO:

NEAL E. HESTER
16584 Avenue 256
Visalia, CA 93292

2024034660

Elaina Cano
San Luis Obispo - County Clerk-Recorder
11/22/2024 11:48 AM

Recorded at the request of:
PUBLIC

Titles: 1 Pages: 1

Fees: \$91.00
Taxes: \$0.00
Total: \$91.00



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

FILED <i>[Signature]</i>	FEE PAID	EXEMPT
-----------------------------	----------	--------

THE UNDERSIGNED GRANTOR (s) DECLARE (s)

DOCUMENTARY TRANSFER TAX IS \$None. No transfer tax due: This conveyance is to effectuate a bona fide unilateral gift between parent and child pursuant to instructions from Donator, or by operation of law, upon her death, and her estate has not received, nor will be receiving anything in return. R&T Code §11930

☒ unincorporated area ☐ City of _____

Parcel No. 064-242-029

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

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

NEAL E. HESTER, Successor Trustee of WILMA J. HESTER SURVIVOR'S TRUST OF NOVEMBER 26, 2018,

hereby GRANT(S) to BETH FRANCES HARPER, as her separate property, as to an undivided one-third (1/3) interest, JULIE MAY HESTER CAMERON, as her separate property, as to an undivided one-third (1/3) interest, and NEAL E. HESTER, as his separate property, as to an undivided one-third (1/3) interest, as tenants in common,

the following described real property in the County of San Luis Obispo, State of California:

An undivided 58.33% interest in and to:

Lot 18 in Block 19 of Unit 3 of Paso Robles Beach Tract in the County of San Luis Obispo, State of California. [APN: 064-242-029; 2234 Pacific Avenue, Cayucos, CA].

Dated November 19, 2024

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

WILMA J. HESTER SURVIVOR'S TRUST OF NOVEMBER 26, 2018

By: *[Signature]*
NEAL E. HESTER, Successor Trustee

STATE OF CALIFORNIA
COUNTY OF TULARE } ss.

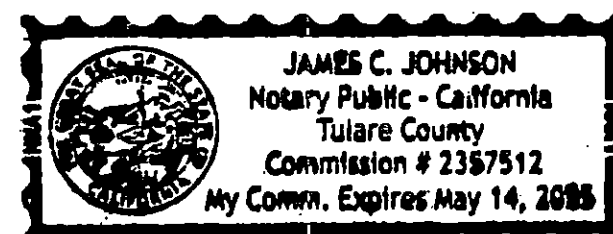
On November 19, 2024, before me,
JAMES C. JOHNSON, Notary Public,
personally appeared NEAL E. HESTER

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature *[Signature]*



(This area for official notarial seal)

END OF DOCUMENT

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ____ of the document recorded on _____(date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

By:

Date:

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

JAMES C. JOHNSON, Esq.
JOHNSON & BLACK, LLP
P. O. Box 8138
Visalia, CA 93290

MAIL TAX STATEMENTS TO:

NEAL E. HESTER & MAUREEN J.
HESTER, Trustees
16584 Avenue 256
Visalia, CA 93292

2024034661

Elaina Cano
San Luis Obispo - County Clerk-Recorder
11/22/2024 11:48 AM

Recorded at the request of:
PUBLIC

Titles: 1 Pages: 1

Fees: \$91.00
Taxes: \$0.00
Total: \$91.00



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

FILED	FEE PAID	EXEMPT

THE UNDERSIGNED GRANTOR (s) DECLARE (s)

DOCUMENTARY TRANSFER TAX IS \$None. No transfer tax due: This conveyance is to effectuate a bona fide unilateral gift between parent and child pursuant to instructions from Donator, or by operation of law, upon her death, and her estate has not received, nor will be receiving anything in return. R&T Code §11930

☒ unincorporated area ☐ City of _____

Parcel No. 064-242-029

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

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

NEAL E. HESTER, as to an undivided one-third (1/3) interest in an undivided 58.33% interest,

hereby GRANT(S) to NEAL E. HESTER and MAUREEN J. HESTER, Trustees of the HESTER FAMILY
REVOCABLE TRUST OF FEBRUARY 24, 2010,

the following described real property in the County of San Luis Obispo, State of California:

Lot 18 in Block 19 of Unit 3 of Paso Robles Beach Tract in the County of San Luis Obispo, State of California. [APN: 064-242-029; 2234 Pacific Avenue, Cayucos, CA].

Dated November 19, 2024

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

By:
NEAL E. HESTER

STATE OF CALIFORNIA
COUNTY OF TULARE } ss.

On November 19, 2024, before me,
JAMES C. JOHNSON, Notary Public,
personally appeared NEAL E. HESTER

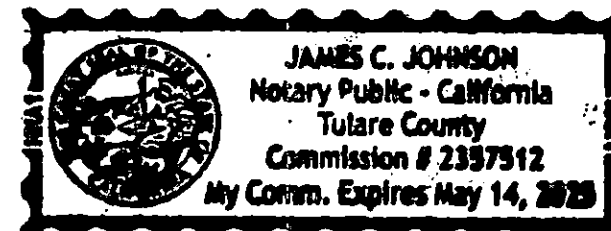
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

(This area for official notarial seal)



END OF DOCUMENT

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ____ of the document recorded on _____ (date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

By:

Date:

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

JAMES C. JOHNSON, Esq.
JOHNSON & BLACK, LLP
P. O. Box 8138
Visalia, CA 93290

MAIL TAX STATEMENTS TO:

NEAL E. HESTER & MAUREEN J.
HESTER, Trustees
16584 Avenue 256
Visalia, CA 93292

2024034661

Elaina Cano
San Luis Obispo - County Clerk-Recorder
11/22/2024 11:48 AM

Recorded at the request of:
PUBLIC

Titles: 1 Pages: 1

Fees: \$91.00
Taxes: \$0.00
Total: \$91.00



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

FILED	FEE PAID	EXEMPT

THE UNDERSIGNED GRANTOR (s) DECLARE (s)

DOCUMENTARY TRANSFER TAX IS \$None. No transfer tax due: This conveyance is to effectuate a bona fide unilateral gift between parent and child pursuant to instructions from Donator, or by operation of law, upon her death, and her estate has not received, nor will be receiving anything in return. R&T Code §11930

☒ unincorporated area ☐ City of _____

Parcel No. 064-242-029

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

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

NEAL E. HESTER, as to an undivided one-third (1/3) interest in an undivided 58.33% interest,

hereby GRANT(S) to NEAL E. HESTER and MAUREEN J. HESTER, Trustees of the HESTER FAMILY
REVOCABLE TRUST OF FEBRUARY 24, 2010,

the following described real property in the County of San Luis Obispo, State of California:

Lot 18 in Block 19 of Unit 3 of Paso Robles Beach Tract in the County of San Luis Obispo, State of California. [APN: 064-242-029; 2234 Pacific Avenue, Cayucos, CA].

Dated November 19, 2024

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

By:
NEAL E. HESTER

STATE OF CALIFORNIA
COUNTY OF TULARE } ss.

On November 19, 2024, before me,
JAMES C. JOHNSON, Notary Public,
personally appeared NEAL E. HESTER

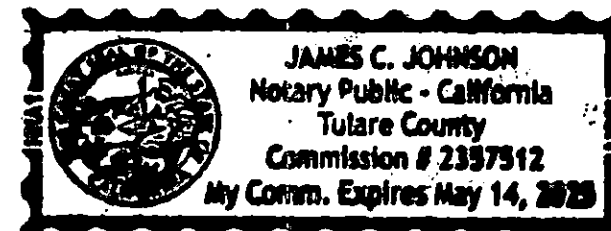
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

(This area for official notarial seal)



END OF DOCUMENT

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ____ of the document recorded on _____ (date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

By:

Date:

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

JAMES C. JOHNSON, ESQ.
JOHNSON & BLACK, LLP
PO Box 8138,
Visalia, CA 93290

MAIL TAX STATEMENTS TO:

Neal E. and Maureen J. Hester, Trustees
16584 Avenue 256
Visalia, CA 93292

2025010205

Elaina Cano
San Luis Obispo - County Clerk-Recorder
04/14/2025 10:23 AM

Recorded at the request of:
PUBLIC

Titles: 1 Pages: 1

Fees: \$101.00
Taxes: \$0.00
Total: \$101.00



SURVEY MONUMENT FEE \$10.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

FILED	FEE PAID	EXEMPT
LM		

THE UNDERSIGNED GRANTOR (s) DECLARE (s)

DOCUMENTARY TRANSFER TAX IS \$ No transfer tax due: This conveyance is to transfer Grantors' interest to their revocable living trust created on February 24, 2010. R & T Code, §11930..

☒ unincorporated area ☐ City of _____

Parcel No. 064-242-029

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

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

NEAL E. HESTER and MAUREEN J. HESTER, husband and wife,

hereby GRANT(S) to NEAL E. HESTER and MAUREEN J. HESTER, as Trustees of the HESTER FAMILY REVOCABLE TRUST OF FEBRUARY 24, 2010, as to an undivided 16.666% interest,

the following described real property in the County of San Luis Obispo, State of California:

Lot 18 in Block 19 of Unit 3 Paso Robles Beach Tract, in the County of San Luis Obispo, State of California, according to the Map thereof recorded December 6, 1928 in Book 3, Page 115 of Maps in the Office of the San Luis Obispo County Records. [APN: 064-242-029; commonly described as 2234 Pacific Avenue, Cayucos, CA]

Dated March 19, 2025

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

NEAL E. HESTER

MAUREEN J. HESTER

STATE OF CALIFORNIA
COUNTY OF TULARE } ss.

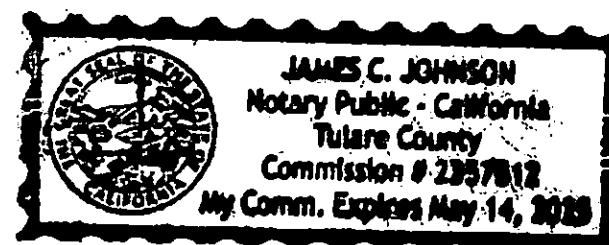
On March 19, 2025 before me,
JAMES C. JOHNSON, Notary Public,
personally appeared NEAL E. HESTER and
MAUREEN J. HESTER

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature



(This area for official notarial seal)

END OF DOCUMENT

MAP OF
PASO ROBLES BEACH N°3.
A SUBDIVISION OF A PART OF LOT 45.
OF THE RANCHO MORRO Y CAYUCOS.
SAN LUIS OBISPO CO. CALIF.

OWNER'S CERTIFICATE

We, the undersigned, do hereby certify that we are all the owners and others in interest and the only ones whose consent and signatures are necessary to pass a clear title to the tract of land and its subdivisions hereon delineated "Map of Paso Robles Beach N°3", that this is a correct map of an actual survey made by our consent and under our directions and is the map by which deeds, contracts and other instruments in writing relating to said lands will be drawn and that we hereby offer and dedicate to public use all the streets, avenues and lanes shown hereon.

Dated this 12th day of October A.D. 1928.

PASO ROBLES BEACH CO.

By J. A. Fisher President.
By Geo. Robinson Secretary

NOTARIAL

State of California } ss.
County of San Luis Obispo }

On this 12th day of October A.D. 1928, before me KAY R. LYON a Notary Public in and for the County of San Luis Obispo, State of California, duly commissioned and sworn, personally appeared A. Fister known to me to be the President and Geo. Robinson known to me to be the Secretary of the Corporation that executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

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

Kay R. Lyon
Notary Public Aforesaid

SURVEYOR'S CERTIFICATE

I, Kenneth Beck, hereby certify that I am a Civil Engineer and this map, consisting of two sheets correctly represents a survey made under my supervision, and that all the monuments shown hereon actually exist and their positions are correctly shown.

Kenneth Beck

TAX BOND

I, John G. Driscoll, Clerk of the County of San Luis Obispo, State of California, do hereby certify that the Tax Bond required by Section 3, of Chapter 306 of the Statutes of the State of California, of the year A.D. 1913, has been approved by the Board of Supervisors of the hereinbefore named County, and is now on file in my office.

County Clerk Aforesaid

TAX CERTIFICATE

I, the undersigned, Harry A. Truesdale, County Auditor of the County of San Luis Obispo, State of California do hereby certify that there are no liens for unpaid State, County, Municipal or other taxes, except taxes not yet payable against the property hereon delineated as "Map of Paso Robles Beach N°3" nor against any part thereof.

Witness my hand and official seal this 21st day of Jan. A.D. 1928

File No. 287B

Harry A. Truesdale
County Auditor Aforesaid

APPROVAL OF SUPERVISORS.

The "Map of Paso Robles Beach N°3" whereon this certificate is endorsed is hereby approved by the Board of Supervisors of the County of San Luis Obispo, State of California, in accordance with the provisions of Section 4 of Chapter 231, of Statutes of the State of California, of the year A.D. 1907, as amended, and the streets, avenues and lanes offered and dedicated by the owners, are not accepted on behalf of the public.

Witness our hands and official seal this 4th day of February A.D. 1929

Wm. Driscoll
Chairman of the Board of Supervisors
John G. Driscoll
County Clerk

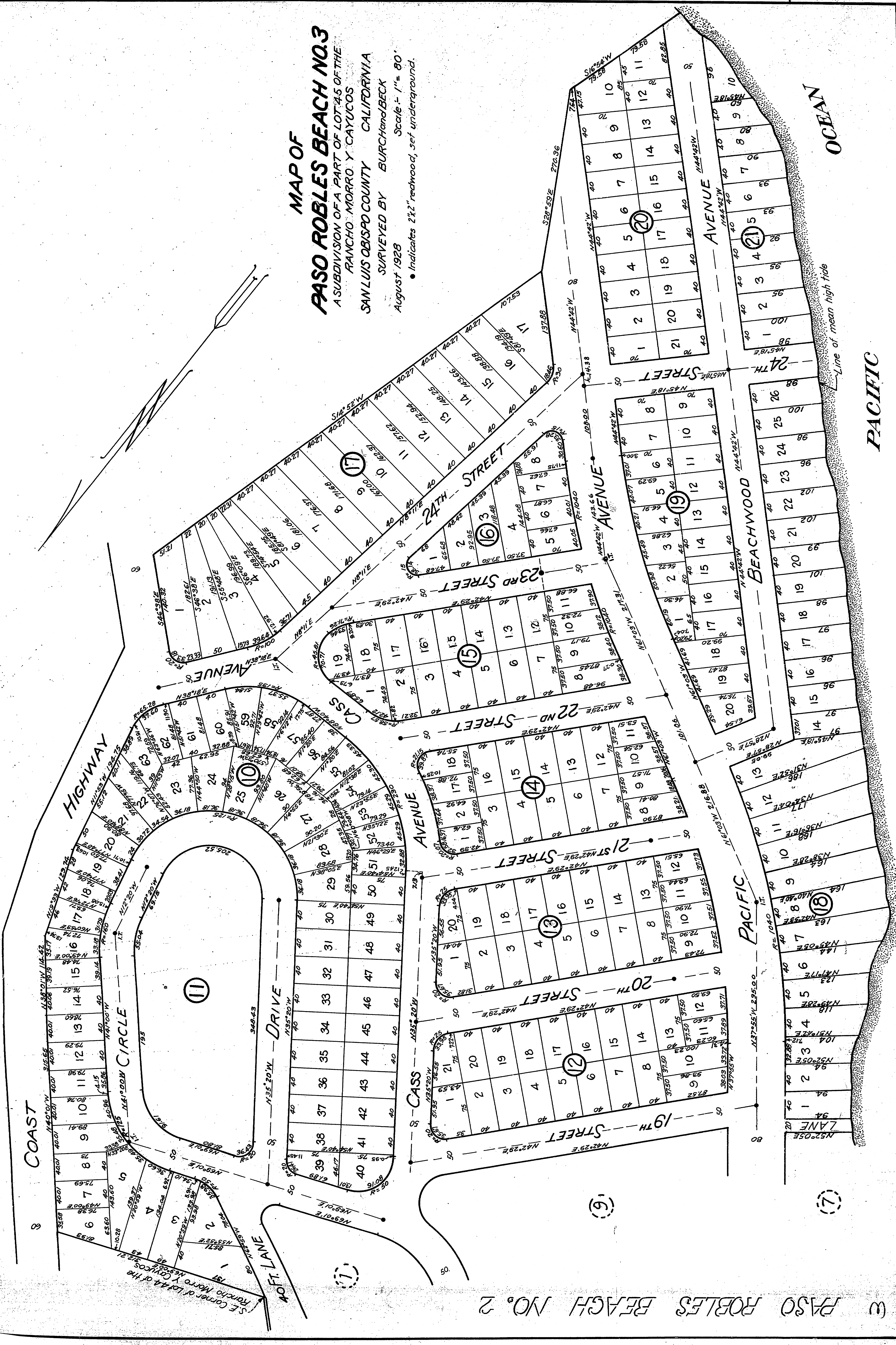
This map is hereby approved this 23 day of Jan. A.D. 1929

A. D. Campbell
District Attorney of San Luis Obispo County,
State of California.

Filed for record at page 115 Volume 3 of Maps, San Luis Obispo County Records, at request of Am. Brown at 3 hr. 30 min. P. M. February 7th A.D. 1929

W. L. Ramage
County Recorder of San Luis Obispo County
State of California.

DECLARATION RESOLUTIONS VOL. 2270 PG. 725 O.R.
DECLARATION RESOLUTIONS VOL. 226 PG. 260 O.R.



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Co. Clerk

IN THE BOARD OF SUPERVISORS
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

8

.00 RE
.00CKBL

Mon day April 11, 1983

PRESENT: Supervisors Bill Coy, Kurt P. Kupper, Ruth Brackett, Jeff Jorgensen,
Chairman Jerry Diefenderfer

ABSENT: None

DOC. NO 20211
OFFICIAL RECORDS
SAN LUIS OBISPO CO., CAL

RESOLUTION NO. 83-133
RESOLUTION VACATING A PORTION OF BEACHWOOD AVENUE
COUNTY ROAD NO. 276, SUPERVISORIAL DISTRICT NO. 2 MAY 10 1983

FRANCIS M. COONEY
County Clerk-Recorder

The following resolution is hereby offered and read:

TIME 2:25 PM

WHEREAS, on January 24, 1983, this Board directed the County Engineer to initiate proceedings to vacate a portion of Beachwood Avenue, County Road No. 276, in the Town of Cayucos, as hereinafter described, and

WHEREAS, pursuant to Chapter 3, Part 3, Division 9 of the Streets and Highways Code this Board of Supervisors duly adopted a resolution and notice of intention to vacate a portion of Beachwood Avenue, County Road No. 276, in the Town of Cayucos; and

WHEREAS, in said resolution and notice the date of hearing on the resolution of vacation was set for the 11th day of April, 1983, at 10:00 o'clock a.m. in the Supervisors Chambers; and

WHEREAS, said notice of intention to vacate was posted and published as required by Chapter 3, Part 3, Division 9 of the Streets and Highways Code; and

WHEREAS, said hearing was duly held and opportunity was given to all interested persons to present evidence for and against said vacation; and

WHEREAS, the Planning Commission considered the proposed vacation and reported on the 24th day of February, 1983, that said vacation is in conformity with the General Plan provided a condition to ensure lateral beach access was complied with prior to said vacation; and

WHEREAS, said condition has been complied with, and

WHEREAS, the County Engineer recommended vacation; and

WHEREAS, it is in the public interest that the hereinafter described portion of said County Road be vacated.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of San Luis Obispo, State of California, finds, declares and determines as follows:

1. That the recitals set forth above are true and correct.
2. That this Board finds, from all of the evidence submitted, that that portion of Beachwood Avenue, County Road No. 276, in the Town of Cayucos, and more particularly described in Exhibit A and shown on Exhibit B (map), each attached hereto and made a part hereof, is unnecessary for present or prospective public use.
3. That this Board has determined, pursuant to Streets and Highways Code, Section 2381, that said portion of Beachwood Avenue, County Road No. 276, is not useful as a non-motorized transportation facility, as defined in Streets and Highways Code Section 156.

4. That it be and hereby is ordered that that portion of Beachwood Avenue, County Road No. 276, in the Town of Cayucos, and more particularly described in Exhibit A and shown on Exhibit B (map), each attached hereto and made a part hereof, is vacated as a County Road of the County of San Luis Obispo, State of California.
5. That in support of this Board's decision to vacate said road, this Board hereby adopts, and incorporates by reference herein, those Findings of Fact set forth in County Engineering Department letter dated March 29, 1983, recommending vacation.
6. That prior to adopting this resolution, this Board considered the General Plan and the recommendation of the Planning Commission that said vacation of Beachwood Avenue, County Road No. 276, is in conformity with the General Plan.
7. That the County Clerk of the County of San Luis Obispo be and hereby is ordered and directed to record a certified copy of this resolution, attested by the Clerk under seal, in the Office of the County Recorder of the County of San Luis Obispo, State of California.
8. That upon such recordation, the vacation is complete.

On motion of Supervisor Coy, seconded by Supervisor Kupper, and on the following roll call vote, to-wit:

AYES: Supervisors Coy, Kupper, Brackett, Jorgensen,
Chairman Diefenderfer

NOES: None

ABSENT: None

ABSTAINING: None

the foregoing resolution is hereby adopted.

ATTEST:

Jerry Diefenderfer
Chairman of the Board of Supervisors

[Signature]
Clerk of the Board of Supervisors

RECOMMENDED FOR APPROVAL
Right-of-Way Agent

APPROVED AS TO FORM AND
LEGAL EFFECT:
County Counsel

RECOMMENDED FOR APPROVAL
County Engineer

By [Signature]
Deputy County Counsel
Co. Eng. TJS/ds

[Signature]

STATE OF CALIFORNIA, } ss.
County of San Luis Obispo, }

I, FRANCIS M. COONEY, County Clerk and ex-officio Clerk of the Board of Supervisors, in and for the County of San Luis Obispo, State of California, do hereby certify the foregoing to be a full, true and correct copy of an order made by the Board of Supervisors, as the same appears spread upon their minute book.

WITNESS my hand and the seal of said Board of Supervisors, affixed this 9th day of May, 1982.

(SEAL)

FRANCIS M. COONEY

County Clerk and Ex-Officio Clerk of the Board of Supervisors

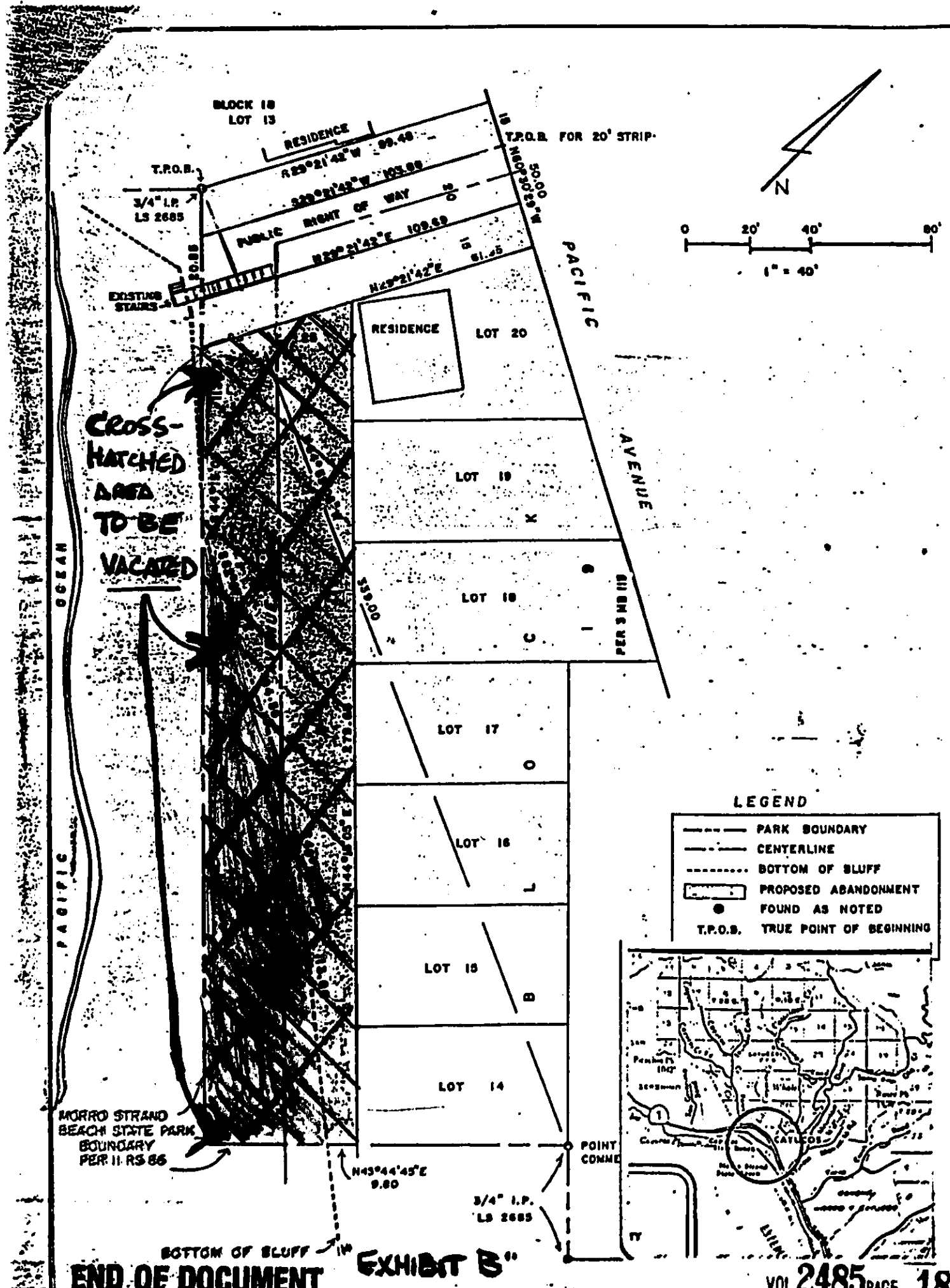
By [Signature]

Vacation of a Portion of Beachwood Avenue
County Road No. 276, Supervisorial District No. 2

All that portion of the right of way of Beachwood Avenue of the Paso Robles Beach No. 3 Subdivision in the County of San Luis Obispo, State of California, according to the map of said Paso Robles Beach No. 3 Subdivision, recorded in Book 3 of Maps at page 115, Records of the County of San Luis Obispo, described as follows:

All that portion of the right of way of the above mentioned Beachwood Avenue lying southeasterly of a line being the prolongation of the westerly boundary of Lot 20, Block 19 of the Paso Robles Beach No. 3 Subdivision; excepting the 50 foot wide strip of right of way between Pacific Avenue and Lots 13 and 20 of Block 18 of said subdivision, as shown on said map.

EXHIBIT A



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
CO. CLERK

IN THE BOARD OF SUPERVISORS⁸⁹⁷⁸
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

8
00-RE
00CKBL

Mon day July 11, 19 83

PRESENT: Supervisors Bill Coy, Kurt P. Kupper, Ruth Brackett, Jeff Jorgensen,
and Chairman Jerry Diefenderfer

DOC. NO 33271
OFFICIAL RECORDS
SAN LUIS OBISPO CO., CAL

ABSENT: None

JUL 20 1983

RESOLUTION NO. 83-269

FRANCIS M. COONEY
County Clerk-Recorder

RESOLUTION CORRECTING RESOLUTION NO. 83-133, TIME
VACATION OF A PORTION OF BEACHWOOD AVENUE, 3:30 PM
COUNTY ROAD NO. 276, SUPERVISORIAL DISTRICT NO. 2

The following resolution is hereby offered and read:

WHEREAS, on April 11, 1983, by Resolution No. 83-133, the Board
of Supervisors vacated a portion of Beachwood Avenue in Cayucos; and

WHEREAS, the resolution was duly recorded; and

WHEREAS, in the said resolution there was an error discovered
in the legal description of Exhibit A; and

WHEREAS, it is necessary and proper to correct the Exhibit by
rerecording the original resolution.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of
Supervisors of the County of San Luis Obispo, State of California,
finds, declares and determines as follows:

1. That the recitals set forth above are true and correct.
2. That the County Clerk of the County of San Luis Obispo be and
hereby is ordered and directed to record a certified copy of
this resolution together with the previous Resolution No.
83-133, attested by the Clerk under seal, in the Office of the
County Recorder of the County of San Luis Obispo, State of
California.

On motion of Supervisor Jorgensen, seconded by
Supervisor Kupper, and on the following roll call
vote, to-wit:

AYES: Supervisors Jorgensen, Kupper, Coy, Brackett, Chairman
Diefenderfer

NOES: None

ABSENT: None

ABSTAINING: None

the foregoing resolution is hereby adopted.

ATTEST:

Jerry Diefenderfer
Chairman of the Board of Supervisors

[Signature]
Clerk of the Board of Supervisors

Co. Eng. TJS/nt

CD-34

C-14
2
VOL 2504 PAGE 502

STATE OF CALIFORNIA) ss
COUNTY OF SAN LUIS OBISPO)

I, FRANCIS M. COONEY, County Clerk of the above
entitled County, and Ex-Officio Clerk of the Board of
Supervisors thereof, do hereby certify the foregoing
to be a full, true and correct copy of an order entered
in the minutes of said Board of Supervisors, and now
remaining of record in my office.

Witness, my hand and seal of said Board of Super-
visors this 19th day of July

1983
FRANCIS M. COONEY
County Clerk and Ex-Officio Clerk of the
Board of Supervisors

By Lillian L. Stewart
Deputy Clerk

Vacation of a Portion of Beachwood Avenue
County Road No. 276, Supervisorial District No. 2

All that portion of the right of way of Beachwood Avenue of the Paso Robles Beach No. 3 Subdivision in the County of San Luis Obispo, State of California, according to the map of said Paso Robles Beach No. 3 Subdivision, recorded in Book 3 of Maps at page 115, Records of the County of San Luis Obispo, described as follows:

All that portion of the right of way of the above mentioned Beachwood Avenue lying southeasterly of a line being the prolongation of the westerly boundary of Lot 20, Block 19 of the Paso Robles Beach No. 3 Subdivision; excepting the 50 foot wide strip of right of way between Pacific Avenue and Lot 13 of Block 18 and Lot 20 of Block 19 of said subdivision, as shown on said map.

C-14
3

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Co. Clerk

IN THE BOARD OF SUPERVISORS
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

8

.00 RR.
.00CKBL

Mon day April 11, 1983

PRESENT: Supervisors Bill Coy, Kurt P. Kupper, Ruth Brackett, Jeff Jorgensen,
Chairman Jerry Diefenderfer

ABSENT: None

RESOLUTION NO. 83-133
RESOLUTION VACATING A PORTION OF BEACHWOOD AVENUE
COUNTY ROAD NO. 276, SUPERVISORIAL DISTRICT NO. 2 MAY 10 1983

DOC. NO 20211
OFFICIAL RECORDS
SAN LUIS OBISPO CO., CAL

FRANCIS M. COONEY
County Clerk-Recorder

TIME 2:25 PM

The following resolution is hereby offered and read:

WHEREAS, on January 24, 1983, this Board directed the County Engineer to initiate proceedings to vacate a portion of Beachwood Avenue, County Road No. 276, in the Town of Cayucos, as hereinafter described, and

WHEREAS, pursuant to Chapter 3, Part 3, Division 9 of the Streets and Highways Code this Board of Supervisors duly adopted a resolution and notice of intention to vacate a portion of Beachwood Avenue, County Road No. 276, in the Town of Cayucos; and

WHEREAS, in said resolution and notice the date of hearing on the resolution of vacation was set for the 11th day of April, 1983, at 10:00 o'clock a.m. in the Supervisors Chambers; and

WHEREAS, said notice of intention to vacate was posted and published as required by Chapter 3, Part 3, Division 9 of the Streets and Highways Code; and

WHEREAS, said hearing was duly held and opportunity was given to all interested persons to present evidence for and against said vacation; and

WHEREAS, the Planning Commission considered the proposed vacation and reported on the 24th day of February, 1983, that said vacation is in conformity with the General Plan provided a condition to ensure lateral beach access was complied with prior to said vacation; and

WHEREAS, said condition has been complied with, and

WHEREAS, the County Engineer recommended vacation; and

WHEREAS, it is in the public interest that the hereinafter described portion of said County Road be vacated.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of San Luis Obispo, State of California, finds, declares and determines as follows:

1. That the recitals set forth above are true and correct.
2. That this Board finds, from all of the evidence submitted, that that portion of Beachwood Avenue, County Road No. 276, in the Town of Cayucos, and more particularly described in Exhibit A and shown on Exhibit B (map), each attached hereto and made a part hereof, is unnecessary for present or prospective public use.
3. That this Board has determined, pursuant to Streets and Highways Code, Section 2381, that said portion of Beachwood Avenue, County Road No. 276, is not useful as a non-motorized transportation facility, as defined in Streets and Highways Code Section 156.

CD-34

VOL 2485 PAGE 14

VOL 2504 PAGE 505

4. That it be and hereby is ordered that that portion of Beachwood Avenue, County Road No. 276, in the Town of Cayucos, and more particularly described in Exhibit A and shown on Exhibit B (map), each attached hereto and made a part hereof, is vacated as a County Road of the County of San Luis Obispo, State of California.
5. That in support of this Board's decision to vacate said road, this Board hereby adopts, and incorporates by reference herein, those Findings of Fact set forth in County Engineering Department letter dated March 29, 1983, recommending vacation.
6. That prior to adopting this resolution, this Board considered the General Plan and the recommendation of the Planning Commission that said vacation of Beachwood Avenue, County Road No. 276, is in conformity with the General Plan.
7. That the County Clerk of the County of San Luis Obispo be and hereby is ordered and directed to record a certified copy of this resolution, attested by the Clerk under seal, in the Office of the County Recorder of the County of San Luis Obispo, State of California.
8. That upon such recordation, the vacation is complete.

On motion of Supervisor Coy, seconded by
Supervisor Kupper, and on the following roll call vote,
to-wit:

AYES: Supervisors Coy, Kupper, Brackett, Jorgensen,
Chairman Diefenderfer

NOES: None

ABSENT: None

ABSTAINING: None

the foregoing resolution is hereby adopted.

ATTEST:

Jerry Diefenderfer
Chairman of the Board of Supervisors

[Signature]
Clerk of the Board of Supervisors

RECOMMENDED FOR APPROVAL
Right-of-Way Agent

APPROVED AS TO FORM AND
LEGAL EFFECT:
County Counsel

[Signature]
RECOMMENDED FOR APPROVAL
County Engineer

By [Signature]
Deputy County Counsel

Co. Eng. TJS/ds

STATE OF CALIFORNIA, } ss.
County of San Luis Obispo, }

I, FRANCIS M. COONEY, County Clerk and ex-officio Clerk
of the Board of Supervisors, in and for the County of San Luis Obispo, State of California, do
hereby certify the foregoing to be a full, true and correct copy of an order made by the Board
of Supervisors, as the same appears spread upon their minute book.

WITNESS my hand and the seal of said Board of Supervisors, signed this
day of May, 1982.

(SEAL)

FRANCIS M. COONEY
County Clerk and Ex-Officio Clerk of the Board
of Supervisors

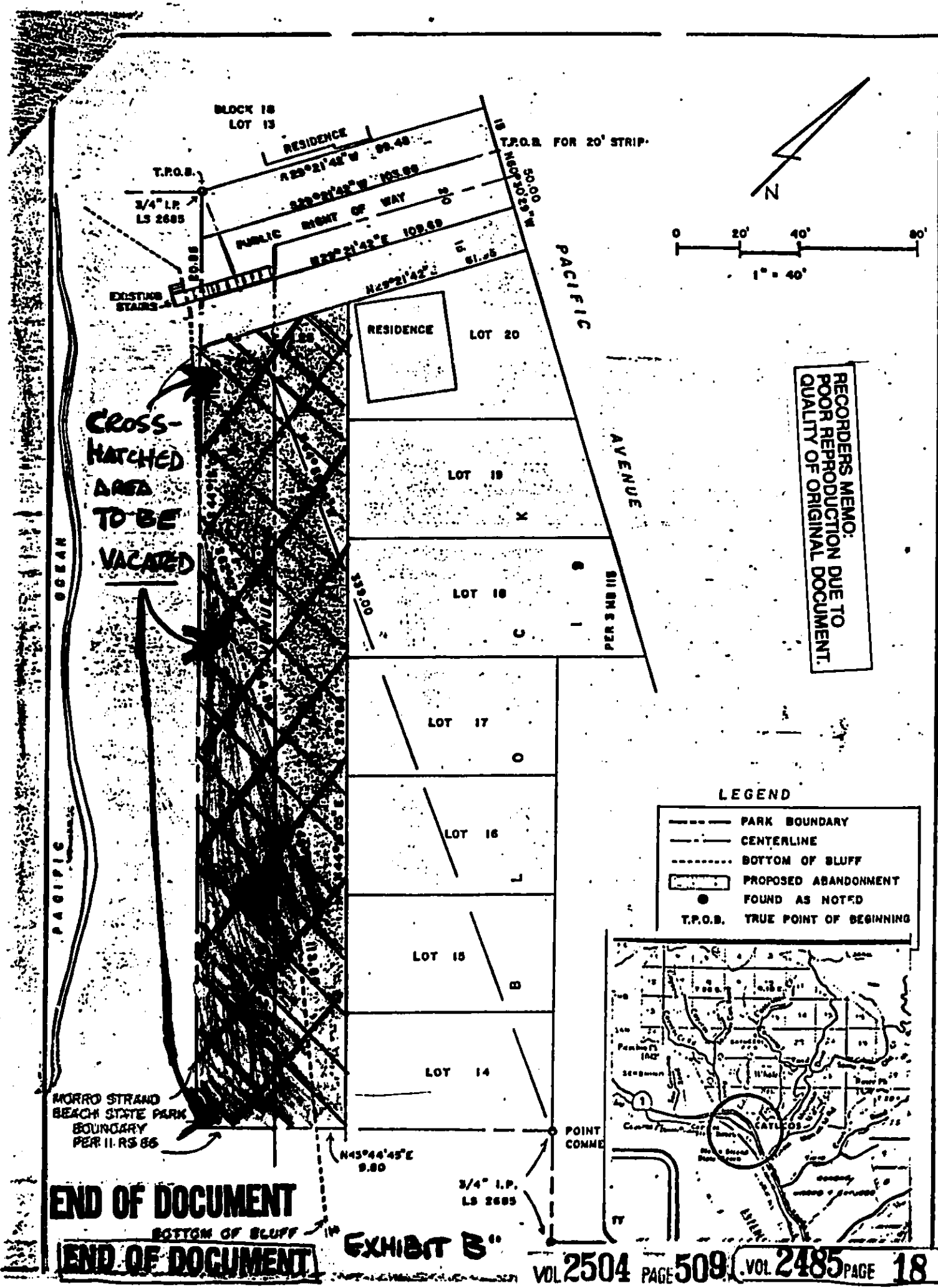
By [Signature]
Deputy Clerk

Vacation of a Portion of Beachwood Avenue
County Road No. 276, Supervisorial District No. 2

All that portion of the right of way of Beachwood Avenue of the Paso Robles Beach No. 3 Subdivision in the County of San Luis Obispo, State of California, according to the map of said Paso Robles Beach No. 3 Subdivision, recorded in Book 3 of Maps at page 115, Records of the County of San Luis Obispo, described as follows:

All that portion of the right of way of the above mentioned Beachwood Avenue lying southeasterly of a line being the prolongation of the westerly boundary of Lot 20, Block 19 of the Paso Robles Beach No. 3 Subdivision; excepting the 50 foot wide strip of right of way between Pacific Avenue and Lots 13 and 20 of Block 18 of said subdivision, as shown on said map.

EXHIBIT A



If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ____ of the document recorded on _____ (date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

By:

Date:

RECORDING REQUESTED BY AND)
WHEN RECORDED MAIL TO:)
Russell F. Hurley, Esq.)
DOWLING AARON INCORPORATED)
403 N. Floral Street)
Visalia, CA 93291)

MAIL TAX STATEMENTS TO:)
Mr. & Mrs. Gary E. Hester)
P.O. Box 189)
Farmersville, CA 93223)

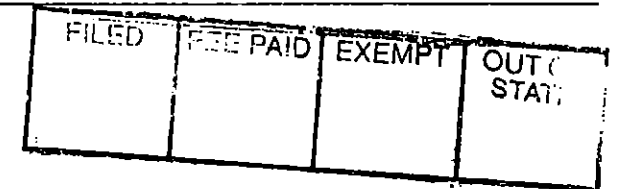
DOC#: **2014036698**



Titles:	1	Pages:	2
Fees			17.00
Taxes			0.00
Others			0.00
PAID			\$17.00

SPACE ABOVE LINE FOR RECORDER'S USE

Assessor's Parcel No.: 064-242-029



TRUST TRANSFER DEED

Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e. Calif. Const. Art 13A§1 et seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary transfer tax is \$ -0-,

- _____ Computed on the full value of the interest or property conveyed, or
_____ Computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
☒ There is no Documentary transfer tax due. (Transfer to Trust. R. & T. Code, §11930)
☒ Unincorporated area _____ City of _____ and _____

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has /have checked the applicable exclusion:

- ☒ Transfer to a revocable trust;
_____ Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;
_____ Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;
_____ Change to trustee holding title;
_____ Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.
_____ Other: _____

GRANTOR(S):

GARY E. HESTER and ANNE N. HESTER, husband and wife, as community property,

hereby GRANT(S) to:

GARY E. HESTER and ANNE N. HESTER, trustees of the **2014 HESTER TRUST**, U/D/T 9-3-2014,

as to an undivided twenty-five percent (25%) interest in and to the following described property in the County of **SAN LUIS OBISPO**, State of California:

LOT 18 IN BLOCK 19 OF UNIT 3 OR PASO ROBLES BEACH TRACT IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

APN: 064-242-029 (2234 Pacific Avenue, Cayucos, CA 93430)

Dated: September 3, 2014

GARY E. HESTER

ANNE N. HESTER

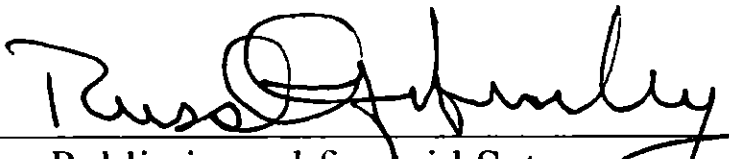
ACKNOWLEDGEMENT

State of California)
) ss
County of Tulare)

On September 3, 2014, before me, Russell F. Hurley, a Notary Public, personally appeared **Gary E. Hester** and **Anne N. Hester** who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

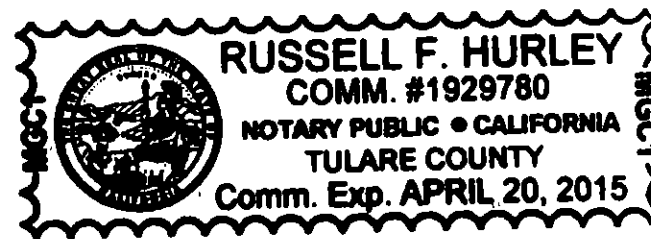
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public in and for said State

(SEAL)



RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

JAMES C. JOHNSON, Esq.
JOHNSON & BLACK, LLP
P. O. Box 8138
Visalia, CA 93290

MAIL TAX STATEMENTS TO:

NEAL E. HESTER
16584 Avenue 256
Visalia, CA 93292

2024034660

Elaina Cano
San Luis Obispo - County Clerk-Recorder
11/22/2024 11:48 AM

Recorded at the request of:
PUBLIC

Titles: 1 Pages: 1

Fees: \$91.00
Taxes: \$0.00
Total: \$91.00



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

FILED <i>[Signature]</i>	FEE PAID	EXEMPT
-----------------------------	----------	--------

THE UNDERSIGNED GRANTOR (s) DECLARE (s)

DOCUMENTARY TRANSFER TAX IS \$None. No transfer tax due: This conveyance is to effectuate a bona fide unilateral gift between parent and child pursuant to instructions from Donator, or by operation of law, upon her death, and her estate has not received, nor will be receiving anything in return. R&T Code §11930

☒ unincorporated area ☐ City of _____

Parcel No. 064-242-029

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

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

NEAL E. HESTER, Successor Trustee of WILMA J. HESTER SURVIVOR'S TRUST OF NOVEMBER 26, 2018,

hereby GRANT(S) to BETH FRANCES HARPER, as her separate property, as to an undivided one-third (1/3) interest, JULIE MAY HESTER CAMERON, as her separate property, as to an undivided one-third (1/3) interest, and NEAL E. HESTER, as his separate property, as to an undivided one-third (1/3) interest, as tenants in common,

the following described real property in the County of San Luis Obispo, State of California:

An undivided 58.33% interest in and to:

Lot 18 in Block 19 of Unit 3 of Paso Robles Beach Tract in the County of San Luis Obispo, State of California. [APN: 064-242-029; 2234 Pacific Avenue, Cayucos, CA].

Dated November 19, 2024

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

WILMA J. HESTER SURVIVOR'S TRUST OF NOVEMBER 26, 2018

By: *[Signature]*
NEAL E. HESTER, Successor Trustee

STATE OF CALIFORNIA
COUNTY OF TULARE } ss.

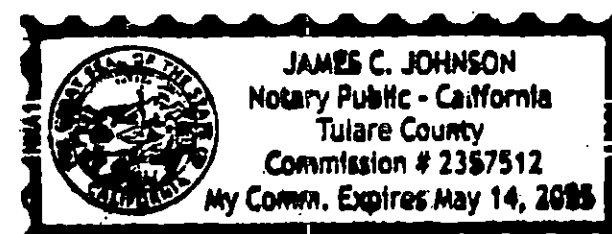
On November 19, 2024, before me,
JAMES C. JOHNSON, Notary Public,
personally appeared NEAL E. HESTER

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature *[Signature]*



(This area for official notarial seal)

END OF DOCUMENT

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

JAMES C. JOHNSON, Esq.
JOHNSON & BLACK, LLP
P. O. Box 8138
Visalia, CA 93290

MAIL TAX STATEMENTS TO:

NEAL E. HESTER & MAUREEN J.
HESTER, Trustees
16584 Avenue 256
Visalia, CA 93292

2024034661

Elaina Cano
San Luis Obispo - County Clerk-Recorder
11/22/2024 11:48 AM

Recorded at the request of:
PUBLIC

Titles: 1 Pages: 1

Fees: \$91.00
Taxes: \$0.00
Total: \$91.00



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

FILED	FEE PAID	EXEMPT
☒	☐	☐

THE UNDERSIGNED GRANTOR (s) DECLARE (s)

DOCUMENTARY TRANSFER TAX IS \$None. No transfer tax due: This conveyance is to effectuate a bona fide unilateral gift between parent and child pursuant to instructions from Donator, or by operation of law, upon her death, and her estate has not received, nor will be receiving anything in return. R&T Code §11930

☒ unincorporated area ☐ City of _____

Parcel No. 064-242-029

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

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

NEAL E. HESTER, as to an undivided one-third (1/3) interest in an undivided 58.33% interest,

hereby GRANT(S) to NEAL E. HESTER and MAUREEN J. HESTER, Trustees of the HESTER FAMILY
REVOCABLE TRUST OF FEBRUARY 24, 2010,

the following described real property in the County of San Luis Obispo, State of California:

Lot 18 in Block 19 of Unit 3 of Paso Robles Beach Tract in the County of San Luis Obispo, State of California. [APN: 064-242-029; 2234 Pacific Avenue, Cayucos, CA].

Dated November 19, 2024

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

By: 
NEAL E. HESTER

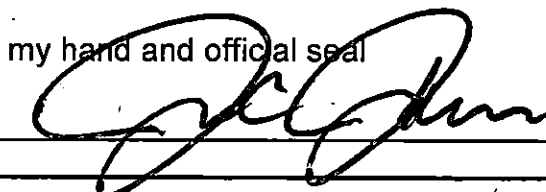
STATE OF CALIFORNIA
COUNTY OF TULARE } ss.

On November 19, 2024, before me,
JAMES C. JOHNSON, Notary Public,
personally appeared NEAL E. HESTER

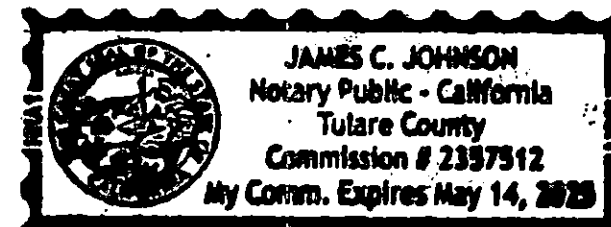
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature 

(This area for official notarial seal)



END OF DOCUMENT

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

JAMES C. JOHNSON, ESQ.
JOHNSON & BLACK, LLP
PO Box 8138,
Visalia, CA 93290

MAIL TAX STATEMENTS TO:

Neal E. and Maureen J. Hester, Trustees
16584 Avenue 256
Visalia, CA 93292

2025010205

Elaina Cano
San Luis Obispo - County Clerk-Recorder
04/14/2025 10:23 AM

Recorded at the request of:
PUBLIC

Titles: 1 Pages: 1

Fees: \$101.00
Taxes: \$0.00
Total: \$101.00



SURVEY MONUMENT FEE \$10.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

FILED	FEE PAID	EXEMPT
LM		

THE UNDERSIGNED GRANTOR (s) DECLARE (s)

DOCUMENTARY TRANSFER TAX IS \$ No transfer tax due: This conveyance is to transfer Grantors' interest to their revocable living trust created on February 24, 2010. R & T Code, §11930..

☒ unincorporated area ☐ City of _____
Parcel No. 064-242-029

☐ computed on full value of interest or property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

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

NEAL E. HESTER and MAUREEN J. HESTER, husband and wife,

hereby GRANT(S) to NEAL E. HESTER and MAUREEN J. HESTER, as Trustees of the HESTER FAMILY REVOCABLE TRUST OF FEBRUARY 24, 2010, as to an undivided 16.666% interest,

the following described real property in the County of San Luis Obispo, State of California:

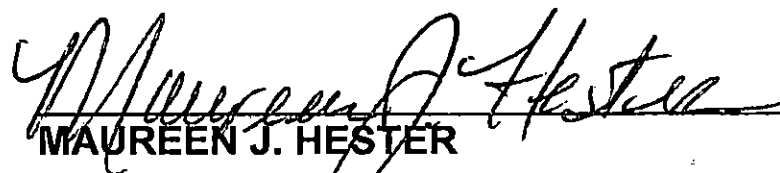
Lot 18 in Block 19 of Unit 3 Paso Robles Beach Tract, in the County of San Luis Obispo, State of California, according to the Map thereof recorded December 6, 1928 in Book 3, Page 115 of Maps in the Office of the San Luis Obispo County Records. [APN: 064-242-029; commonly described as 2234 Pacific Avenue, Cayucos, CA]

Dated March 19, 2025

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.



NEAL E. HESTER



MAUREEN J. HESTER

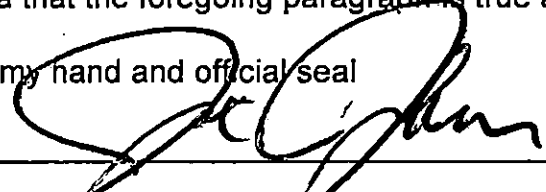
STATE OF CALIFORNIA
COUNTY OF TULARE } ss.

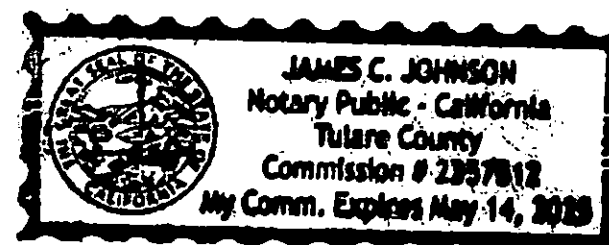
On March 19, 2025 before me,
JAMES C. JOHNSON, Notary Public,
personally appeared NEAL E. HESTER and
MAUREEN J. HESTER

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature 



(This area for official notarial seal)

END OF DOCUMENT

First American TaxSource™ Report

Report Issued Date: 08/11/2026

2234 Pacific Ave, Cayucos, CA 93430-1441

APN: 064-242-029

Owner Name: Hester Neal E Trust

Mailing Address: 16584 Avenue 256, Visalia, CA 93292

Reference ID: 493d445a97814j6a375ca7-f1bd-48ea-9f1a-f631dea10ba9

Order Number: 904414631

Alt Tax ID: 064,242,029

Assessed Values

Assd Year: 2025
Land Value: \$1,912,885
Improvement Value: \$261,244
Total Value: \$2,174,129
Total Taxable Value: \$2,174,129
Legal: PR BCH 3 BL 19 LOT 18 PTN ABD

Land Use: SFR
TRA Code: 063-008
District:
Exemption Type:
Exemption Amount:

Tax Agency 1 Of 1

Agency Name: San Luis Obispo County Tax Collector
Agency Address: 1055 Monterey Street, Room D-290
San Luis Obispo, CA 93408

Agency Type: County
Agency Code: 0607900000
Current Tax Year: 2025-2026
Tax Year Date: 7/1/2025 - 6/30/2026
Tax Year Type: Fiscal

Mailing Address: 1055 Monterey St, Rm D-290
San Luis Obispo, CA 93408-1003

Pay To: Sloctc
Agency Phone: (805) 781-5831

Tax Bill Release Date: 09/15
Duplicate Bill Required: No
Duplicate Bill Fee:

URL: <https://services.slocountytax.org/>

Agency Comments: TAX AUCTIONS ARE TYPICALLY HELD IN MAY WITH A REOFFER IN JUNE.

Tax Bill Details

2025-2026 Taxes - Semi-Annual

As Of Date : 08/11/2026

Bill # :

Certificate # :

Due Date	Inst	Tax Type	Amount	Status	Pd Amt	Date Paid	Delinquent After	Penalty	Balance Due	Est. Good Thru Date
11/01/2025	1st	Annual	\$11,302.41	Paid	\$11,302.41	10/30/2025	12/10/2025	\$0.00	\$0.00	
02/01/2026	2nd	Annual	\$11,302.41	Paid	\$11,302.41	03/31/2026	04/10/2026	\$0.00	\$0.00	
Total:			\$22,604.82							

Assessment Details

Code	Description	Type	Amount
	Prop 13 Tax Rate	Taxing Entities	\$21,741.32
	State Water Proj	Taxing Entities	\$69.78
	Cuesta Ccd 2014 Bond	Taxing Entities	\$326.10
	Cayucos Elem-04B&06A	Taxing Entities	\$326.10
	Cayucs Fire Tx/Csa10	Taxing Entities	\$141.52

Tax Redemption

Redemption Amt1	Through Date	Redemption Amt2	Through Date	Redemption Amt3	Through Date
No tax redemption found.					

Order Comments

Current Year Taxes:
Other Taxes:

Disclaimer: This report: (i) is not an insured product or service or an abstract, legal opinion or a representation of the condition of title to real property, and (ii) is issued exclusively for the benefit of First American Data Tree LLC (Data Tree) customers and may not be used or relied upon by any other person. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. Data Tree does not represent or warrant that the information is complete or free from error, and expressly disclaims any liability to any person or entity for loss or damage caused by errors or omissions in the report.

This report: (i) is not an insured product or service or an abstract, legal opinion or a representation of the condition of title to real property; (ii) is issued exclusively for the benefit of the applicant therefor and may not be used or relied upon by any other person; (iii) may not be reproduced in any manner without the prior written consent of First American. First American does not represent or warrant that the information herein is complete or free from error, and expressly disclaims any liability to any person or entity for loss or damage caused by errors or omissions in the report regardless of whether such errors or omissions result from negligence, accident, or other cause.



James W. Hamilton, Auditor - Controller - Treasurer - Tax Collector - Public Administrator

[Taxes on the Web Home](#) | [New Search](#) | Information for Year: 2026/27

Property Tax Information Summary

Assessment #: 064,242,029

The Total Due amount to the right is based on the date last updated. Follow the underlined links to see dates due for each bill listed on this summary, with option to pay online.

Total Due: \$0.00

Secured Property Taxes

Last Updated: 8/10/2026

Bill Year	Bill Number	Amount Billed	Total Paid	Total Due
2026/27	064,242,029			
	HESTER NEAL E TRE ETAL	\$0.00	\$0.00	\$0.00

Current year Tax bill information will be available in October.

November 1 is the due date for the 1st installment for fiscal year: 2026/27

For paid tax information for previous years, return to the Search screen and change the search year.



James W. Hamilton, Auditor - Controller - Treasurer - Tax Collector - Public Administrator

[Taxes on the Web Home](#) | [New Search](#) | Information for Year: 2025/26

Information for Prior Years is limited to Paid Items only. For amounts due select the current fiscal year.

Property Tax Information Summary

Assessment #: 064,242,029

The Total Due amount to the right is based on the date last updated. Follow the underlined links to see dates due for each bill listed on this summary, with option to pay online.

Total Due:

Secured Property Taxes			Last Updated: 7/2/2026		
Bill Year	Bill Number		Amount Billed	Total Paid	Total Due
2025/26	064,242,029	Bill Detail			
HESTER NEAL E TRE ETAL			\$0.00	\$22,604.82	\$0.00

Current year Tax bill information will be available in October.

November 1 is the due date for the 1st installment for fiscal year: 2025/26

For paid tax information for previous years, return to the Search screen and change the search year.



Tuesday, August 11, 2026

James W. Hamilton, Auditor - Controller - Treasurer - Tax Collector - Public Administrator

[Taxes on the Web Home](#) | [New Search](#) | Information for Year: 2025/26

Information for Prior Years is limited to Paid Items only. For amounts due select the current fiscal year.

Secured Property Tax Detail

Bill #: 2025/26 064,242,029

Assessee Information

HESTER NEAL E TRE ETAL

Property Information

PR BCH 3 BL 19 LOT 18 PTN ABD RD Assessment Number: 064,242,029

Bill Information

[How is my tax bill determined?](#)

Bill Date: 10/24/2025

Original Bill for Fiscal Year: 2025/26

[View Bill](#)

[Payment Info](#)

[Payment History](#)

Installment Information

Last Updated: 7/2/2026

	First Installment	Second Installment	Total
Due Date:	11/1/2025	2/1/2026	
Delinquent after:	12/10/2025	4/10/2026	
Tax Amount	\$11,302.41	\$11,302.41	\$22,604.82
Interest	0.00	0.00	0.00
Penalty	0.00	0.00	0.00
Cost	0.00	0.00	0.00
Fees	0.00	0.00	0.00
Total	\$11,302.41	\$11,302.41	\$22,604.82
Amount Paid	\$11,302.41	\$11,302.41	\$22,604.82
Date Paid	10/30/2025	3/31/2026	
Batch Number	2600671	2601740	
Payment Type	Online Web Payment	Online Web Payment	
Balance	\$0.00	\$0.00	\$0.00



JAMES W. HAMILTON, CPA Auditor-Controller / Treasurer-Tax Collector

2025/26 ANNUAL SECURED PROPERTY TAX BILL

FISCAL YEAR JULY 1, 2025 TO JUNE 30, 2026

DUPLICATE BILL

www.SloCountyTax.org1055 Monterey Street, Rm D-290
San Luis Obispo, CA 93408
(805) 781-5831

HESTER NEAL E TRE ETAL

1 Assessment	2 Bill Number	3 Tax Rate Area	4 Total Tax Rate
064-242-029	2025/26 064-242-029	063-008	1.03321

5 Assessed Owner
As of January 1, 2025
HESTER NEAL E TRE ETAL**6 Property Description**
PR BCH 3 BL 19 LOT 18 PTN ABD
RD**8 First Installment Due**
11/1/2025 **\$11,302.41****10 Second Installment Due**
2/1/2026 **\$11,302.41****11 Total Taxes Due**
\$22,604.82**7 Property Description - See back of bill for disclaimer.**

PR BCH 3 BL 19 LOT 18 PTN ABD RD

9 Important Messages**View and pay taxes online at: www.slocountytax.org**ADDRESS CHANGE - To change address information make changes on stub, sign, and send with your payment, or complete Change of Address form at: www.slocountytax.org

**** 1ST INSTALLMENT PAID 10/30/25 ***

**** 2ND INSTALLMENT PAID 03/31/26 ***

See reverse side for important taxpayer information.

Property Assessment For Fiscal Year 2025/26

12 Description	Assessed Values
LAND	1,912,885
IMPROVEMENTS	261,244
Net Assessed Value	2,174,129

† For Questions Regarding Assessed Values Call 805-781-5831

Tax Calculation

13 Service Agency	Contact	Rate	Amount
PROP 13 TAX RATE	(805) 781-5831 00000		21,741.32
STATE WATER PROJ	(805) 781-5250 00321		69.78
CUESTA CCD 2014 BON	(805) 788-2900 01500		326.10
CAYUCOS ELEM-04B&O	(805) 788-2900 01500		326.10
CAYUCOS FIRE TX/CSA II	(805) 781-1500 00000		141.52
Total	1.03321		22,604.82

Assessment

Bill Number

Installment

Due Date:

Amount Due:

064-242-029

2025/26 064-242-029

2

February 1, 2026

PAID

2nd installment has been paid on March 31, 2026 \$11,302.41



2260482

New mailing address? Line out old address and write in new address below.

Signature required for address change _____

HESTER NEAL E TRE ETAL

Duplicate Bill

Pay online with e-Check (no fee) or credit / debit card (2.35% fee) at:
www.slocountytax.orgIf paying by check, return this stub with check payable to:
County Tax Collector (or "SLOCTC")
1055 Monterey St., Room D-290
San Luis Obispo, CA 93408

Assessment

Bill Number

Installment

Due Date:

Amount Due:

064-242-029

2025/26 064-242-029

1

November 1, 2025

PAID

1st installment has been paid on October 30, 2025 \$11,302.41



2260482

New mailing address? Line out old address and write in new address below.

Signature required for address change _____

HESTER NEAL E TRE ETAL

Duplicate Bill

Pay online with e-Check (no fee) or credit / debit card (2.35% fee) at:
www.slocountytax.orgIf paying by check, return this stub with check payable to:
County Tax Collector (or "SLOCTC")
1055 Monterey St., Room D-290
San Luis Obispo, CA 93408

ENV0

ORDER: 7445660

SAN LUIS OBISPO, CA

TO: AB COMMENT:

SEARCHED BY: - FIRST AMERICAN TITLE COMPANY,FTS,D004

SEARCHED DATE: 08/11/2026 09:53 AM PDT,N7M8

PARCEL: 064-242-029

PARCEL:	064-242-029
TRA:	000-000
LEGAL:	PR BCH 3 BL 19 LOT 18 PTN ABD RD LOT: 18
SITUS:	2234 PACIFIC AVE CAYUCOS 93430-1441
MAIL:	16584 AVENUE 256 VISALIA CA 93292-9708

CURRENT OWNER(S)			
HESTER NEAL E TRUST	ACQ DATE:	2025-04-14	DOC#: 2025 10205

ADDITIONAL PROPERTY INFORMATION	
COUNTY USE CODE:	110
STANDARD LAND USE:	SFR

END SEARCH