2022030096
Elaina Cano
San Luis Obispo - County Clerk-Recorder
07/21/2022 01:34 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 return to:

Ann Bell Wilson
WILSON & WILSON
960 Toro St
San Luis Obispo, CA 93401

APN: 028-192-061
028-192-062
028-192-063

GRANT OF EASEMENT

This Grant of Easement (this "Agreement") is made as of May 31, 2022, for the purpose of providing access and utilities.

Recitals

A. Jeffrey Norton is the owner of that certain real property located in the City of Atascadero, County of San Luis Obispo, State of California, as more particularly set forth in Exhibit A, attached hereto and incorporated herein by reference, and is hereafter referred to as Lot 85. Jeffrey Norton is also known as a Grantor.

B. Jimmie D. Shores is the owner of certain real properties located in the City of Atascadero, County of San Luis Obispo, State of California, as more particularly set forth in Exhibit A, attached hereto and incorporated herein by reference. These properties are hereafter referred to as Lot 84 and Lot 86. Jimmie D. Shores is the Grantor as to Lot 84 and the Grantee as to Lots 85 and 86.

C. Under the terms of this grant of easement, Lot 86 is the dominant tenement as to Lots 84 and 85; Lot 84 is the dominant tenement as to Lot 85 and the servient tenement as to Lot 86.

NOW, THEREFORE, Grantors grant the Easement (as hereinafter defined) to Grantees under the following terms and conditions:

Section 1. Grant of Easement

Grantors hereby grant to Grantees an easement over, under, within and through a portion of the Servient Tenements that is more particularly described in Exhibit B-1 and B-2, for the Easement Purposes, as defined in Section 2 below.

If at the time of recordation of this grant of easement, title to Lots 84, 85 or 86 are held by the same person or entity, then this Grant of Easement will take effect at the time title is transferred to a third party.

Section 2. Easement Purposes

"Easement Purposes" collectively means use of the Servient Tenements as is necessary, desirable or advisable for the following purposes:

A. Vehicular and pedestrian ingress and egress by Grantees, their successors, assigns, tenants, customers and invitees, and the customers and invitees of such tenants; and

B. Installation, maintenance and use of utilities, and all rights corresponding or incidental thereto.

Easement Purposes do not include use of the Easement which unreasonably interferes with the quiet enjoyment of Lots 84 or 85. Unreasonable use includes, but is not limited to driving at an excessive speed on the Easement.

Section 3. Character of Easement

The Easement is nonexclusive and appurtenant to the Dominant Tenements and includes the absolute right of Grantees to use the Easement for the Easement Purposes, which use must not be disturbed, interrupted or impeded.

Section 4. Term

The Easement will be an easement in perpetuity for the benefit of Grantees, their heirs, successors and assigns.

Section 5. Consideration

Grantors acknowledge receipt of sufficient consideration for the rights granted herein.

Section 6. Maintenance and Repair

Lots 84 and 86 will be solely and equally responsible to maintain the Easement in good condition and repair, including without limitation paving the Easement; provided, however, that if any such maintenance or repair is required in whole or in part by any act or omission of Grantors, their heirs, successors, assigns, tenants, customers or invitees, or the customers and invitees of such tenants, that Grantors will be responsible for the cost of such maintenance and repair.

Section 7. Insurance

All parties herein agree to obtain comprehensive liability insurance covering public liability for personal injury, death, or property damage, arising out of each party's respective use or maintenance of the Easement for personal injury, death and property damage.

Lot 85:

Jeffrey Norton

Lot 84 and Lot 86

Jimmie D. Shores

[Notarial acknowledgment on following page]

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

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

On this 20th day of July, 2022, before me, C. Borba, Notary Public, personally appeared Jeffrey Norton, 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 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

Notary Public in and for said County and State

C. BORBA
Notary Public - California
San Luis Obispo County
Commission # 2400682
My Comm. Expires Apr 13, 2026

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

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

On this 20th day of July, 2022, before me, C. Borba, Notary Public, personally appeared Jimmie Dee Shores, 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 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

Notary Public in and for said County and State

C. BORBA
Notary Public - California
San Luis Obispo County
Commission # 2400682
My Comm. Expires Apr 13, 2026

EXHIBIT A

LOT 84

Lot 84 in Block Q of Atascadero, in the County of San Luis Obispo, State of California, according to the Amended Map of Atascadero, recorded in Book 4, Page 12A, in the Office of the County Recorder of Said County.

Except therefrom that portion lying within the lines of Barrenda Avenue as shown on the Map above referred to.
APN 028-192-061

LOT 85

Lot 85 in Block Q of Atascadero, in the County of San Luis Obispo, State of California, according to the Amended Map of Atascadero, recorded in Book 4, Page 12A, in the Office of the County Recorder of Said County.

Except therefrom that portion lying within the lines of Barrenda Avenue as shown on the Map above referred to.
APN 028-192-063

LOT 86

Lot 86 in Block Q of Atascadero, in the County of San Luis Obispo, State of California, according to the Amended Map of Atascadero, recorded in Book 4, Page 12A, in the Office of the County Recorder of Said County.

Except therefrom that portion lying within the lines of Barrenda Avenue as shown on the Map above referred to.
APN 028-192-062

DAKOS LAND SURVEYS
7600 Morro Road, Atascadero, CA 93422 • (805) 466-2445
info@dakoslandsurveys.com • www.DakosLandSurveys.com

EXHIBIT "B-1" LEGAL DESCRIPTION

Those portions of Lots 84 and 85, Block Q, Atascadero Colony, in the City of Atascadero, County of San Luis Obispo, State of California according to the amended map of Atascadero filed July 6, 1915 in Book 4 of Maps at Page 12A in the Recorder's Office of said County and State, described as a whole as follows:

The northerly 20.00 feet of said Lot 85;

Together with the southerly 13.00 feet of said Lot 84;

Together with the southerly 20.00 feet of the westerly 50.00 feet of said Lot 84.

Excepting therefrom those portions of said Lots lying within Traffic Way and Barrenda Avenue (now known as Alamo Avenue) according to said amended map of Atascadero.

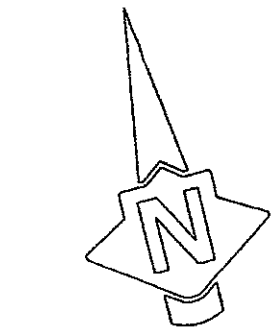
The attached 'EXHIBIT "B-1" GRAPHIC EXHIBIT' is made part of this description.

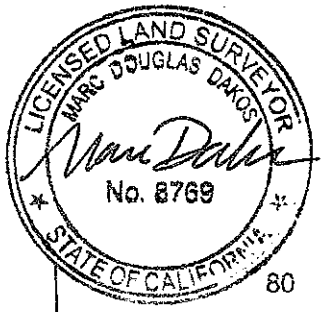
Marc Dakos 7/20/22

Marc D. Dakos, LS 8769 (Date)
Professional Land Surveyor

LICENSED LAND SURVEYOR
MARC DOUGLAS DAKOS
No. 8769
STATE OF CALIFORNIA

EXHIBIT "B-2"
GRAPHIC EXHIBIT





DAKOS LAND SURVEYS

www.DakosLandSurveys.com
Ref: 21-219

0' 40' 80'
SCALE 1"= 40'

80

81

82

83

84

85

86

20' 20'

ALAMO AVE.
(BARRENDA AVENUE
PER 4/MB/12A)

WESTERLY LINE OF
LOT 84

NORTHERLY LINE OF
LOT 85

20.00'

13.00'

50.00'

20.00'

DESCRIBED
PORTIONS

SOUTHERLY LINE OF
LOT 84

(NORTHERLY 20.00
FEET OF LOT 85)

TRAFFIC WAY

30' 30'

BLOCK Q
4/MB/12A

PTN 35

PTN 1

END OF DOCUMENT