

Recorded at the request of:
Carmel Estates Owners Association
C/O Common Interest Management
Services
390 Carrol Court, Suite A
Brentwood, CA 94513

Return to:
Contra Costa County Flood Control
and Water Conservation District
255 Glacier Drive
Martinez, CA 94553
Attn: Jewel Lopez

EXEMPT FROM RECORDING FEES PURSUANT TO GOV'T. CODE SECTION 27383 AND DOCUMENTARY TRANSFER TAX PURSUANT TO REVENUE AND TAXATION CODE SECTION 11922.

Portion of Assessor's Parcel No.: 017-670-040

GRANT DEED

For Value Received, receipt of which is hereby acknowledged, **CARMEL ESTATES OWNERS ASSOCIATION**, a California non-profit mutual benefit corporation

GRANTS to

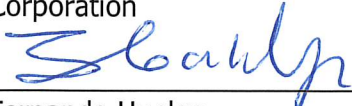
CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a flood control district, organized under the laws of the State of California,

The following described real property in the unincorporated area of the County of Contra Costa, State of California,

FOR DESCRIPTION AND PLAT MAP SEE EXHIBIT "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF.


GRANTOR:
CARMEL ESTATES OWNERS ASSOCIATION,
A California non-profit mutual benefit
Corporation

Date 1-9-2020



Fernando Huelga
Board Member

Date 1-9-2020



Veronica Miller
Board Member

Date 1-9-2020



Joseph Terry
Board Member

ATTACH APPROPRIATE ACKNOWLEDGMENT

JL:dw

G:\realprop\Three Creeks Parkway Restoration\Carmel Estates HOA\DE.01 Grant Deed - Carmel Estates - Final.doc

Portion of Parcel B, Book 504 of Maps Page 5
Along Marsh Creek Channel
from the Carmel Estates Owners Association to the CCCFC&WCD
Portion of APN 017-670-040
FCPID # 5218

EXHIBIT "A"

Real property in the City of Brentwood, County of Contra Costa, State of California, being a portion of Parcel B of Subdivision 8311, Carmel Estates, filed May 23, 2007 in Book 504 of Maps at Page 5, more particularly described as follows:

Fee Title

All of said Parcel B,

Excepting therefrom the following described portion of said Parcel B;

Beginning at a westerly corner of said Parcel B, said Point of beginning being on the south side of Mission Field Lane and on the arc of a non-tangent curve, concave to the northwest, having a radius of 66.50 feet, from which a radial line bears North 24°52'19" West;

1. Thence northeasterly along said curve, along the westerly line of said Parcel B, through a central angle of 64°37'23", for an arc length of 75.00 feet, to a westerly corner of said Parcel B
2. Thence along a northerly line of said Parcel B, South 89°29'42" East, 3.45 feet to a westerly corner of said Parcel B;
3. Thence along the west line of said Parcel B, North 15°48'53" East, 25.26 feet;
4. Thence leaving said west line of Parcel B, South 9°40'43" West, 83.13 feet;
5. Thence South 54°18'22" West, 43.21 feet to a point on the west line of said Parcel B;
6. Thence along said west line of Parcel B, North 0°30'18" East, 23.14 feet to the Point of Beginning.

Containing 33,137 square feet (0.761 acres) more or less.

Bearings shown herein are based on an assumed bearing of South 24°14'23" West on the west line of said Parcel B of Subdivision 8311, from the northwest corner of said Parcel B.

Exhibit "B", a plat, is attached hereto, and by this reference made a part hereof.

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors Act.

Signature: *James A. Stein*

Licensed Land Surveyor
Contra Costa County Public Works

Date: 9/5/19



EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"

SUBDIVISION 8311
CARMEL ESTATES

MONTE VERDE LN

BASIS OF BEARINGS
S 24° 14' 23" W

PARCEL B
SUBDIVISION 8311

CCFC&WCD
MARSH CREEK CHANNEL

CURVE TABLE			
NO.	RADIUS	DELTA	ARC LENGTH
C1	-66.50'	64°37'23"	75.00'

MISSION FIELD LN

POB

N 24° 52' 19" W
(Radial)

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 89°29'42" E	3.45'
L2	N 15°48'53" E	25.26'
L3	S 9°40'43" W	83.13'
L4	S 54°18'22" W	43.21'
L5	N 0°30'18" E	23.14'

Excepted
Parcel B



FCPID: 5218
FC Drawing No.: FA-20130

Portion of Parcel B, Subdivision 8311

Instrument:

Scale: 1"=80'

Date: 08/19/2019

Series No.:

Recorded:

Drawn By: BJD

Sheet 1 of 1

Checked By: JS

Cad File: rw.....dgn

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

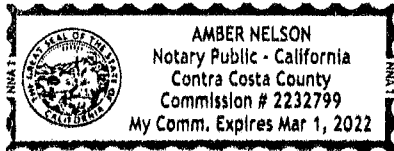
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa

On January 9, 2020 before me, Amber Nelson
Date Here Insert Name and Title of the Officer

personally appeared Veronica Wigton, Joseph Perry, and
Fernando Huelga
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant deed

Document Date: January 9, 2020 Number of Pages: 4

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Signer's Name:

Corporate Officer - Title(s): Corporate Officer - Title(s):

Partner - Limited General Partner - Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: Other:

Signer is Representing: Signer is Representing: