

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development *af*

BOARD AGENDA # *D-2

Urgent Routine

AGENDA DATE December 16, 2014

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval of the 2015 Williamson Act Contracts

STAFF RECOMMENDATIONS:

1. Approve the proposed 2015 Williamson Act Contracts (Attachment 1).
2. Authorize the Chairman to sign the listed contracts.
3. Direct the Clerk of the Board to forward the listed contracts to the Clerk-Recorder's Office prior to January 1, 2015, for recording.

FISCAL IMPACT:

The parcels requesting entrance into the Williamson Act are currently estimated to have a base land value of \$17,928,581. Under the Williamson Act, the base land value of these parcels is reduced by \$11,725,846. The direct impact to the County General Fund for entering into these contracts as defined would be a loss of approximately \$12,871. However, with the implementation of AB 1265, the loss to the General Fund is reduced to \$1,170.

BOARD ACTION AS FOLLOWS:

No. 2014-640

On motion of Supervisor Withrow, Seconded by Supervisor Monteith
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withrow, Monteith, and Chairman De Martini

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

ATTEST: 
CHRISTINE FERRARO TALLMAN, Clerk

File No.

DISCUSSION:

Applications requesting to establish eleven new Williamson Act Contracts with a combined acreage of approximately 1,597.83 acres have been received for 2015. These new parcels are being enrolled by owners wishing to take advantage of the property tax benefit applied to restricted parcels. All parcels are zoned A-2-40 (General Agriculture) and meet the parcel size and use requirements necessary to be in compliance with State law and County Uniform Rules.

Regulations for the formation of a Williamson Act Contract are set forth in California State Government Code and are listed as follows:

51240. Any city or county may by contract limit the use of agricultural land for the purpose of preserving such land pursuant and subject to the conditions set forth in the contract and in this chapter. A contract may provide for restrictions, terms, and conditions, including payments and fees, more restrictive than or in addition to those required by this chapter.

51241. If such a contract is made with any landowner, the city or county shall offer such a contract under similar terms to every other owner of agricultural land within the agricultural preserve in question. However, except as required by other provisions of this chapter, the provisions of this section shall not be construed as requiring that all contracts affecting land within a preserve be identical, so long as such differences as exist are related to differences in location and characteristics of the land and are pursuant to uniform rules adopted by the county or city.

51242. No city or county may contract with respect to any land pursuant to this chapter unless the land: (a) Is devoted to agricultural use. (b) Is located within an area designated by a city or county as an agricultural preserve.

51243. Every contract shall do both of the following: (a) Provide for the exclusion of uses other than agricultural, and other than those compatible with agricultural uses, for the duration of the contract. (b) Be binding upon, and inure to the benefit of, all successors in interest of the owner. Whenever land under a contract is divided, the owner of any parcel may exercise, independent of any other owner of a portion of the divided land, any of the rights of the owner in the original contract, including the right to give notice of nonrenewal and to petition for cancellation. The effect of any such action by the owner of a parcel created by the division of land under contract shall not be imputed to the owners of the remaining parcels and shall have no effect on the contract as it applies to the remaining parcels of the divided land. Except as provided in Section 51243.5, on and after the effective date of the annexation by a city of any land under contract with a county, the city shall succeed to all rights, duties, and powers of the county under the contract.

On January 1, 2004, Assembly Bill 1492 (Laird) took effect and should also be considered when entering property into the Williamson Act. Specifically, AB 1492 limits the amount of non-agriculturally related structures on contracted lands which may also include residences.

All new contracts are subject to the County's continued implementation of AB 1265 which provides an opportunity for counties to offset a portion of the loss of Williamson Act Subvention funds by establishing a local self-help subvention program. AB 1265 allows counties to voluntarily implement new contracts that are ten percent shorter in return for a ten percent reduction in the landowner's property tax relief. The increased revenue resulting from the reduction in the landowner's property tax relief is transferred directly into the County's General Fund. If approved, the new contracts will be nine year contracts.

The Planning and Community Development Department has reviewed the applications and determined that all uses listed as being on the properties are consistent with agricultural use of the land. Therefore, Department staff recommends approval of all the applications being presented this year for 2015 Williamson Act Contracts (Attachment 1).

POLICY ISSUES:

Approval of this action supports the Board's priority of A Strong Agricultural Economy/Heritage. All of the proposals for Williamson Act Contracts are consistent with policies of the County. The General Plan Land Use and Agricultural Elements both encourage the use of the Williamson Act to help preserve agriculture as the primary industry of the County. The Agricultural Element specifically states that the County shall continue to participate in the Williamson Act program while supporting reasonable measures to strengthen the Act and make it more effective. By providing a means to keep property taxes based on an agricultural income level rather than a market value which may be at a level based on speculation of future use, the Williamson Act helps agriculturists remain in production without premature conversion to urban uses.

STAFFING IMPACTS:

Planning and Community Development Department staff reviews the applications and determines if the uses listed are consistent with agricultural use of the land.

CONTACT PERSON:

Angela Freitas, Planning and Community Development Director
Telephone: (209) 525-6330

ATTACHMENTS:

1. List of 2015 Williamson Act Contracts

(i:\planning\board of supervisors\williamson act\2014\2015 williamson act contracts.doc)

**ATTACHMENTS AVAILABLE
FROM CLERK**

ATTACHMENT 1

NEW WILLIAMSON ACT CONTRACTS

| CONTRACT NO. | APPLICANT/ PROPERTY OWNER(S) | SITE ADDRESS | ASSESSOR'S PARCEL NUMBER (APN) AND EXISTING USE | ACREAGE |
|---|---|---|--|-----------------|
| TBA | Trinitas Olive LLC | North and northwest of Olive Avenue, north and south of Cape Horn Lateral, in the Oakdale area. | 002-023-011, 002-023-010 and 010-049-001 Irrigated almond orchards. | 608 |
| Additional Information: Three legal parcels (292, 25 and 291 acres). | | | | |
| TBA | Henry and Irene Bettencourt | 2400 River Road, northeast corner of Orchard and River Road, in the Patterson area. | 016-009-007 and 016-009-008 Almond orchards, a single-family dwelling and barn. | 117.4 |
| Additional Information: Two legal parcels (28.20 and 89.20 acres). | | | | |
| TBA | Henry and Irene Bettencourt | 542 Center Road, located between Oaklea and Center Road, in the Vernalis area. | 016-008-007 and 016-008-017 Two single-family dwellings, shop, barn, and almond orchard | 193.56 |
| Additional Information: Two legal parcels (93.96 and 99.6 acres). | | | | |
| TBA | KAP Farms, LLC | 2073 and 1743 Eucalyptus Avenue, in Patterson area. | 047-012-007, 047-012-009 and 047-13-007 Single-family dwelling, agricultural building, shed and almond orchard. | 86.54 |
| Additional Information: Five legal parcels (10.82+/-, three 19.33+/- acres, and a 17.72 acres). | | | | |
| TBA | William and Ofick Strohm, Trustee of the William and Ofick Strohm Reocable Trust | Ohio Avenue, east of Grimes Avenue and west of Houser Lane, in the Modesto area. | 007-049-028 Almond orchard. | 20 |
| Additional Information: None. | | | | |
| TBA | Tri Mac Enterprises, LLC | Stearns Road, east of the O.I.D. Townhill Laterwest of Stearns Road, in the Oakdale area. | 064-028-007 Almond orchard. | 116.2 |
| Additional Information: Six legal parcels (19.36+/- acres each). | | | | |
| TBA | Veneman Agricultural Properties, LP | 16501 28-Mile Road, north of Eastman Road, in the Valley Home area. | 002-002-002 Almond orchard and a metal shop building. | 348.14 |
| Additional Information: Two legal parcels (173.48 and 174.66 acres). | | | | |
| TBA | E. Ferrel and Yvonne M. Jones | 5207 Pioneer Road, south of Pioneer Road, in the Oakdale area. | 045-034-025 Single-family dwelling, shop, and almond orchard. | 20.11 |
| Additional Information: None. | | | | |
| TBA | Paul J. and Deborah L. Wegner, Trustees of the Wenger 1997 family Trust | 4731 Beckwith Road, east of Finney Road and west of Dakota Avenue, in the Modesto area. | 076-027-007 Single-family dwelling, grain hay and silage corn. | 19.96 |
| Additional Information: Assessor's Parcel consists of two legal parcels totaling 22.51 acres. Only the 19.96+/- acre parcel qualifies to enroll into a Williamson Act Contract. | | | | |
| TBA | John P. abd Jacqueline J. Brichetto, Trustees of the John and Jacqueline Brichetto 2008 Revocable Trust, Joseph Brichetto and John M. Brichetto | 4481 Crow Road, south of Claribel Road and west of Heather Hill Lane, in the Oakdale area. | 015-014-010 and 015-001-008 Single-family dwelling and walnuts orchards. | 43.8 |
| Additional Information: Assessor's Parcel 015-014-010 consists of two legal parcels (10.65 acres each) and 015-001-008 is 22.5 acres. | | | | |
| TBA | Joe F. Silveira and Angelina S. Robinson | 9118 Crows Landing, southeast corner of Crows Landing and Fulkerth Road, in the Ceres area. | 022-037-001 Dairy, row crops, two houses, three freestall barns, one hospital barn, one animal housing barn, and one water well barn. | 24.12 |
| Additional Information: None. | | | | |
| Total Acreage | | | | 1,597.83 |

TBA = Williamson Act Contract numbers will be assigned after the Board of Supervisor's considers approval of the 2015 Contracts on December 16, 2014

THIS SPACE FOR RECORDER ONLY

CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2015-01

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT
1010 10TH STREET, SUITE 3400
MODESTO, CA 95354



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2014-0084758-00
Acct 121-Planning.
Monday, DEC 22, 2014 08:58:23
Ttl Pd \$0.00 Rcpt # 0003603589
OMK/R2/1-10

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 16, 2014, by and between the County of Stanislaus, a political subdivision of the State of California, hereinafter referred to as "County" and the undersigned landowners or the successors thereof, hereinafter referred to as "Owner" as follows:

The recitals and paragraphs 1 through 14, inclusive, of a certain Fictitious California Land Conservation Contract, recorded of February 1, 1979, as Instrument Number 48604, Book 3151, Page 132, in the Office of Recorder of the County of Stanislaus, State of California, are incorporated herein as if specifically set forth.

(15) Owner and holders of security interests designate the following persons as the Agent for Notice to receive any and all notices and communications from County during the life of the Contract. Owner will notify County in writing of any change of designated persons or change of address for him.

DESIGNATED AGENT: R. Ryon Paton
Name

334 S. Yosemite Avenue, Suite A
Address

Oakdale, CA 95361 (209) 847-4650
City, State Zip Phone Number

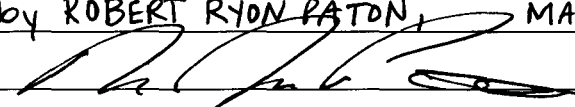
(16) Owner desires to place the following parcels of real property under Contract:

| ASSESSORS PARCEL NUMBER | CODE AREA | ACREAGE | SITUS ADDRESS (If none, please provide Legal Description) |
|----------------------------|----------------|------------|--|
| <u>002-023-010</u> | <u>084-090</u> | <u>25</u> | <u>See attached</u> |
| <u>002-023-011</u> | <u>084-090</u> | <u>292</u> | <u>See attached</u> |
| <u>010-049-001</u> | <u>084-008</u> | <u>291</u> | <u>See attached</u> |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

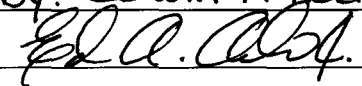
(17) The effective date of this Contract shall be January 1, 2015.

(18) Uses on the subject property are limited to those specifically described in Chapter 21.20 of the Stanislaus County Code – General Agriculture District (A-2), as effective each year upon renewal of the contract, which is herein incorporated by reference.

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|--|---|------------------|---------------------|
| TRINITAS OLIVE, LLC | | | |
| by TRINITAS ALMOND PARTNERS III, LP, MEMBER | | | |
| by TRINITAS ALMOND PARTNERS III GP, LLC, GENERAL PARTNER | | | |
| by TRINITAS PARTNERS, LLC, MANAGING MEMBER | | | |
| by ROBERT RYON PATON, MANAGING MEMBER |  | OCTOBER 21, 2014 | DAKDALE |

SECURITY HOLDERS:

| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|--|---|------------------|---------------------|
| American Ag Credit, FLCA | | | |
| by: Edwin A. Adams, Jr. Vice President | | | |
| |  | OCTOBER 27, 2014 | SANTA ROSA |

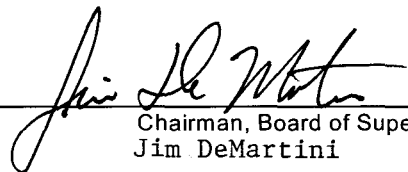
ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

DEC 16 2014

Dated


 Chairman, Board of Supervisors
 Jim DeMartini

ACKNOWLEDGMENT

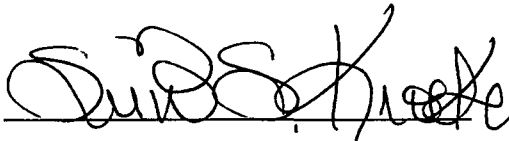
State of California
County of Stanislaus)

On October 21, 2014 before me, Suvi S. Kroeker, Notary Public
(insert name and title of the officer)

personally appeared Robert Ryon Paton,
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  (Seal)



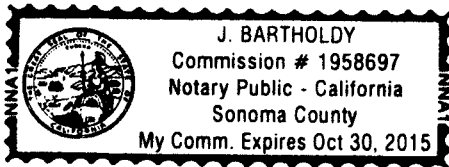
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189**

State of California

County of Sonoma

On Oct 27, 2014 before me, J. Bartholdy, Notary Public
Date Name and Title of the Officer

personally appeared Edwin A. Adams, Jr
Name(s) of Signer(s)



Place Notary Seal Above

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: J. Bartholdy
Signature of Notary Public

OPTIONAL

Though this section is 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: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer Is Representing: _____

34



RECORDING REQUESTED BY
First American Title

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2012-0055150-00

AND WHEN RECORDED MAIL DOCUMENT TO:
Trinitas Olive LLC
3000 Sandhill Road #I-200
Menlo Park, CA 94025

Acct 503-First American Title Co
Friday, JUN 22, 2012 08:00:00
Ttl Pd \$4,986.00 Rcpt # 0003229435
OAA/R3/1-5

Space Above This Line for Recorder's Use Only

A.P.N.: 002-023-010 and 002-023-011 and
010-049-001

File No.: 5007-4030222 (CK)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$4,950.00; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$10.00

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of **Oakdale**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Dick M. Ashjian and Jacqueline Y. Ashjian, as trustees of the Dick M. & Jacqueline Y. Ashjian Family Trust, and James H. Cozort Jr and Robert Todd Cozort**

hereby GRANTS to **Trinitas Olive LLC, a California Limited Liability Company**

the following described property in the unincorporated area of **Oakdale**, County of **Stanislaus**, State of **California**:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN SECTION 34, TOWNSHIP 1 SOUTH, RANGE 11 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN SECTION 21 OF ALBERT PACKARD'S PRIVATE SURVEY OF HIS 3-1/2 LEAGUES OF RANCHERIA DEL RIO ESTANISLAO, AND IN SECTIONS 3 AND 4, TOWNSHIP 2 SOUTH, RANGE 11 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS PER THE APPROVED U.S. GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS :

3 AA

BEGINNING AT A SECTION CORNER IN THE WEST LINE OF THE PACKARD SURVEY SAID SECTION CORNER BEING THE COMMON CORNER TO SECTIONS 34 AND 21 OF TOWNSHIP 1 SOUTH, RANGE 11 EAST, AND SECTIONS 2 AND 3 OF TOWNSHIP 2 SOUTH, RANGE 11 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE RUNNING SOUTH 75° 02' WEST, 11.45 FEET; THENCE SOUTH 58° 58' WEST, 465.5 FEET; THENCE SOUTH 28° 52' EAST, 221.3 FEET; THENCE SOUTH 2° 24' EAST, 227.7 FEET; THENCE SOUTH 82° 40' WEST, 23.6 FEET; THENCE SOUTH 7° 17' WEST, 103.15 FEET; THENCE SOUTH 2° 21' WEST, 109.35 FEET TO A POINT ON THE APPROXIMATE CENTER OF THE OLD TULLOCH CANAL; THENCE RUNNING ON THE APPROXIMATE CENTER LINE OF SAID OLD TULLOCH CANAL SOUTH 67° 26' WEST, 372.6 FEET; THENCE SOUTH 59° 10' WEST, 538.8 FEET; THENCE SOUTH 61° 41' WEST, 758.4 FEET TO THE APPROXIMATE CENTER OF THE EAST END OF AN OLD FLUME; THENCE SOUTH 28° 19' EAST, 30.00 FEET TO A POINT ON THE SOUTHERLY EDGE OF RIGHT-OF-WAY OF THE OLD TULLOCH CANAL; THENCE FOLLOWING SAID SOUTHERLY EDGE OF RIGHT-OF-WAY SOUTH 58° 40' WEST, 399.1 FEET; THENCE NORTH 28° 19' WEST, 30.00 FEET TO THE APPROXIMATE CENTER OF THE WEST END OF ABOVE MENTIONED FLUME; THENCE FOLLOWING APPROXIMATE CENTER LINE OF OLD TULLOCH CANAL SOUTH 40° 34' WEST, 67.2 FEET; THENCE SOUTH 22° 06' WEST, 140.6 FEET; THENCE SOUTH 64° 45' WEST, 100.00 FEET; THENCE NORTH 77° 35' WEST, 58.0 FEET; THENCE NORTH 13° 02' WEST, 187.25 FEET; THENCE NORTH 47° 39' WEST, 40.05 FEET; THENCE SOUTH 24° 48' WEST, 209.4 FEET; THENCE NORTH 81° 59' WEST, 115.25 FEET; THENCE SOUTH 70° 02' WEST, 100.0 FEET; THENCE NORTH 83° 11' WEST, 339.75 FEET TO THE APPROXIMATE CENTER OF THE EAST END OF AN OLD FLUME; THENCE SOUTH 6° 49' WEST, 30.00 FEET TO A POINT ON THE SOUTHERLY EDGE OF RIGHT-OF-WAY OF SAID OLD TULLOCH CANAL; THENCE FOLLOWING SAID SOUTHERLY EDGE OF RIGHT-OF-WAY NORTH 88° 08' WEST, 309.5 FEET; THENCE NORTH 6° 49' EAST, 30.00 FEET TO THE APPROXIMATE CENTER OF THE WEST END OF AN OLD FLUME; THENCE FOLLOWING THE APPROXIMATE CENTER LINE OF THE OLD TULLOCH CANAL SOUTH 53° 35' WEST, 70.1 FEET; THENCE SOUTH 70° 12' WEST, 226.2 FEET; THENCE NORTH 71° 59' WEST, 91.35 FEET; THENCE SOUTH 57° 12' WEST, 108.05 FEET; THENCE SOUTH 39° 23' WEST, 175.25 FEET; THENCE SOUTH 73° 08' WEST, 79.0 FEET; THENCE NORTH 84° 59' WEST, 142.15 FEET TO THE APPROXIMATE CENTER OF THE EAST END OF AN OLD FLUME; THENCE SOUTH 7° 10' EAST, 30.00 FEET TO A POINT ON THE SOUTHERLY EDGE OF RIGHT-OF-WAY OF THE OLD TULLOCH CANAL; THENCE FOLLOWING SAID SOUTHERLY EDGE OF RIGHT-OF-WAY OF THE OLD TULLOCH CANAL NORTH 79° 35' WEST, 94.4 FEET; THENCE SOUTH 84° 55' WEST, 239.2 FEET; THENCE NORTH 7° 10' WEST, 30.00 FEET TO THE APPROXIMATE CENTER OF THE OLD TULLOCH CANAL; THENCE FOLLOWING THE APPROXIMATE CENTER LINE OF THE OLD TULLOCH CANAL SOUTH 66° 37' WEST, 139.55 FEET; THENCE SOUTH 57° 20' WEST, 147.45 FEET; THENCE SOUTH 73° 53' WEST 125.65 FEET; THENCE SOUTH 53° 45' WEST, 157.9 FEET; THENCE SOUTH 66° 23' WEST, 254.8 FEET; THENCE SOUTH 58° 31' WEST, 284.55 FEET; THENCE SOUTH 88° 24' WEST, 137.25 FEET; THENCE NORTH 39° 38' WEST, 100.00 FEET; THENCE SOUTH 66° 49' WEST, 74.0 FEET; THENCE SOUTH 30° 25' WEST, 104.2 FEET; THENCE SOUTH 85° 13' WEST 350.25 FEET; THENCE NORTH 86° 21' WEST, 332.25 FEET TO THE APPROXIMATE CENTER OF THE EAST END OF AN OLD FLUME; THENCE SOUTH 31° 23' WEST, 30.00 FEET TO A POINT IN THE SOUTHERLY EDGE OF RIGHT-OF-WAY OF THE OLD TULLOCH CANAL; THENCE FOLLOWING THE SAID SOUTHERLY EDGE OF RIGHT-OF-WAY NORTH 61° 11' WEST, 243.15 FEET; THENCE LEAVING THE SOUTHERLY EDGE OF RIGHT-OF-WAY NORTH 72° 19' WEST, 173.25 FEET TO A POINT 20 FEET NORTHERLY FROM THE CENTER OF THE WESTERLY END OF COUNTY ROAD BRIDGE; THENCE NORTH 61° 43' EAST, 111.2 FEET TO A POINT IN THE NORTHERLY EDGE OF RIGHT-OF-WAY OF THE OLD TULLOCH CANAL; THENCE FOLLOWING SAID NORTHERLY EDGE OF RIGHT-OF-WAY SOUTH 61° 09' EAST, 92.0 FEET; THENCE FOLLOWING THE APPROXIMATE BOUNDARY LINE BETWEEN THE LANDS OF T. LESNINI AND RODDEN BROTHERS, NORTH 12° 42' EAST, 373.5 FEET; THENCE NORTH 16° 53' EAST, 676.8 FEET; THENCE NORTH 15° 55' WEST, 602.0 FEET; THENCE NORTH 24° 12' EAST, 242.8 FEET; THENCE SOUTH 62° 45' EAST, 221.75 FEET; THENCE SOUTH 67° 56' EAST, 257.0 FEET; THENCE NORTH 36° 48' EAST, 425.4 FEET; THENCE NORTH 2° 43' WEST, 234.6 FEET;

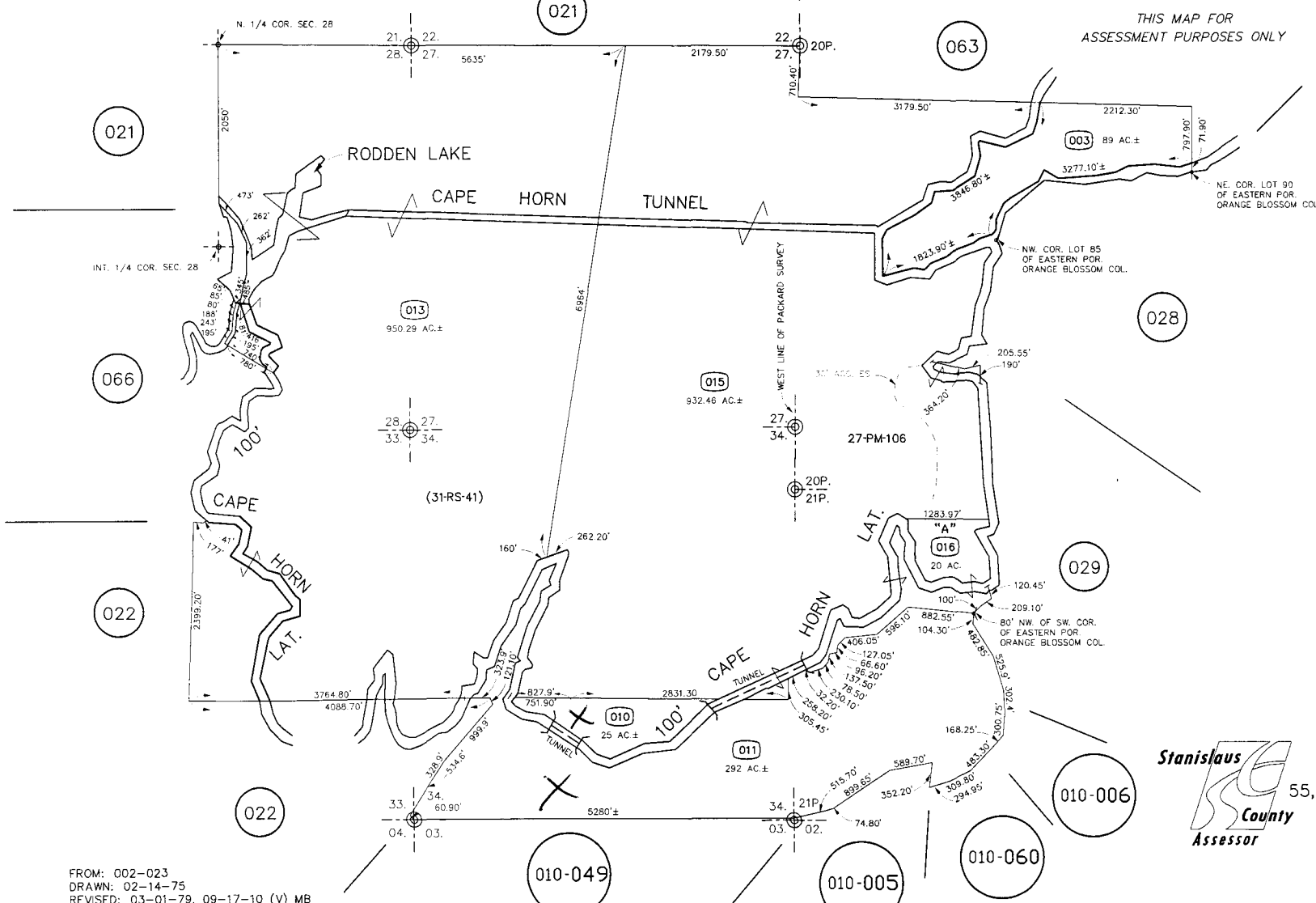
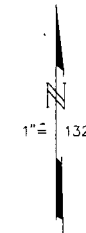
THENCE NORTH 24° 55' EAST, 559.9 FEET; THENCE NORTH 53° 15' EAST, 384.6 FEET TO A POINT FROM WHICH THE COMMON CORNER OF SECTIONS 33 AND 34, TOWNSHIP 1 SOUTH, RANGE 11 EAST, AND SECTIONS 3 AND 4, TOWNSHIP 2 SOUTH, RANGE 11 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEARS SOUTH 40° 31' EAST, 60.9 FEET; THENCE NORTH 32° 35' EAST, 534.6 FEET; THENCE NORTH 38° 59' EAST, 328.9 FEET; THENCE NORTH 43° 02' EAST, 999.9 FEET; THENCE NORTH 3° 08' WEST 121.1 FEET; THENCE NORTH 89° 03' WEST, 323.9 FEET TO THE APPROXIMATE CENTER OF THE OAKDALE IRRIGATION DISTRICT CANAL; THENCE LEAVING THE APPROXIMATE BOUNDARY LINE BETWEEN THE LANDS OF T. LESNINI RODDEN BROTHERS AND FOLLOWING THE APPROXIMATE CENTER LINE OF THE OAKDALE IRRIGATION DISTRICT CANAL NORTH 15° 46' WEST, 92.0 FEET; THENCE SOUTH 76° 40' EAST, 129.9 FEET; THENCE NORTH 66° 02' EAST, 100.0 FEET; THENCE NORTH 40° 34' EAST, 100.00 FEET; THENCE NORTH 11° 19' EAST, 100.00 FEET; THENCE NORTH 16° 02' WEST, 136.0 FEET; THENCE NORTH 45° 28' WEST, 100.00 FEET; THENCE NORTH 9° 15' WEST, 69.6 FEET; THENCE SOUTH 53° 32' EAST, 163.9 FEET; THENCE NORTH 80° 04' EAST, 75.0 FEET; THENCE NORTH 25° 06' EAST, 243.2 FEET; THENCE NORTH 14° 36' EAST, 142.35 FEET; THENCE NORTH 26° 37' EAST, 217.9 FEET; THENCE NORTH 31° 55' EAST, 154.7 FEET; THENCE NORTH 12° 17' EAST, 282.4 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE SCHELL PURCHASE; THENCE FOLLOWING THE SAID WESTERLY BOUNDARY OF THE SCHELL PURCHASE NORTH 71° 21' EAST, 56.2 FEET; THENCE NORTH 36° 20' EAST 151.0 FEET; THENCE NORTH 24° 26' EAST, 415.25 FEET; THENCE NORTH 64° 50' EAST, 422.2 FEET; THENCE SOUTH 21° 20' WEST, 634.8 FEET; THENCE SOUTH 60° 29' WEST, 133.2 FEET; THENCE SOUTH 0° 30' EAST, 136.1 FEET; THENCE SOUTH 35° 18' WEST, 160.25 FEET; THENCE SOUTH 21° 39' WEST, 231.2 FEET; THENCE SOUTH 16° 28' WEST, 395.7 FEET ; THENCE SOUTH 30° 3 8 EAST, 160.9 FEET; THENCE SOUTH 80° 03' WEST. 112.5 FEET; THENCE SOUTH 4° 39' WEST, 360.7 FEET; THENCE SOUTH 45° 41 ' WEST, 122.0 FEET; THENCE SOUTH 89° 19' EAST 76.0 FEET ; THENCE SOUTH 89° 19' EAST, 751.9 FEET ; THENCE SOUTH 89° 41' EAST, 2831.3 FEET; THENCE NORTH 2° 22' EAST, 305.45 FEET; THENCE NORTH 65° 41 ' EAST, 258.2 FEET; THENCE SOUTH 26° 46 ' EAST, 32 .2 FEET; THENCE NORTH 70° 01' EAST. 230.1 FEET ; THENCE NORTH 47° 22' EAST 78.5 FEET; THENCE NORTH 20° 50' EAST, 137.5 FEET; THENCE NORTH 73° 27' EAST, 96.2 FEET; THENCE NORTH 19° 38 ' EAST, 66.6 FEET; THENCE NORTH 44° 59' EAST, 127.05 FEET; THENCE NORTH 83° 36' EAST, 406.05 FEET; THENCE NORTH 52° 01' EAST, 596.1 FEET; THENCE SOUTH 82° 01' EAST, 882.55 FEET ; THENCE LEAVING THE WESTERLY BOUNDARY OF THE SCHELL PURCHASE SOUTH 6° 02' WEST, 104.3 FEET TO A POINT ON THE APPROXIMATE CENTER OF THE OLD TULLOCH CANAL; THENCE FOLLOWING THE APPROXIMATE CENTER LINE OF THE OLD TULLOCH CANAL SOUTH 31° 40' EAST, 482.85 FEET; THENCE SOUTH 19° 00' EAST, 525.9 FEET; THENCE SOUTH 2° 17' EAST, 302.4 FEET; THENCE SOUTH 7° 53' WEST, 300.75 FEET; THENCE SOUTH 32° 39' WEST, 168.25 FEET; THENCE SOUTH 44° 09 WEST, 483.3 FEET; THENCE SOUTH 61° 36' WEST, 309.8 FEET; THENCE SOUTH 69° 48' WEST, 294.95 FEET; THENCE LEAVING THE APPROXIMATE CENTER LINE OF THE OLD TULLOCH CANAL NORTH 10° 20' EAST, 352.2 FEET; THENCE SOUTH 79° 31' WEST, 589.7 FEET; THENCE SOUTH 54° 34' WEST, 899.65 FEET; THENCE SOUTH 60° 47' WEST, 74.8 FEET; THENCE SOUTH 75° 02' WEST, 515.7 FEET TO THE POINT OF BEGINNING.

PORTION T.1S. R.11E. M.D.B.& M.
 POR. RANCHERIA DEL RIO ESTANISLAO

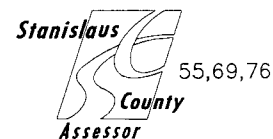
084 008
 084 010

002 - 023

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



FROM: 002-023
 DRAWN: 02-14-75
 REVISED: 03-01-79, 09-17-10 (V) MB

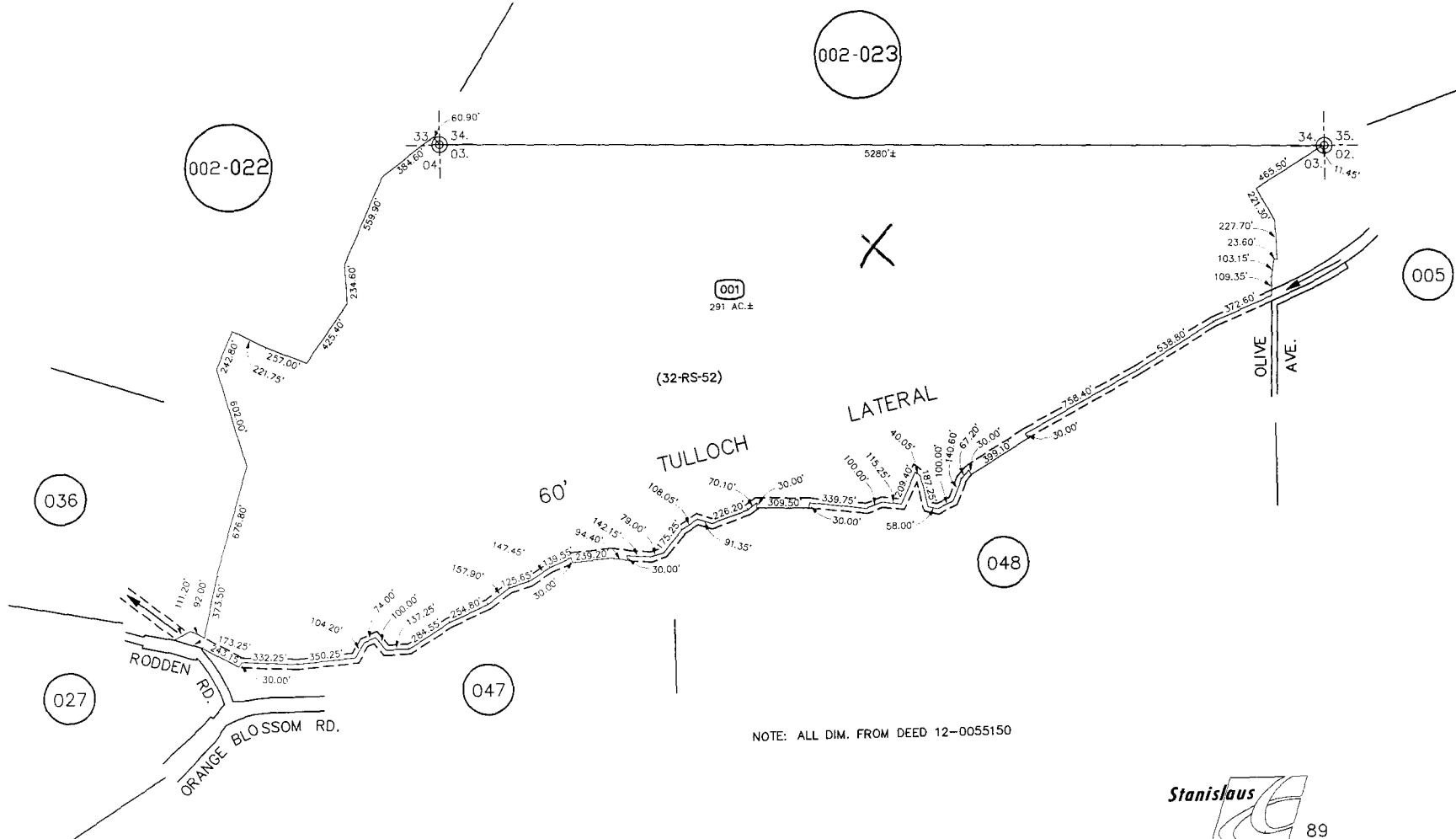
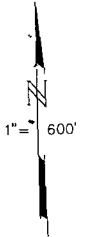


POR. SECTIONS 3 & 4 T.2S. R.11E. M.D.B.& M.

084 008
084 010

010 - 049

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



001
291 AC.±

(32-RS-52)

NOTE: ALL DIM. FROM DEED 12-0055150

FROM: 010-004
DRAWN: 03-30-88
REVISED: 07-31-13 (V) MB.



Copyright 2001 Stanislaus County-All rights reserved


010 - 049

THIS SPACE FOR RECORDER ONLY

**CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2015-02**

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT
1010 10TH STREET, SUITE 3400
MODESTO, CA 95354



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2014-0084759-00
Acct 121-Planning.
Monday, DEC 22, 2014 08:58:28
Ttl Pd \$0.00 Rcpt # 0003603590
OMK/R2/1-8

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 16, 2014, by and between the County of Stanislaus, a political subdivision of the State of California, hereinafter referred to as "County" and the undersigned landowners or the successors thereof, hereinafter referred to as "Owner" as follows:

The recitals and paragraphs 1 through 14, inclusive, of a certain Fictitious California Land Conservation Contract, recorded of February 1, 1979, as Instrument Number 48604, Book 3151, Page 132, in the Office of Recorder of the County of Stanislaus, State of California, are incorporated herein as if specifically set forth.

(15) Owner and holders of security interests designate the following persons as the Agent for Notice to receive any and all notices and communications from County during the life of the Contract. Owner will notify County in writing of any change of designated persons or change of address for him.

DESIGNATED AGENT: Henry & Irene Bettencourt
Name
7542 River Road
Address
Patterson, CA 95363
City, State Zip Phone Number

(16) Owner desires to place the following parcels of real property under Contract:

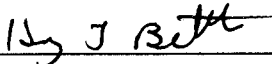
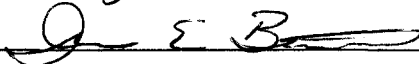
| ASSESSORS PARCEL NUMBER | CODE AREA | ACREAGE | SITUS ADDRESS (If none, please provide Legal Description) |
|----------------------------|----------------|-------------|--|
| <u>016-009-007</u> | <u>086-007</u> | <u>28.2</u> | <u>See attached</u> |
| <u>016-009-008</u> | <u>086-007</u> | <u>89.2</u> | <u>2400 River Road, Patterson</u> |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

(17) The effective date of this Contract shall be January 1, 2015.

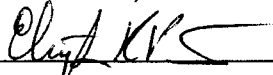
(18) Uses on the subject property are limited to those specifically described in Chapter 21.20 of the Stanislaus County Code – General Agriculture District (A-2), as effective each year upon renewal of the contract, which is herein incorporated by reference.

CSK

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|---|--|----------|---------------------|
| Henry J Bettencourt |  | 10-21-14 | Patterson Ca |
| Irene E Bettencourt |  | 10-21-14 | Patterson |
| Co-Trustees of the Henry J Bettencourt and Irene E Bettencourt Community Property Trust | | | |

SECURITY HOLDERS:

| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|----------------------------------|---|----------|---------------------|
| Yosemite Land Bank FLCA |  | 10-21-14 | Patterson |
| (Elizabeth R. Piersante) | | | |
| (Assistant Branch Manager) | | | |

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

DEC 16 2014

Dated


 Chairman, Board of Supervisors
 Jim DeMartini

ATTACHMENT TO Application CA Land Conservation Act of 1965

Dated 10-21-14

State of California)
County of Stanislaus)

On October 21, 2014 before me, Kathleen Barletta, a notary public, personally appeared Henry J. Bettencourt and Irene E. Bettencourt, 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 KLB (Seal)



ATTACHMENT TO Application CA Land Conservation Act of 1965


Dated 10-21-14

State of California)
County of Stanislaus)

On October 21, 2014 before me, Kathleen Barletta, a notary public, personally appeared Elizabeth R. Persante, 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  (Seal)



APNs: 016-009-008 (PARCEL 1) AND 016-009-007 (PARCEL 2)
MORE COMMONLY KNOWN AS: RIVER ROAD, PATTERSON, CALIFORNIA)

PARCEL ONE:

ALL THAT PORTION OF RANCHO EL PESCADERO, GENERALLY KNOWN AS FIELDS 5-1 AND 5-2, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SAID CORNER IS SHOWN ON THE OFFICIAL MAP OF RANCHO EL PESCADERO, IN VOL. 1 OF MAPS, PAGE 69, RECORDS OF STANISLAUS COUNTY RECORDER; THENCE NORTH 89 DEGREES 57' EAST ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 5289.15 FEET TO THE NORTHEAST CORNER OF SECTION 1; THENCE NORTH 31 DEGREES 59' 30" EAST 122.00 FEET; THENCE NORTH 45 DEGREES 44' EAST 1348.42 FEET; THENCE NORTH 48 DEGREES 18' 30" EAST ALONG THE NORTH LINE OF A 12 FOOT TRAVELED WAY KNOWN AS NORTH ROAD, A DISTANCE OF 200.20 FEET; THENCE CONTINUING ALONG THE NORTH LINE OF SAID NORTH LINE NORTH 45 DEGREES 42' 30" EAST 1848.68 FEET TO A CONCRETE MONUMENT ON THE WESTERLY LINE OF A 66 FOOT COUNTY ROAD KNOWN AS RIVER ROAD; THENCE SOUTH 24 DEGREES 02' 30" EAST ALONG THE WESTERLY LINE OF SAID RIVER ROAD, 21.31 FEET; THENCE NORTH 45 DEGREES 42' 30" EAST 35.17 FEET; THENCE SOUTH 24 DEGREES 02' 30" EAST ALONG THE CENTER LINE OF SAID RIVER ROAD, 1666.78 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 24 DEGREES 02' 30" EAST ALONG THE CENTER LINE OF SAID RIVER ROAD 1369.32 FEET; THENCE NORTH 45 DEGREES 28' 26" EAST ALONG THE CENTER LINE OF A 40 FOOT ROAD KNOWN AS ORCHARD ROAD, 2534.56 FEET; THENCE NORTH 24 DEGREES 30' 30" WEST ALONG THE CENTER LINE OF A 10 FOOT TRAVELED WAY 724.60 FEET; THENCE CONTINUING ALONG THE CENTER LINE OF SAID 10 FEET TRAVELED WAY NORTH 61 DEGREES 33' 30" WEST 611.28 FEET; THENCE SOUTH 45 DEGREES 57' 10" WEST ALONG THE CENTER LINE OF 12 FOOT TRAVELED WAY KNOWN AS THOMING ROAD, A DISTANCE OF 2124.07 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID TO CONTAIN 71.257 ACRES.

EXCEPTING THEREFROM, THAT PORTION THEREOF INCLUDED IN THE SO-CALLED HETCH-HETCHY RIGHT OF WAY, AS CONVEYED TO THE CITY AND COUNTY OF SAN FRANCISCO, BY DEED RECORDED JANUARY 7, 1924 IN VOL. 51 OF OFFICIAL RECORDS, PAGE 72, INSTRUMENT NO. 252, STANISLAUS COUNTY RECORDS.

PARCEL TWO:

ALL THAT PORTION OF RANCHO EL PASCADERO, GENERALLY KNOWN AS FIELD 2, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SAID CORNER IS

SHOWN ON THE OFFICIAL MAP OF RANCHO EL PASCADERO IN VOL. 1 OF MAPS, PAGE 69, RECORDS OF STANISLAUS COUNTY RECORDER; THENCE NORTH 89 DEGREES 57' EAST ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 5289.15 FEET TO THE NORTHEAST CORNER OF SECTION 1; THENCE NORTH 31 DEGREES 59' 30" EAST 122.00 FEET; THENCE 45 DEGREES 44' EAST 1348.42 FEET; THENCE NORTH 48 DEGREES 18' 30" EAST ALONG THE NORTH LINE OF A 12 FOOT TRAVELED WAY KNOWN AS NORTH ROAD, A DISTANCE OF 200.20 FEET; THENCE CONTINUING ALONG THE NORTH LINE OF SAID NORTH ROAD, NORTH 45 DEGREES 42' 30" EAST 1848.68 FEET TO A CONCRETE MONUMENT ON THE WESTERLY LINE OF A 66 FOOT COUNTY ROAD KNOWN AS RIVER ROAD; THENCE SOUTH 24 DEGREES 02' 30" EAST ALONG THE WESTERLY LINE OF SAID RIVER ROAD, 21.31 FEET; THENCE NORTH 45 DEGREES 42' 30" EAST 35.17 FEET TO A POINT IN THE CENTER LINE OF SAID RIVER ROAD AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 69 DEGREES 06' 15" EAST 76.70 FEET TO A POINT ON THE CENTER LINE OF A 12 FOOT TRAVELED WAY KNOWN AS NORTH ROAD; THENCE FOLLOWING THE CENTER LINE OF SAID NORTH ROAD, NORTH 45 DEGREES 55' 15" EAST 682.02 FEET AND NORTH 45 DEGREES 00' 30" EAST 775.05 FEET; THENCE FOLLOWING THE CENTER LINE OF 10 FOOT TRAVELED WAY SOUTH 29 DEGREES 27' 15" EAST 739.28 FEET AND SOUTH 61 DEGREES 33' 30" EAST 833.44 FEET; THENCE SOUTH 45 DEGREES 57' 10" WEST ALONG THE CENTER LINE OF A 12 FOOT TRAVELED WAY KNOWN AS THOMING ROAD A DISTANCE OF 2124.07 FEET TO A POINT IN THE CENTER LINE OF RIVER ROAD; THENCE NORTH 24 DEGREES 02' 30" WEST ALONG THE CENTER LINE OF RIVER ROAD 1666.78 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID TO CONTAIN 58.952 ACRES.

EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED IN THE SO-CALLED HETCH-HETCHY RIGHT OF WAY, AS CONVEYED TO THE CITY AND COUNTY OF SAN FRANCISCO, BY DEED RECORDED JANUARY 7, 1924 IN VOL. 51 OF OFFICIAL RECORDS, PAGE 72, INSTRUMENT NO. 252, STANISLAUS COUNTY RECORDS.

APNs: 016-06-30-000 & 016-06-40-000
(MORE COMMONLY KNOWN AS: 2025 RIVER ROAD, VERNALIS, CALIFORNIA)

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

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS, TO-WIT:

ALL THAT PORTION OF RANCHO EL PASCADERO, STANISLAUS COUNTY, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SAID CORNER IS SHOWN ON THE OFFICIAL MAP OF RANCHO EL PASCADERO IN VOLUME 1 OF MAPS, AT PAGE 69, STANISLAUS COUNTY RECORDS; THENCE NORTH 89 DEGREES 57' EAST ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 5289.15 FEET TO THE NORTHEAST CORNER OF SECTION 1;

THENCE NORTH 31 DEGREES 59' 30" EAST 122.00 FEET; THENCE NORTH 45 DEGREES 44' EAST 1348.42 FEET; THENCE NORTH 48 DEGREES 18' 30" EAST 42.86 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 48 DEGREES 18' 30" EAST ALONG THE NORTH LINE OF A 12 FOOT TRAVELED WAY NORTH 45 DEGREES 42' 30" EAST 1848.68 FEET TO A CONCRETE MONUMENT ON THE WESTERLY LINE OF A 66 FOOT COUNTY ROAD KNOWN AS RIVER ROAD; THENCE SOUTH 24 DEGREES 02' 30" EAST ALONG THE WESTERLY LINE OF SAID RIVER ROAD 21.31 FEET; THENCE NORTH 45 DEGREES 42' 30" EAST ALONG THE NORTH LINE OF PARCEL NO. 1 AS DESCRIBED IN VOLUME 793 OF OFFICIAL RECORDS, OF STANISLAUS COUNTY, AT PAGE 294, INSTRUMENT NO. 19246-43, A DISTANCE OF 35.17 FEET; THENCE SOUTH 24 DEGREES 02' 30" EAST ALONG THE CENTERLINE OF SAID 66 FOOT COUNTY ROAD 3036.10 FEET; THENCE SOUTH 45 DEGREES 48' 30" WEST ALONG THE CENTERLINE OF A 40 FOOT COUNTY ROAD KNOWN AS ORCHARD ROAD 1279.63 FEET; THENCE NORTH 38 DEGREES 24' 30" WEST ALONG THE APPROXIMATE CENTERLINE OF A 10 FOOT TRAVELED WAY 2889.06 FEET TO THE TRUE POINT OF BEGINNING.

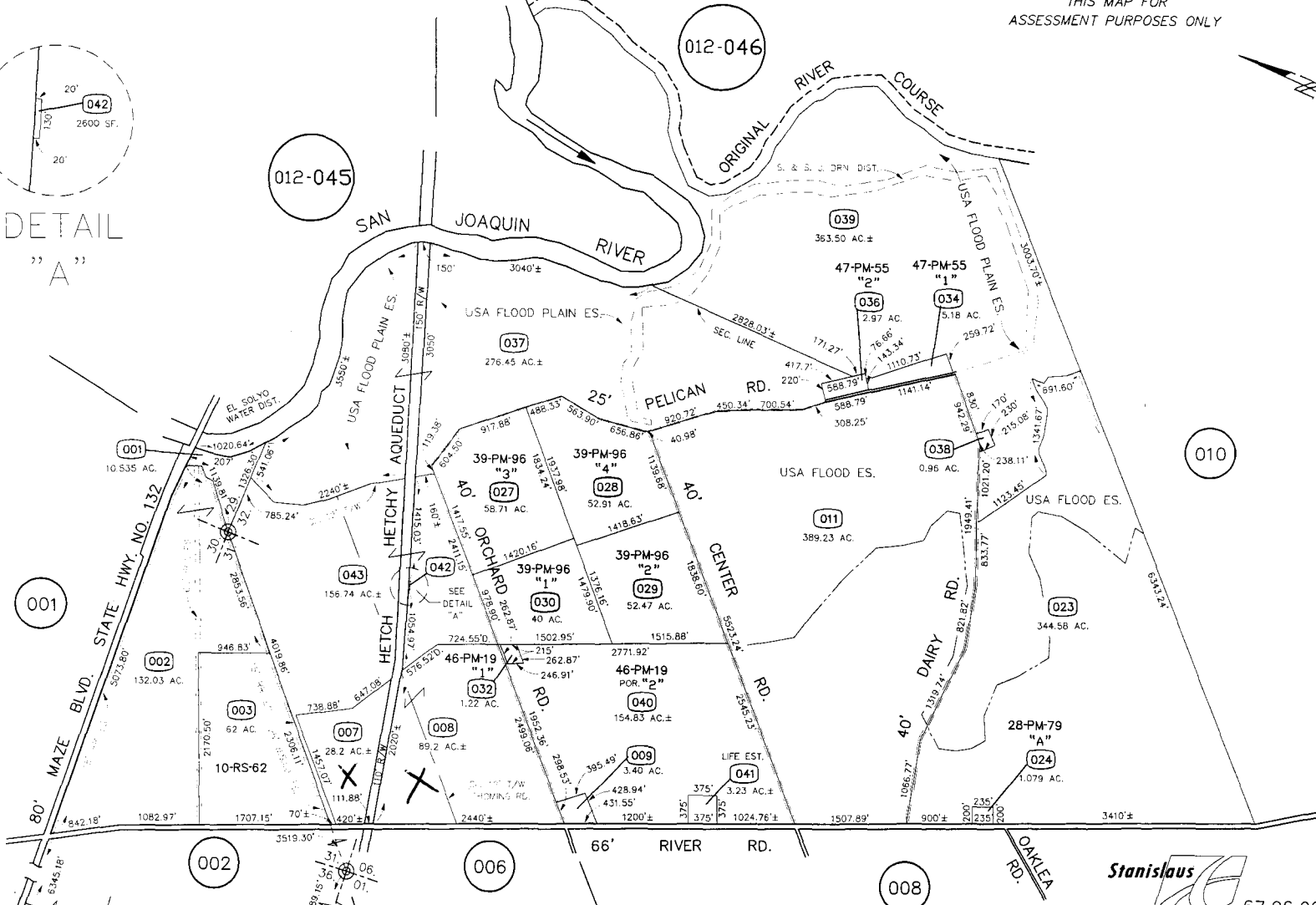
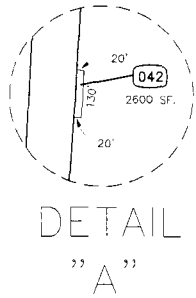
EXCEPTING THEREFROM ALL THAT PORTION INCLUDED IN THE SO-CALLED HETCH-HETCHY RIGHT OF WAY DESCRIBED IN DEED TO CITY AND COUNTY OF SAN FRANCISCO, RECORDED JANUARY 6, 1924 IN VOLUME 51 OF OFFICIAL RECORDS, AT PAGE 72, AS INSTRUMENT NO. 252, STANISLAUS COUNTY RECORDS.

PORTION T.3S. R.7E. & T.4S. R.7E. M.D.B.& M.
 POR. RANCHO EL PESCADERO (01M69)
 POR. EL SOLYO RANCH

086 005
 086 007

016 - 009

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



SW. COR. SEC. 36
 POST NO. 35
 RANCHO EL PESCADERO

FROM: 012-008 & 016-008
 DRAWN: 10-05-66
 REVISED: 10-30-87, 11-18-93, 02-29-96, 02-19-99, 07-18-01 MF, 01-22-10 MF, 08-17-10 (V) MB

Stanislaus
 County
 Assessor
 67,96,99,10,11

016 - 009

THIS SPACE FOR RECORDER ONLY

CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2015-03

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT
1010 10TH STREET, SUITE 3400
MODESTO, CA 95354



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2014-0084760-00
Acct 121-Planning.
Monday, DEC 22, 2014 08:58:34
Ttl Pd \$0.00 Rcpt # 0003603591
OMK/R2/1-6

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 16, 2014, by and between the County of Stanislaus, a political subdivision of the State of California, hereinafter referred to as "County" and the undersigned landowners or the successors thereof, hereinafter referred to as "Owner" as follows:

The recitals and paragraphs 1 through 14, inclusive, of a certain Fictitious California Land Conservation Contract, recorded of February 1, 1979, as Instrument Number 48604, Book 3151, Page 132, in the Office of Recorder of the County of Stanislaus, State of California, are incorporated herein as if specifically set forth.

(15) Owner and holders of security interests designate the following persons as the Agent for Notice to receive any and all notices and communications from County during the life of the Contract. Owner will notify County in writing of any change of designated persons or change of address for him.

DESIGNATED AGENT: Henry & Irene Bettencourt
Name

7542 River Road
Address

Patterson, CA 95363
City, State Zip Phone Number

(16) Owner desires to place the following parcels of real property under Contract:

| ASSESSORS PARCEL NUMBER | CODE AREA | ACREAGE | SITUS ADDRESS (If none, please provide Legal Description) |
|----------------------------|----------------|--------------|--|
| <u>016-008-007</u> | <u>086-007</u> | <u>93.96</u> | <u>See attached</u> |
| <u>016-008-017</u> | <u>086-007</u> | <u>99.6</u> | <u>542 Center Road, Vernalis</u> |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

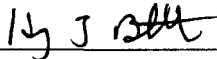
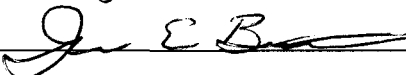
(17) The effective date of this Contract shall be January 1, 2015.

(18) Uses on the subject property are limited to those specifically described in Chapter 21.20 of the Stanislaus County Code – General Agriculture District (A-2), as effective each year upon renewal of the contract, which is herein incorporated by reference.

ll

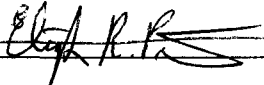

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|----------------------------------|------------------------------------|------|---------------------|
|----------------------------------|------------------------------------|------|---------------------|

| | | | |
|--|---|----------|--------------|
| Henry J Bettencourt |  | 10-21-14 | Patterson CA |
| Irene E Bettencourt |  | 10-21-14 | Patterson |
| 2 Co-Trustees of the Henry J. Bettencourt and Irene E Bettencourt Community Property Trust | | | |

SECURITY HOLDERS:

| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|----------------------------------|------------------------------------|------|---------------------|
|----------------------------------|------------------------------------|------|---------------------|

| | | | |
|-------------------------------------|---|---------------------|--|
| Yosemite Land Bank, ELCA |  | 10-21-14 | Patterson  |
|-------------------------------------|---|---------------------|--|

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

DEC 16 2014

Dated


 Chairman, Board of Supervisors
 Jim DeMartini

ATTACHMENT TO Application CA Land Conservation Act of 1965

Dated 10-21-14

State of California)
County of Stanislaus)

On October 21, 2014 before me, Kathleen Barletta, a notary public, personally appeared Henry J. Bettencourt and Frene E. Bettencourt, 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  (Seal)



PARCEL ONE:

All that portion of Section 12, Township 4, South, Range 6 East, Mount Diablo Base and Meridian, and all that portion of Rancho El Pescadero, described as follows:

COMMENCING at the Northwest corner of Section 18, Township 4 South, Range 7 East, Mount Diablo Base and Meridian; thence South $89^{\circ} 59' 24''$ East along the North line of Section 18, a distance of 825.66 feet to a point on the East line of the right of way of the Southern Pacific Railroad; thence North $41^{\circ} 05'$ West along the East line of said right of way line 162.34 feet to the true point of beginning of this description; thence continuing North $41^{\circ} 05'$ West along the East line of said right of way 2297.92 feet; thence North $45^{\circ} 37'$ East along the center line of a 50 foot road, a distance of 3806.10 feet of the approximate center of a 15 foot roadway; thence South $37^{\circ} 30'$ East along the approximate center line of a 15 foot road 2322.19 feet; thence South $45^{\circ} 47' 50''$ West along the center line of a 30 foot road known as Oaklea Road, 3659.97 feet to the true point of beginning of this description. Said to contain 197.103 acres, more or less.

EXCEPTING THEREFROM: All that portion of Section 12, Township 4 South, Range 6 East, Mount Diablo Base and Meridian. And all that portion of Rancho El Pescadero, described as follows:

COMMENCING at the Northwest corner of Section 18, Township 4 South, Range 7 East, Mount Diablo Base and Meridian; thence South $89^{\circ} 59' 24''$ East along the North line of Section 18, a distance of 825.66 feet to a point on the East line of the right of way of the Southern Pacific Railroad; thence North $41^{\circ} 05'$ West along the East line of said right of way line 162.35 feet to the true point of beginning of this description; thence continuing $41^{\circ} 05'$ West along the East line of said right of way 2297.92 feet; thence North $45^{\circ} 37'$ East along the center line of a 50 foot road, a distance of 1886.01 feet to a point in the center line of a road and drain ditch; thence South $37^{\circ} 30'$ East to a point in the center line of that certain 30.00 foot road known as Oaklea Road; thence South $45^{\circ} 47' 50''$ West along the center line of said 30 foot road know as Oaklea Road to the true point of beginning of this description.

PARCEL TWO:

All that potion of Section 12, Township 4 South, Range 6 East, Mount Diablo Base and Meridian, and all that portion of Ranch El Pescadero, described as follows:

COMMENCING at the Northwest corner of Section 18, Township 4 South, Range 7 East, Mount Diablo Base and Meridian; thence South 89° 59' 24" East along the North line of Section 18, a distance of 825.66 feet to a point on the East line of the right of way of the Southern Pacific Railroad; thence North 41° 05' West along the East line of said right of way line 162.34 feet to the true point of beginning of this description; thence continuing North 41° 05' West along the East line of said right of way 2297.92 feet; thence North 45° 37' East along the center line of a 50 foot road, a distance of 1886.01 feet to a point in the center line of a road and drain ditch; thence South 37° 30' East to a point in the center line of that certain 30.00 foot road known as Oaklea Road; thence South 45° 47' 50" West along the center line of said 30 foot road known as Oaklea Road to the true point of beginning of this description.

Located on the Northeast side of Highway 33 approximately 1-1/2 miles South of Solyo, in the County of Stanislaus. California.

APNs: 016-008-007 and 016-008-017

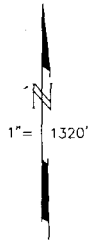
(More commonly known as: 542 Center Road, Vernalis, California)

PORTION T.4S. R.6&7E. M.D.B.&M.
 PORTION RANCHO EL PESCADERO (01M69)
 PORTION EL SOLYO RANCH

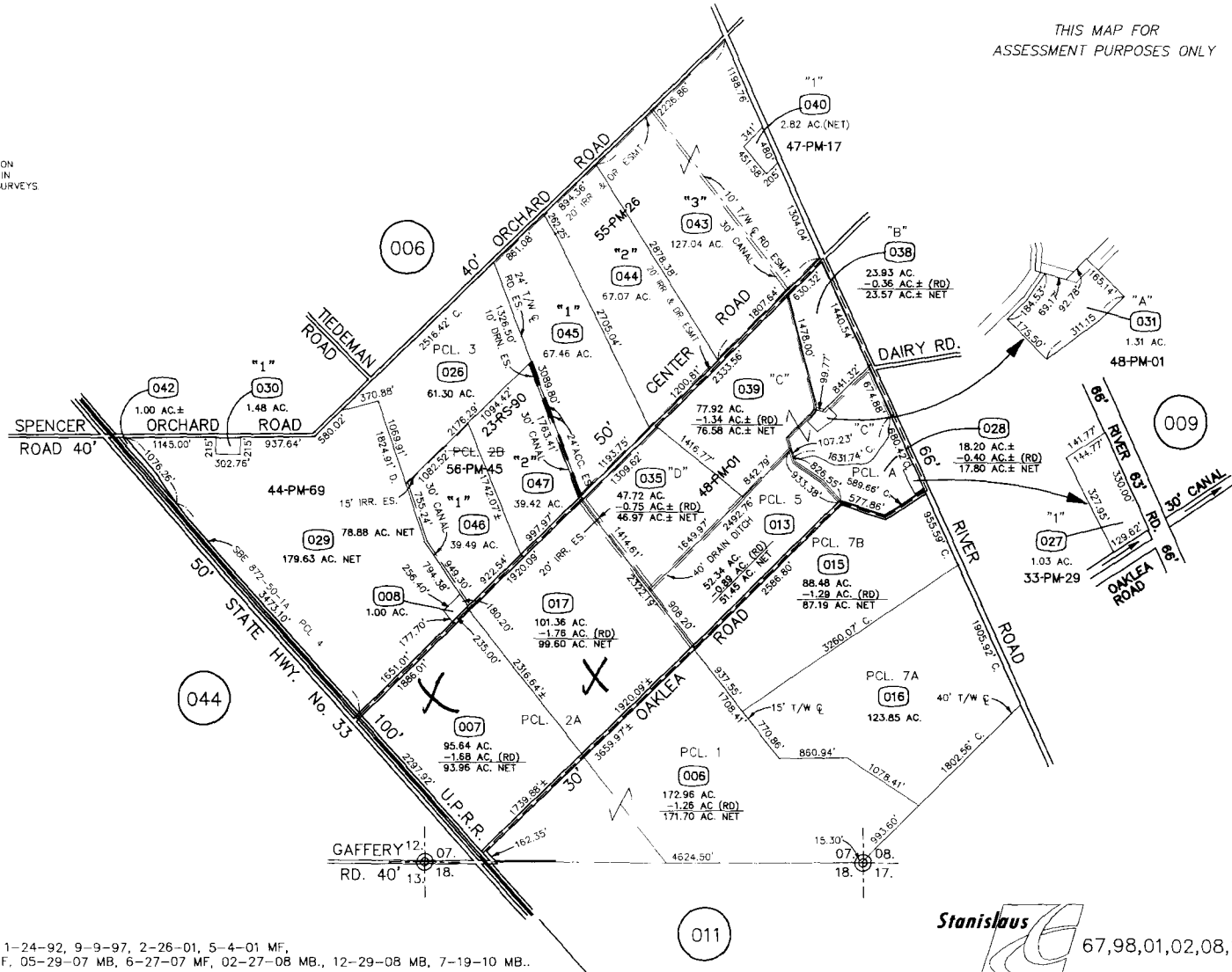
086 007

016 - 008

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



NOTE:
 PCL. #'S ARE FROM AN UNRECORDED DIVISION
 OF EL SOLYO RANCH BY BUNDY & ADAMS IN
 1947. MAP # 76-B5-E IN UNRECORDED SURVEYS



FROM: 16-03, 08
 DRAWN: 10-18-66
 REVISED: 10-26-82, 1-24-92, 9-9-97, 2-26-01, 5-4-01 MF,
 3-15-05 MF, 05-29-07 MB, 6-27-07 MF, 02-27-08 MB., 12-29-08 MB, 7-19-10 MB..




67,98,01,02,08,11

**CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2015-04**

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT
1010 10TH STREET, SUITE 3400
MODESTO, CA 95354

THIS SPACE FOR RECORDER ONLY

| |
|---|
|  Stanislaus, County Recorder Lee Lundrigan Co Recorder Office DOC- 2014-0084761-00 Acct 121-Planning. Monday, DEC 22, 2014 08:58:39 Ttl Pd \$0.00 Rcpt # 0003603592 OMK/R2/1-12 |
|---|

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 16, 2014, by and between the County of Stanislaus, a political subdivision of the State of California, hereinafter referred to as "County" and the undersigned landowners or the successors thereof, hereinafter referred to as "Owner" as follows:

The recitals and paragraphs 1 through 14, inclusive, of a certain Fictitious California Land Conservation Contract, recorded of February 1, 1979, as Instrument Number 48604, Book 3151, Page 132, in the Office of Recorder of the County of Stanislaus, State of California, are incorporated herein as if specifically set forth.

(15) Owner and holders of security interests designate the following persons as the Agent for Notice to receive any and all notices and communications from County during the life of the Contract. Owner will notify County in writing of any change of designated persons or change of address for him.

DESIGNATED AGENT: Calvin Andre
Name
12480 Vineyard Avenue
Address
Patterson, CA 95363 (209) 892-9481
City, State Zip Phone Number

(16) Owner desires to place the following parcels of real property under Contract:

| ASSESSORS PARCEL NUMBER | CODE AREA | ACREAGE | SITUS ADDRESS (If none, please provide Legal Description) |
|----------------------------|----------------|--------------|--|
| <u>047-012-007</u> | <u>086-015</u> | <u>30.32</u> | <u>2323 Eucalyptus Avenue, Patterson</u> |
| <u>047-012-009</u> | <u>086-015</u> | <u>17.72</u> | <u>2073 Eucalyptus Avenue, Patterson</u> |
| <u>047-013-007</u> | <u>086-015</u> | <u>38.5</u> | <u>1743 Eucalyptus Avenue, Patterson</u> |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

(17) The effective date of this Contract shall be January 1, 2015.

(18) Uses on the subject property are limited to those specifically described in Chapter 21.20 of the Stanislaus County Code – General Agriculture District (A-2), as effective each year upon renewal of the contract, which is herein incorporated by reference.

Handwritten mark

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|---|------------------------------------|----------|---------------------|
| Calvin Andre | <i>Calvin Andre</i> | 10/21/14 | Patterson, CA |
| ^{Mr. & Mrs.} Robert Knauff | <i>Robert Knauff</i> | 10/21/14 | San Jose, CA |
| ^{Mr. & Mrs.} Michael Petz | <i>Michael Petz</i> | 10/21/14 | Patterson, CA |
| ^{Mr. & Mrs.} Nancy Andre | <i>Nancy Andre</i> | 10/21/14 | Patterson, CA |

SECURITY HOLDERS:

| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|--|---|----------|---------------------|
| Yosemite Farm Credit Vice-President | <i>Joe H. S. Mendonca</i> Joe H. S. Mendonca | 10/21/14 | Modesto, Ca. |

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

Dated DEC 16 2014

Jim DeMartini
 Chairman, Board of Supervisors
 Jim DeMartini

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

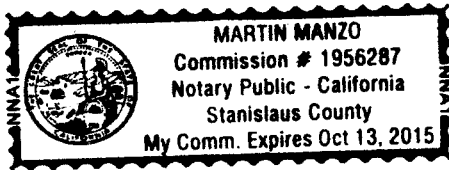
State of California

County of STANISLAUS

On October 21, 2014 before me, Martin Manzo, Notary Public

personally appeared Calvin Andrie

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: Martin Manzo

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Application California Land conservation contract

Document Date: Oct 21, 2014 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Calvin Andrie

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

X

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

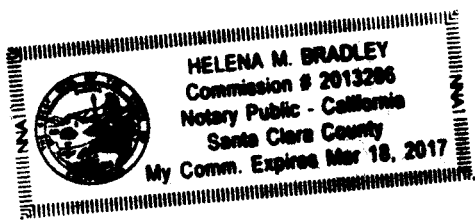
CIVIL CODE § 1189

State of California

County of SANTA CLARA

On OCTOBER 21, 2014 before me, HELENA M. BRADLEY, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer

personally appeared ROBERT KNAUFF
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: Helena M. Bradley
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: APPLICATION CALIFORNIA LAND CONSERVATION CONTRACT

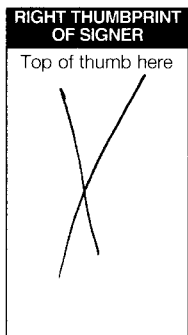
Document Date: OCTOBER 21, 2014 Number of Pages: 3 PAGES

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: ROBERT KNAUFF

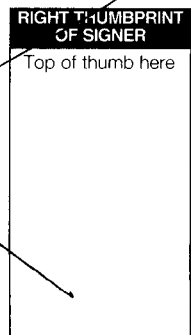
- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: SELF

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

GOVERNMENT CODE 27361.7

I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

NAME OF NOTARY HELENA M. BRADLEY
COMMISSION NO. 2013286
DATE COMMISSION EXPIRES Mar 18, 2017
PLACE OF EXECUTION Stanislaus County

November 14, 2014
(Date)

CD Engert
Crystal D. Engert
Stanislaus County Department of
Planning & Community Development

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Stanislaus }

On October 21st 2014 before me, Martin Manzo Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Michael Putz
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.



Place Notary Seal Above

Signature: Martin Manzo
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Application California Land Conservation Center

Document Date: October 21st, 2014 Number of Pages: 3

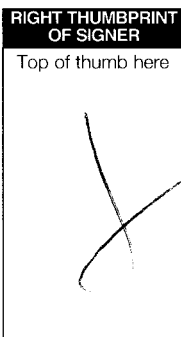
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Michael Putz Signer's Name: _____

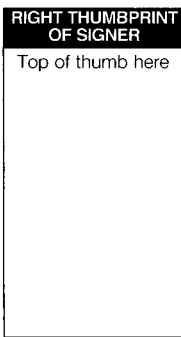
Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

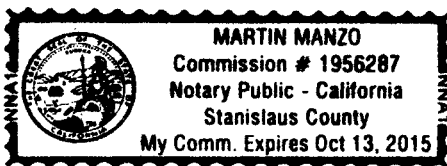
State of California

County of STANISLAUS }

On October 21 2014 before me, Martin Manzo, Notar public
Date Here Insert Name and Title of the Officer

personally appeared Nancy Andre
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: Martin Manzo
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

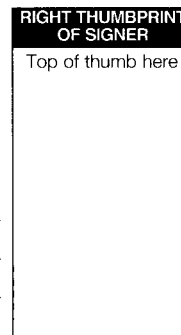
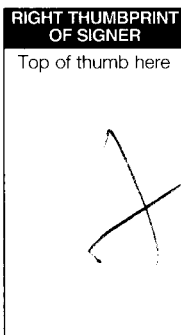
Title or Type of Document: Application California Land Conservation contract
Document Date: October 21, 2014 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Nancy Andre Signer's Name: _____

- | | |
|--|--|
| <input type="checkbox"/> Corporate Officer – Title(s): _____ | <input type="checkbox"/> Corporate Officer – Title(s): _____ |
| <input checked="" type="checkbox"/> Individual | <input type="checkbox"/> Individual |
| <input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Attorney in Fact | <input type="checkbox"/> Attorney in Fact |
| <input type="checkbox"/> Trustee | <input type="checkbox"/> Trustee |
| <input type="checkbox"/> Guardian or Conservator | <input type="checkbox"/> Guardian or Conservator |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |



Signer Is Representing: SELF

Signer Is Representing: _____

ACKNOWLEDGMENT

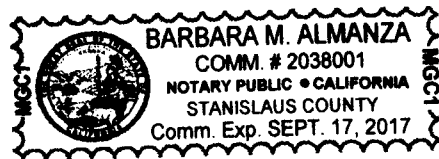
State of California
County of Stanislaus)

On October 21, 2014 before me, Barbara M. Almanza, a Notary Public
(insert name and title of the officer)

personally appeared Joe H. S. Mendonca,
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 *Barbara M. Almanza* (Seal)

ATTACHMENT 1

Title No. 14-**51130813**-LM
Locate No. CACTI7750-7750-4511-0051130813

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE: *2323 Eucalyptus Ave.*

Lots 742 and 743 of "Patterson Colony Sub-Tract No. Three", as per Map filed October 11, 1911 in Volume 6 of Maps, at Page 5, Stanislaus County Records.

APN: 047-012-007

PARCEL TWO: *1743 Eucalyptus Ave*

Lots 768 and 769 of "Patterson Colony Sub-Tract No. Three", as per Map filed October 11, 1911 in Volume 6 of Maps, at Page 5, Stanislaus County Records.

APN: 047-013-007

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

All that portion of Lot 744 of "Patterson Colony Sub Tract No. 3", in the County of Stanislaus, State of California, according to the Official Map thereof, filed in the Office of the Recorder of Stanislaus County, California on October 11, 1911 in Volume 6 of Maps, at Page 5, excepting therefrom as follows:

Beginning at the corner common to Lots 744, 745, 767 and 768 of "Patterson Colony Sub Tract No. 3, said point being the centerline of Elm Avenue; thence from said point of beginning, North 60°00' East, a distance of 326.5 feet, along the lot line common to Lots 744 and 745 to a point; thence South 30°00' East, a distance of 168.0 feet, to a point; thence South 60°00' West, a distance of 326.5 feet, to a point on the West line of said Lot 744 and the centerline of Elm Avenue; thence North 30°00' West, a distance of 168.0 feet, along the West line of said Lot 744 and the centerline of Elm Avenue, to the point of beginning.

APN: 047-012-009

2073 Eucalyptus Ave

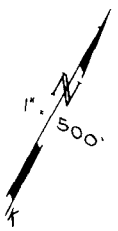
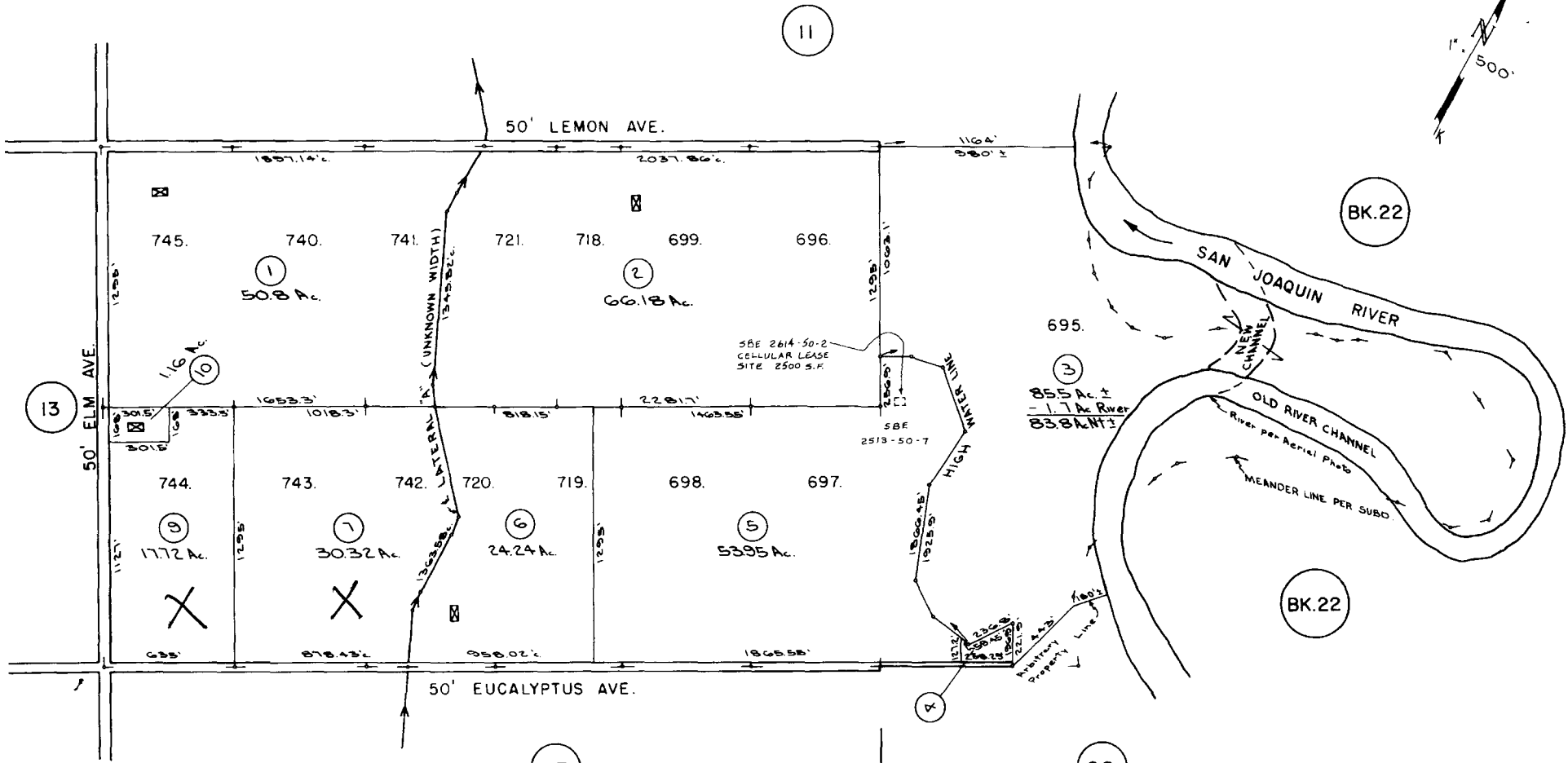
PORTION SECTIONS 8 & 9 T.5S. R.8E. M.D.B. & M.
 POR. PATTERSON COL., SUB TR. NO. 3
 LTS. 695 THRU 699, 718 THRU 721,
 740 THRU 745

086 000
 086 015

47-12

THIS MAP FOR ASSESSMENT
 PURPOSES ONLY

Copyright 2001 Stanislaus County.
 All rights reserved



FROM D-44, 47-12
~~ABE 300-216~~
 RM G-5
 11-17-75
 REVISED 4-25-97

* ACREAGES COMPUTED TO CENTER OF
 LATERAL AND SIDES OF ROADS.

Back To
 Book
 Index



61,77

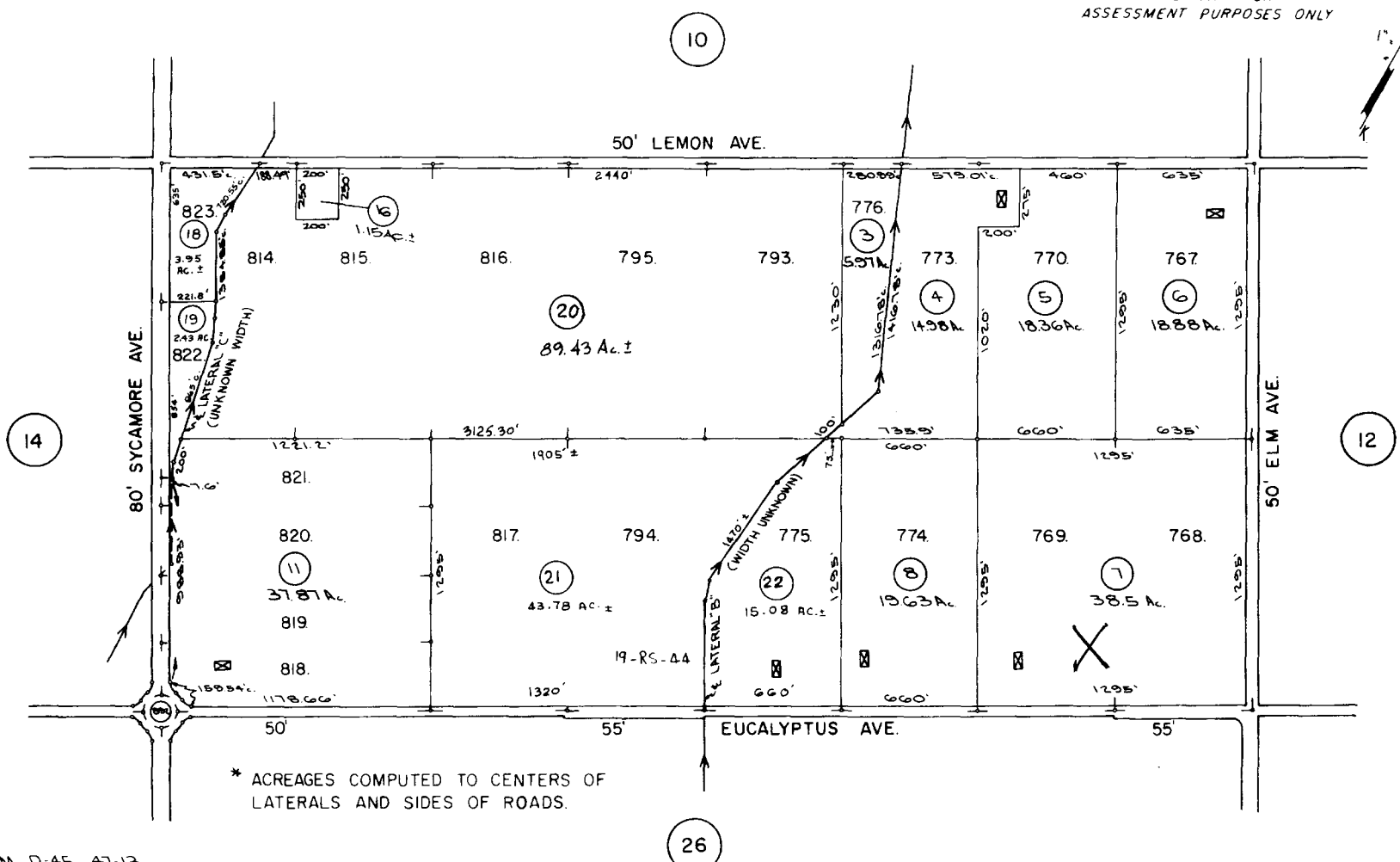
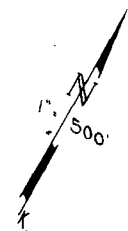
47-12

PORTION SECTION 8, 17, & 18 T.5S. R.8E. M.D.B. & M.
 POR. PATTERSON COL., SUB-TR. NO. 3
 LTS. 767 THRU 770, 773 THRU 776,
 793 THRU 795, 814 THRU 823

086 000
 086 015

47-13

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



* ACREAGES COMPUTED TO CENTERS OF
 LATERALS AND SIDES OF ROADS.

FROM D-45, 47-13
 RM 6-5
~~ADD 20~~
 11-25-75, UPDATED 12-6-90, 8-20-96, 11-7-02 MB., 1-31-03 MB.

Copyright 2001 Stanislaus County.
 All rights reserved



61,77, 91, 97, 03

47-13

THIS SPACE FOR RECORDER ONLY

CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2015-05

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT
1010 10TH STREET, SUITE 3400
MODESTO, CA 95354



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2014-0084762-00
Acct 121-Planning.
Monday, DEC 22, 2014 08:58:44
Ttl Pd \$0.00 Rcpt # 0003603593
OMK/R2/1-5

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 16, 2014, by and between the County of Stanislaus, a political subdivision of the State of California, hereinafter referred to as "County" and the undersigned landowners or the successors thereof, hereinafter referred to as "Owner" as follows:

The recitals and paragraphs 1 through 14, inclusive, of a certain Fictitious California Land Conservation Contract, recorded of February 1, 1979, as Instrument Number 48604, Book 3151, Page 132, in the Office of Recorder of the County of Stanislaus, State of California, are incorporated herein as if specifically set forth.

(15) Owner and holders of security interests designate the following persons as the Agent for Notice to receive any and all notices and communications from County during the life of the Contract. Owner will notify County in writing of any change of designated persons or change of address for him.

DESIGNATED AGENT: William Strohm
Name

7355 Shoemake Avenue
Address

Modesto, CA 95358 (209) 765-7661
City, State Zip Phone Number

(16) Owner desires to place the following parcels of real property under Contract:

| ASSESSORS PARCEL NUMBER | CODE AREA | ACREAGE | SITUS ADDRESS (If none, please provide Legal Description) |
|----------------------------|----------------|-----------|--|
| <u>007-049-028</u> | <u>080-006</u> | <u>20</u> | <u>see attached</u> |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

(17) The effective date of this Contract shall be January 1, 2015.

(18) Uses on the subject property are limited to those specifically described in Chapter 21.20 of the Stanislaus County Code – General Agriculture District (A-2), as effective each year upon renewal of the contract, which is herein incorporated by reference.

15

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|---|------------------------------------|---------|---------------------|
| William Strohm | <i>Will Strohm</i> | 9-30-14 | Modesto |
| Ofick Strohm | <i>Ofick Strohm</i> | 9/30/14 | Modesto |
| Trustees of the William and Ofick Strohm Revocable Trust | | | |

SECURITY HOLDERS:

| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|----------------------------------|------------------------------------|------|---------------------|
| <i>None</i> | | | |

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

DEC 16 2014

Dated

Jim DeMartini
 Chairman, Board of Supervisors
 Jim DeMartini

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

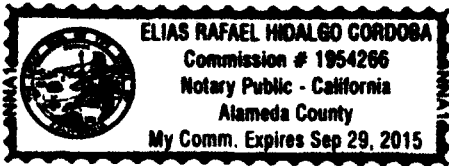
CIVIL CODE § 1189

State of California

County of Stanislaus

On September 30th, 2014 before me, Elias Rafael Hidalgo Cordoba, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared William Strohm and Ofick Strohm
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: Elias Rafael Hidalgo Cordoba
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

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): _____

Individual

Individual

Partner — Limited General

Partner — Limited General

Attorney in Fact

Attorney in Fact

Trustee

Trustee

Guardian or Conservator

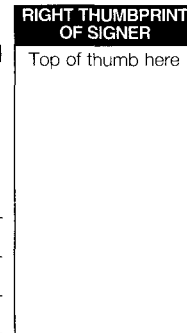
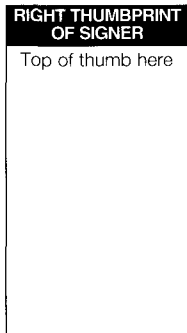
Guardian or Conservator

Other: _____

Other: _____

Signer Is Representing: _____

Signer Is Representing: _____



ORDER NO. : 1611011275-CG

The land referred to is situated in the unincorporated area of the County of Stanislaus, State of California, and is described as follows:

North one-half of Lots 5 and 6 of Paradise Colony, according to the official map thereof, filed in the Office of the Recorder of Stanislaus County, California, on November 10, 1903, in Volume 1 of Maps, at Page 24.

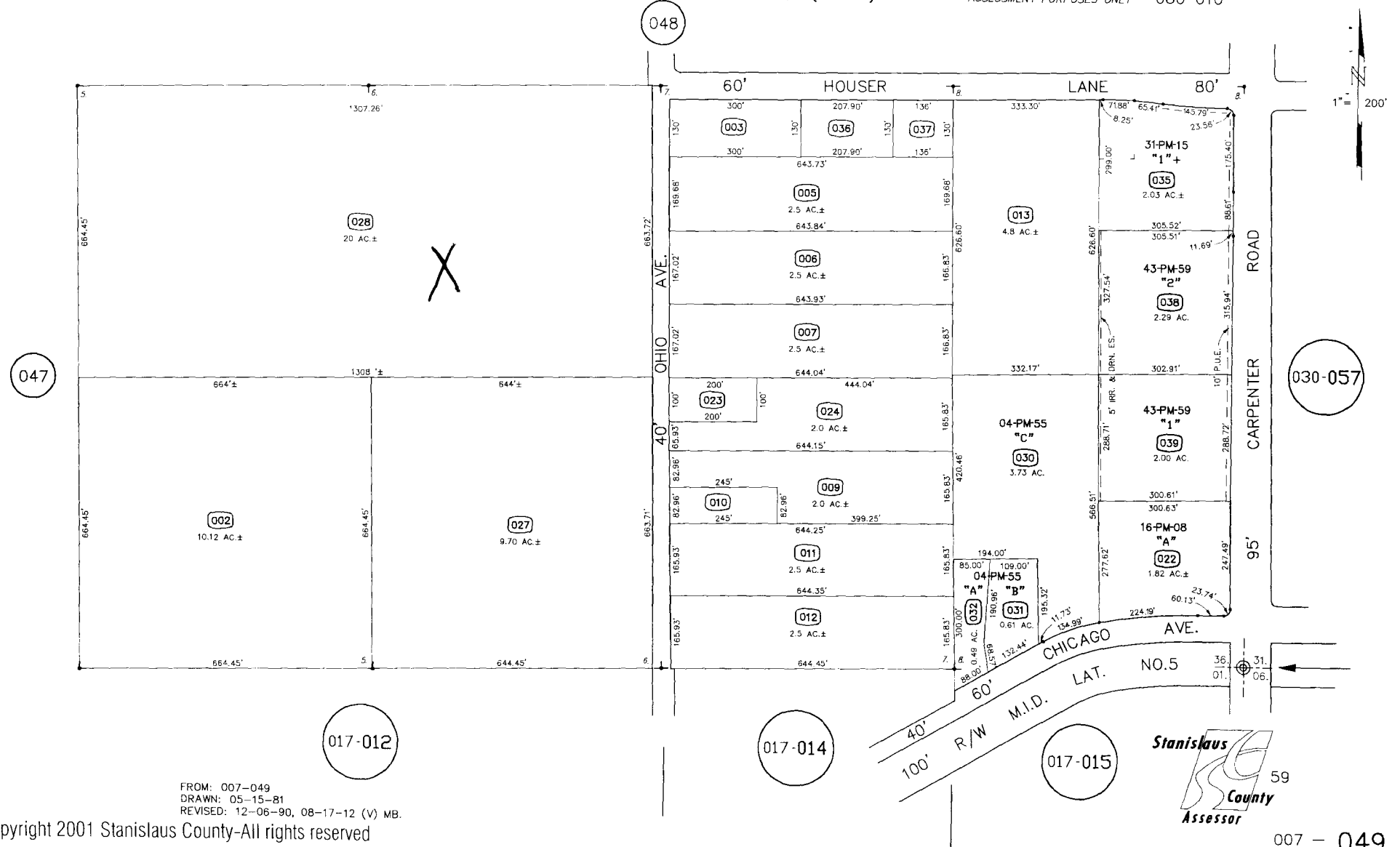
APN: 007-049-028

S. 1/2 OF SE. 1/4 SECTION 36 T.3S. R.8E. M.D.B.& M.
 POR. PARADISE COLONY - LOTS 5,6,7,8 (01M24)

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY

002 230
 080 006
 080 010

007 - 049



FROM: 007-049
 DRAWN: 05-15-81
 REVISED: 12-06-90, 08-17-12 (V) MB.

Copyright 2001 Stanislaus County-All rights reserved



007 - 049

**CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2015-06**

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT
1010 10TH STREET, SUITE 3400
MODESTO, CA 95354

THIS SPACE FOR RECORDER ONLY



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2014-0084763-00

Acct 121-Planning.

Monday, DEC 22, 2014 08:58:54

Ttl Pd \$0.00 Rcpt # 0003603594

OMK/R2/1-5

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 16, 2014, by and between the County of Stanislaus, a political subdivision of the State of California, hereinafter referred to as "County" and the undersigned landowners or the successors thereof, hereinafter referred to as "Owner" as follows:

The recitals and paragraphs 1 through 14, inclusive, of a certain Fictitious California Land Conservation Contract, recorded of February 1, 1979, as Instrument Number 48604, Book 3151, Page 132, in the Office of Recorder of the County of Stanislaus, State of California, are incorporated herein as if specifically set forth.

(15) Owner and holders of security interests designate the following persons as the Agent for Notice to receive any and all notices and communications from County during the life of the Contract. Owner will notify County in writing of any change of designated persons or change of address for him.

DESIGNATED AGENT: Wayne McCurley
Name
30962 Combs Road
Address
Escalon, CA 95320 (209) 810-8488
City, State Zip Phone Number

(16) Owner desires to place the following parcels of real property under Contract:

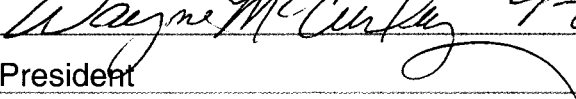
| ASSESSORS PARCEL NUMBER | CODE AREA | ACREAGE | SITUS ADDRESS (If none, please provide Legal Description) |
|----------------------------|----------------|--------------|--|
| <u>064-028-007</u> | <u>084-010</u> | <u>116.2</u> | <u>Stearns Road, Oakdale</u> |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

(17) The effective date of this Contract shall be January 1, 2015.

(18) Uses on the subject property are limited to those specifically described in Chapter 21.20 of the Stanislaus County Code – General Agriculture District (A-2), as effective each year upon renewal of the contract, which is herein incorporated by reference.

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

| | | | |
|----------------------------------|------------------------------------|------|---------------------|
| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|----------------------------------|------------------------------------|------|---------------------|

| | | | |
|---|--|----------------|--|
| <u>Wayne McCurley</u> |  | <u>9-23-14</u> | |
| <u>Tri Mac Enterprises, LLC President</u> | | | |

SECURITY HOLDERS:

| | | | |
|----------------------------------|------------------------------------|------|---------------------|
| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|----------------------------------|------------------------------------|------|---------------------|

ATTACHMENTS:

(1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

DEC 16 2014

Dated


 Chairman, Board of Supervisors
 Jim DeMartini

All-purpose Acknowledgment California only

State of California

County of Stanislaus

On 9/25/2014 before me, Michele Hood, Notary Public (here insert name and title of the officer),

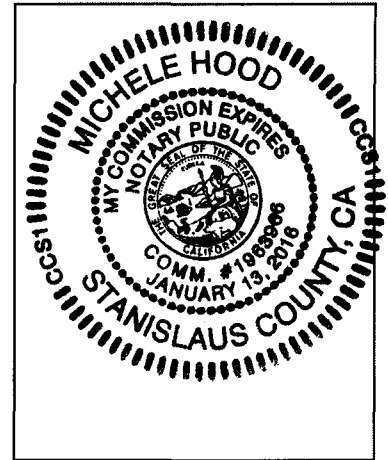
personally appeared Wayne Mc Carbery

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.

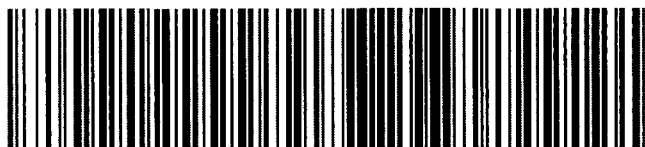
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Michele Hood



Notary Seal



Escrow No.: 13-51128882-PS
Locate No.: CACTI7750-7750-4511-0051128882
Title No.: 13-51128882-MG

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

Lots 57, 58, 61, 62, 65 and 66 of LANE COLONY TRACT, according to the Official Map thereof, filed in the office of the Recorder of Stanislaus County, California, on September 28, 1910 in Volume 5 of Maps, at page 14.

EXCEPTING FROM said Lot 57 all that portion described as follows:

COMMENCING at the Northeast corner of Lot 56 of said Lane Colony Tract, said Northeast corner being in the center line of a 40 foot avenue; thence South 1 45' 40" East along the East line of said Lot 56 and the center line of said 40 foot Avenue, a distance of 246.86 feet to the true point of beginning of the herein described property; thence South 60 32' East 139.60 feet; thence South 44 38' East 150.00 feet; thence South 16 48' East 39.15 feet; thence South 41 30' 30" West 50.30 feet; thence South 71 02' 50" West 185.31 feet to the East line of said Lot 56; thence North 1 45' 40" West along said East line a distance of 299.41 feet to the point of beginning.

APN: 064-028-007

PARCEL NO. 2:

All that portion of the Southwest quarter of Section 24, Township 2 South, Range 10 East, Mount Diablo Base and Meridian, described as follows:

COMMENCING at the Northwest corner of said Southwest quarter and running thence South, a distance of 33 feet; thence East, a distance of 40 feet to the true point of beginning; thence South 25.50 chains; thence East 39.40 chains to the quarter Section line; thence North 25.50 chains along said quarter Section line; thence West 39.40 chains to the true point of beginning.

APN: 064-029-001

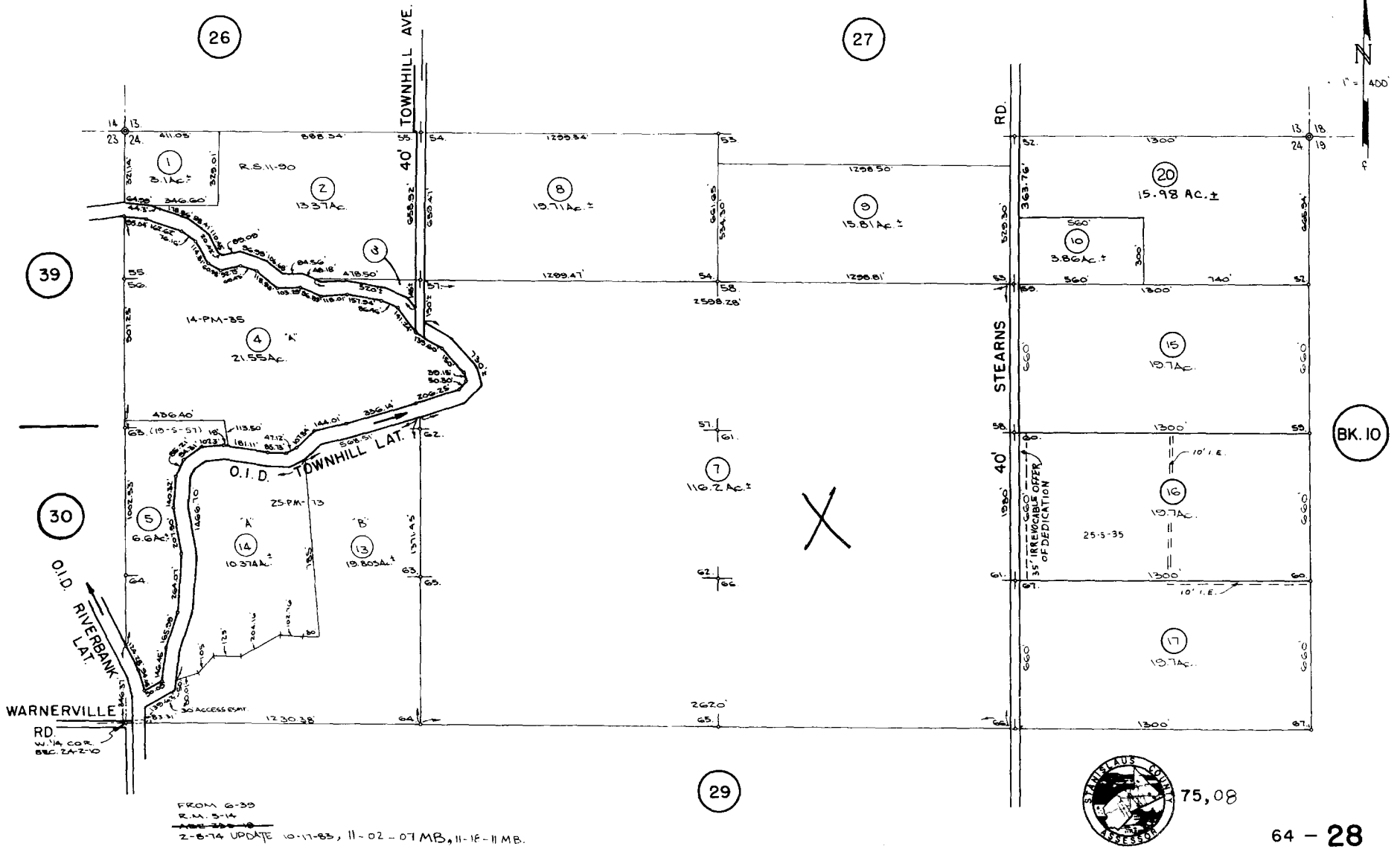
APN: 064-029-001 & 064-028-007

N. 1/2 SECTION 24 T.2 S. R.10 E. M. D. B. & M.
 POR. LANE COL. - LOTS 52, POR. 53, 54 thru 67

084 010

64 - 28

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



FROM G-30
 R.M. 3-14
 2-6-74 UPDATE 10-17-85, 11-02-07 MB, 11-1F-11 MB.

THIS SPACE FOR RECORDER ONLY

CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2015-07

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT
1010 10TH STREET, SUITE 3400
MODESTO, CA 95354



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2014-0084764-00
Acct 121-Planning.
Monday, DEC 22, 2014 08:58:59
Ttl Pd \$0.00 Rcpt # 0003603595
OMK/R2/1-6

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 16, 2014, by and between the County of Stanislaus, a political subdivision of the State of California, hereinafter referred to as "County" and the undersigned landowners or the successors thereof, hereinafter referred to as "Owner" as follows:

The recitals and paragraphs 1 through 14, inclusive, of a certain Fictitious California Land Conservation Contract, recorded of February 1, 1979, as Instrument Number 48604, Book 3151, Page 132, in the Office of Recorder of the County of Stanislaus, State of California, are incorporated herein as if specifically set forth.

(15) Owner and holders of security interests designate the following persons as the Agent for Notice to receive any and all notices and communications from County during the life of the Contract. Owner will notify County in writing of any change of designated persons or change of address for him.

DESIGNATED AGENT: Robert Veneman
Name

26250 Carter Road
Address

Escalon, CA 95320 (209) 886-5579
City, State Zip Phone Number

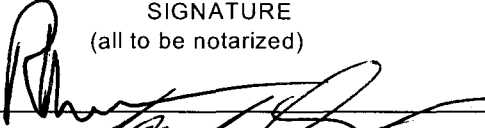
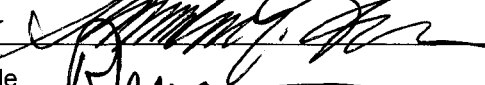
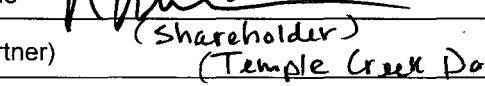
(16) Owner desires to place the following parcels of real property under Contract:

| ASSESSORS PARCEL NUMBER | CODE AREA | ACREAGE | SITUS ADDRESS (If none, please provide Legal Description) |
|----------------------------|----------------|---------------|--|
| <u>002-002-002</u> | <u>103-001</u> | <u>348.14</u> | <u>16501 28 Mile Road, Valley Home</u> |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

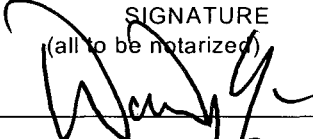
(17) The effective date of this Contract shall be January 1, 2015.

(18) Uses on the subject property are limited to those specifically described in Chapter 21.20 of the Stanislaus County Code – General Agriculture District (A-2), as effective each year upon renewal of the contract, which is herein incorporated by reference.

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|--|---|---------|---------------------|
| Robert Veneman - member |  | 6/20/14 | MODESTO |
| Sandra Veneman - member |  | | " |
| Robert Veneman for Temple |  | 6/20/14 | " |
| Creek Dairy, Inc. (Gen Partner) | (Shareholder) (Temple Creek Dairy) | | " |
| ↓ Veneman Agricultural Properties, L.P. | | | |

SECURITY HOLDERS:

| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|---------------------------------------|--|---------|---------------------|
| Bank of America |  | 6-20-14 | Modesto |
| David J. Yonan, Senior Vice President | | | |

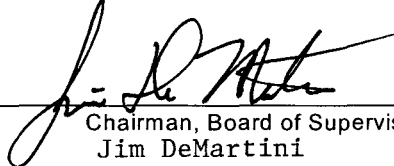
ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

DEC 16 2014

Dated


 Chairman, Board of Supervisors
 Jim DeMartini

ACKNOWLEDGMENT

State of California }
County of Stanislaus }

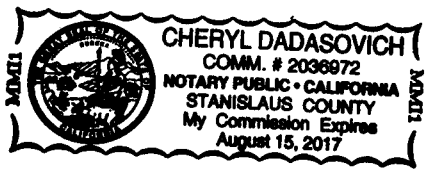
On 6/20, 14, before me, Cheryl Dadasovich, Notary Public
(insert name of the officer)

personally appeared Sandra & Robert Veneman,
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 Cheryl Dadasovich (Seal)



ACKNOWLEDGMENT

State of California }
County of Stanislaus }

On 6/20, 14, before me, Cheryl Dadasovich, Notary Public
(insert name of the officer)

personally appeared DAVID J. Yonan,
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 Cheryl Dadasovich (Seal)



ATTACHMENT 1

Escrow No.: 11-51122857-KH
Locate No.: CACTI7750-7750-4511-0051122857
Title No.: 11-51122857-MG

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN AN UNINCORPORATED AREA OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

The Northeast 1/4 of Section 3, Township 1 South, Range 10 East, and the Northwest 1/4 of Section 2, Township 1 South, Range 10 East, Mount Diablo Base and Meridian.

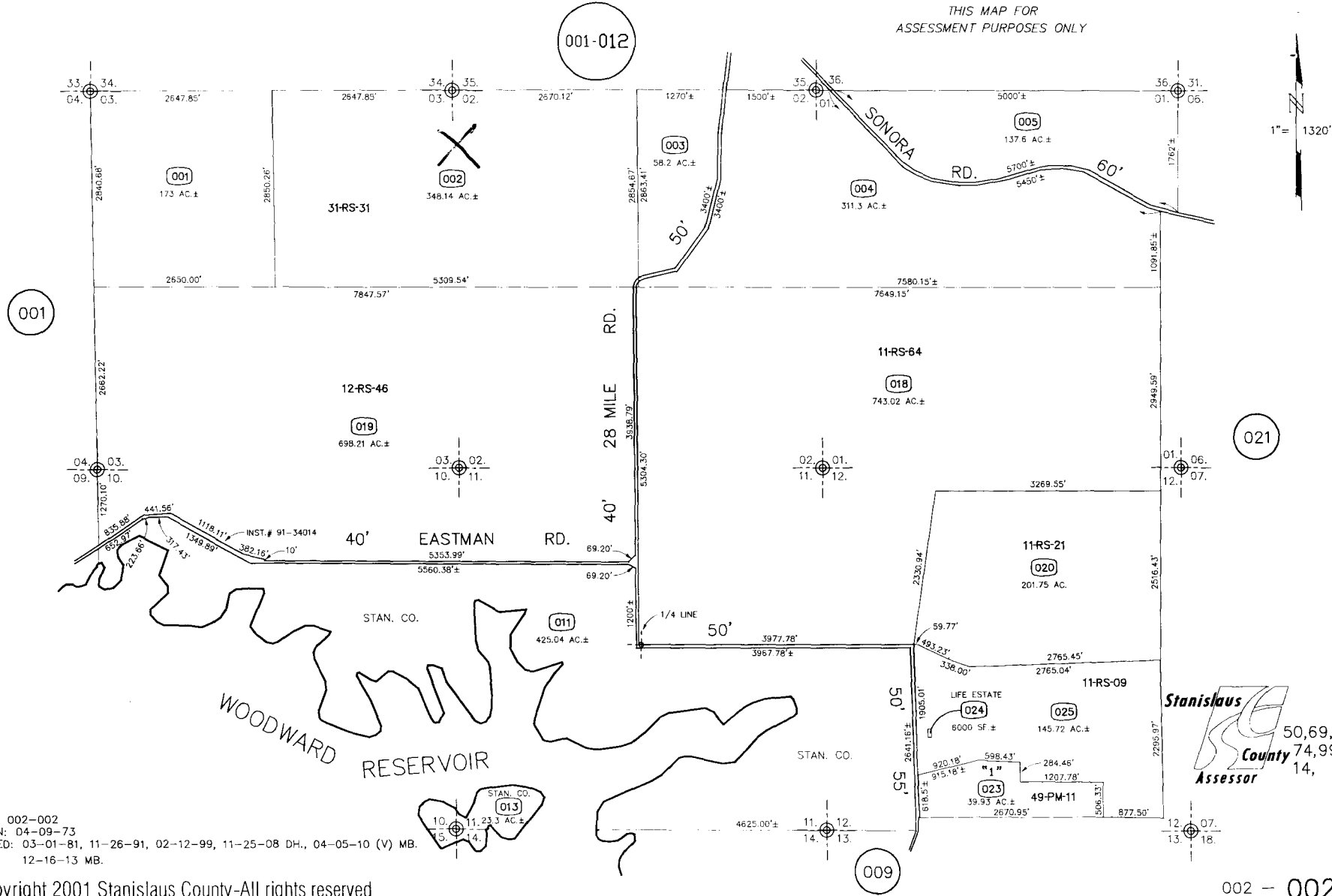
APN: 002-002-002

SECTIONS 2,3 & POR. SECTIONS 1,10,11,12 T.1S. R.10E. M.D.B.& M.

103 001

002 - 002

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM: 002-002
 DRAWN: 04-09-73
 REVISED: 03-01-81, 11-26-91, 02-12-99, 11-25-08 DH., 04-05-10 (V) MB.
 12-16-13 MB.

Stanislaus
 County
 Assessor
 50,69,
 74,99
 14,

**CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2015-08**

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT
1010 10TH STREET, SUITE 3400
MODESTO, CA 95354

THIS SPACE FOR RECORDER ONLY


Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2014-0084765-00
Acct 121-Planning.
Monday, DEC 22, 2014 08:59:05
Ttl Pd \$0.00 Rcpt # 0003603596
OMK/R2/1-5

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 16, 2014, by and between the County of Stanislaus, a political subdivision of the State of California, hereinafter referred to as "County" and the undersigned landowners or the successors thereof, hereinafter referred to as "Owner" as follows:

The recitals and paragraphs 1 through 14, inclusive, of a certain Fictitious California Land Conservation Contract, recorded of February 1, 1979, as Instrument Number 48604, Book 3151, Page 132, in the Office of Recorder of the County of Stanislaus, State of California, are incorporated herein as if specifically set forth.

(15) Owner and holders of security interests designate the following persons as the Agent for Notice to receive any and all notices and communications from County during the life of the Contract. Owner will notify County in writing of any change of designated persons or change of address for him.

DESIGNATED AGENT: E Ferrell Jones
Name
5207 Pioneer Road
Address
Hughson, CA 95326 (209) 632-4652
City, State Zip Phone Number

(16) Owner desires to place the following parcels of real property under Contract:

| ASSESSORS PARCEL NUMBER | CODE AREA | ACREAGE | SITUS ADDRESS (If none, please provide Legal Description) |
|----------------------------|----------------|--------------|--|
| <u>045-034-025</u> | <u>072-001</u> | <u>20.11</u> | <u>5207 Pioneer Road, Hughson</u> |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

(17) The effective date of this Contract shall be January 1, 2015.

(18) Uses on the subject property are limited to those specifically described in Chapter 21.20 of the Stanislaus County Code – General Agriculture District (A-2), as effective each year upon renewal of the contract, which is herein incorporated by reference.

Handwritten initials

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|----------------------------------|------------------------------------|---------|---------------------|
| x E Ferrell Jones | <i>E. Ferrell Jones</i> | 4-1-14 | Turlock, CA |
| Yvonne M Jones | <i>Yvonne M Jones</i> | 8/27/14 | Turlock Ca |
| | | | |
| | | | |

SECURITY HOLDERS:

| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|----------------------------------|------------------------------------|------|---------------------|
| | | | |
| | | | |
| | | | |
| | | | |

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

DEC 16 2014
Dated

Jim DeMartini

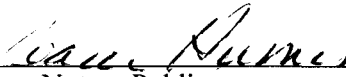
 Chairman, Board of Supervisors
 Jim DeMartini

STATE OF CALIFORNIA)
COUNTY OF STANISLAUS)

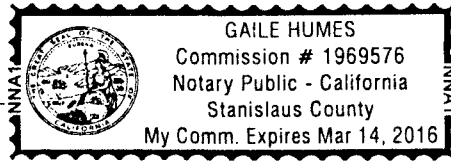
On April 1, 2014, before me, GAILE HUMES, a Notary Public, personally appeared E. FERRELL JONES, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that 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.



Notary Public



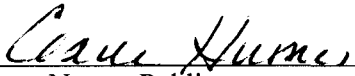
(S E A L)

STATE OF CALIFORNIA)
COUNTY OF STANISLAUS)

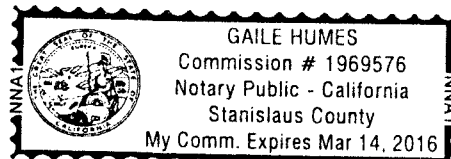
On August 27, 2014, before me, GAILE HUMES, a Notary Public, personally appeared YVONNE M. JONES who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and 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 paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public



(S E A L)

Recording Requested By:

ROBERT E. TRIEBSCH
Attorney At Law

Mail Tax Statement To:

M/M E. Ferrell Jones
5207 Pioneer Road
Hughson, CA 95326

When Recorded Mail To:

TRIEBSCH, FRAMPTON, DORIUS & LIMA
P. O. Box 709
Turlock, CA 95381-0709



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2003-0205110-00

Check Number 12942
Wednesday, DEC 03, 2003 10:08:15
Ttl Pd \$7.00 Nbr-0001367412
BJM/R1/1-1

GRANT DEED

The undersigned grantors declare:

(X) This transfer is to a revocable living trust wherein no transfer tax is due (Revenue & Taxation Code §11930).

Documentary transfer tax is \$ -0-

() Computed on full value of property conveyed, or

() Computed on full value less value of liens and encumbrances remaining at time of sale.

(X) Unincorporated area () City of

Tax Parcel No. 045-34-25

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, E. FERRELL JONES and YVONNE M. JONES, husband and wife, as community property

hereby GRANT to E. FERRELL JONES and YVONNE M. JONES, Trustees, JONES FAMILY 2003 TRUST

the following described real property in the County of Stanislaus, State of California

Parcel A as per Parcel Map thereof recorded July 19, 1976 in Book 23 of Parcel Maps, Page 34, Stanislaus County Records, being a portion of the Southeast quarter of the Northwest quarter of Section 29, Township 4 South, Range 10 East, M.D.B &M.

Dated: 24 November, 2003

E. Ferrell Jones
E. FERRELL JONES

Yvonne M Jones
YVONNE M. JONES

STATE OF CALIFORNIA)
)
COUNTY OF STANISLAUS)

On November 24, 2003, before me, Linda Holbrooks, a Notary Public, personally appeared E. FERRELL JONES and YVONNE M. JONES, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Linda Holbrooks
Notary Public



(S E A L)

4

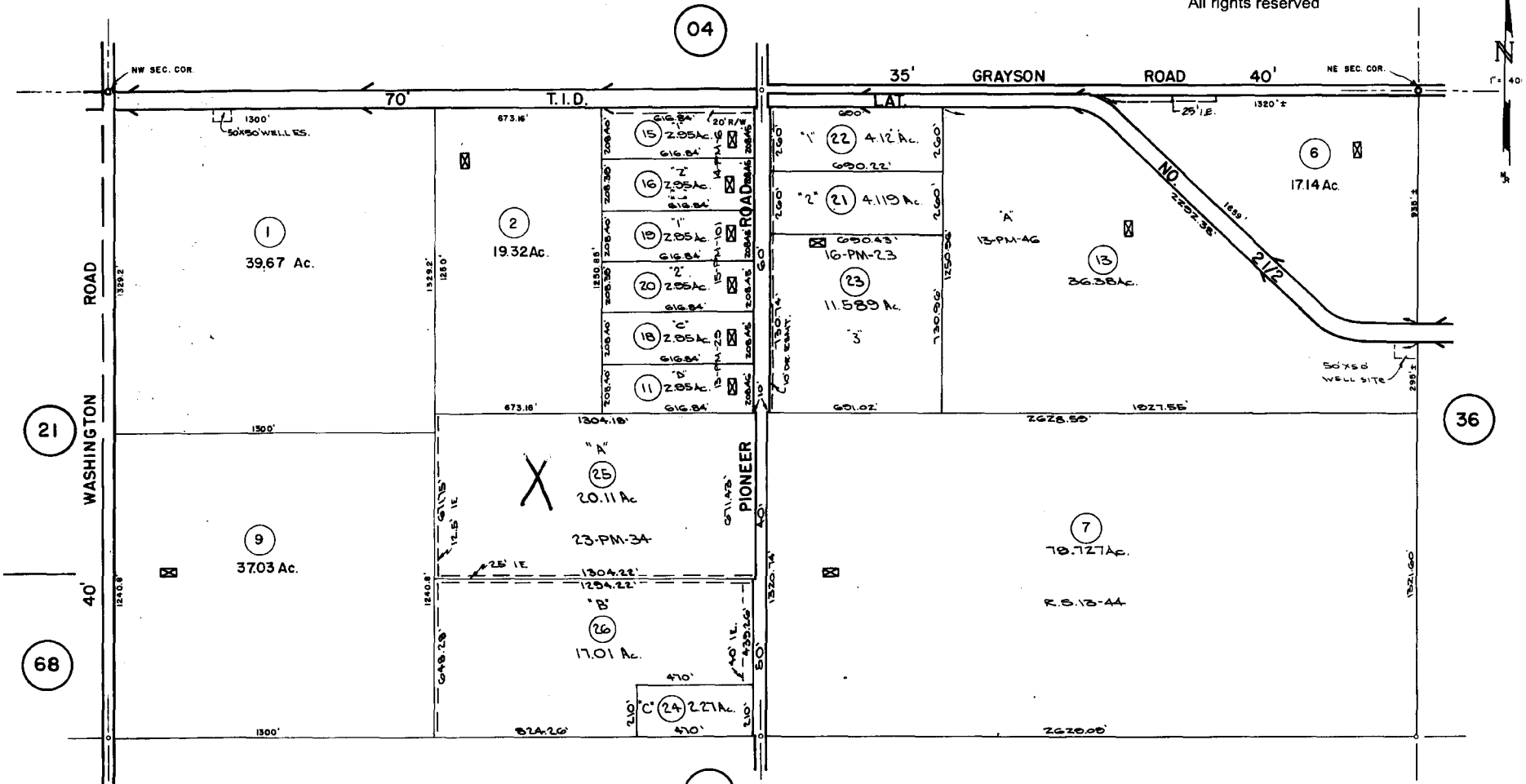
N 1/2 SECTION 29 T.4S.R.10E. M.D.B.&M.

072 01

45-34

THIS MAP FOR ASSESSMENT
PURPOSES ONLY

Copyright 2001 Stanislaus County.
All rights reserved



FROM 18-14
 ADD 600 50
 3-24-65, REV. 8-14-74
 UPDATED 3-1-81

Back To
 Book
 Index



66


45-34

THIS SPACE FOR RECORDER ONLY

CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2015-09

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT
1010 10TH STREET, SUITE 3400
MODESTO, CA 95354



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2014-0084766-00
Acct 121-Planning.
Monday, DEC 22, 2014 08:59:13
Ttl Pd \$0.00 Rcpt # 0003603597
OMK/R2/1-5

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 16, 2014, by and between the County of Stanislaus, a political subdivision of the State of California, hereinafter referred to as "County" and the undersigned landowners or the successors thereof, hereinafter referred to as "Owner" as follows:

The recitals and paragraphs 1 through 14, inclusive, of a certain Fictitious California Land Conservation Contract, recorded of February 1, 1979, as Instrument Number 48604, Book 3151, Page 132, in the Office of Recorder of the County of Stanislaus, State of California, are incorporated herein as if specifically set forth.

(15) Owner and holders of security interests designate the following persons as the Agent for Notice to receive any and all notices and communications from County during the life of the Contract. Owner will notify County in writing of any change of designated persons or change of address for him.

DESIGNATED AGENT: Paul J Wenger
Name

4267 Beckwith Road
Address

Modesto, CA 95358 (209) 576-7111
City, State Zip Phone Number

(16) Owner desires to place the following parcels of real property under Contract:

| ASSESSORS PARCEL NUMBER | CODE AREA | ACREAGE | SITUS ADDRESS (If none, please provide Legal Description) |
|----------------------------|----------------|--------------|--|
| <u>076-027-007</u> | <u>096-001</u> | <u>19.96</u> | <u>4731 Beckwith Road, Modesto</u> |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

(17) The effective date of this Contract shall be January 1, 2015.

(18) Uses on the subject property are limited to those specifically described in Chapter 21.20 of the Stanislaus County Code – General Agriculture District (A-2), as effective each year upon renewal of the contract, which is herein incorporated by reference.

50

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|-------------------------------------|------------------------------------|-----------|---------------------|
| <i>Paul J. Wenger</i> Trustee | <i>[Signature]</i> | 27 OCT 14 | Modesto |
| <i>Deborah L. Wenger</i> Trustee | <i>[Signature]</i> | 10/24/14 | Modesto |
| | | | |
| | | | |
| | | | |

SECURITY HOLDERS:

| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|----------------------------------|------------------------------------|------|---------------------|
| <i>NONE</i> | | | |
| | | | |
| | | | |
| | | | |
| | | | |

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

DEC 16 2014

Dated

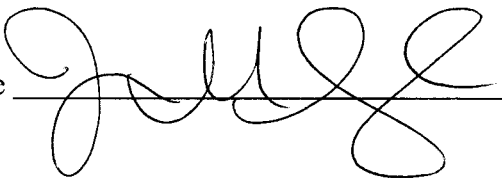
[Signature]
 Chairman, Board of Supervisors
 Jim DeMartini

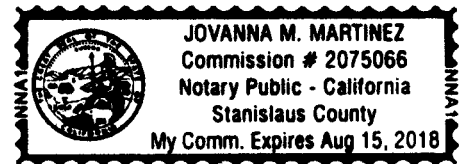
State of California)
County of Stanislaus)

On October 27, 2014 before me, Jovanna M. Martinez, Notary Public, personally appeared PAUL J. WENGER and DEBORAH L. WENGER 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  (Seal)



ATTACHMENT 1

Escrow No.: 13-51129540-KH
Locate No.: CACTI7750-7750-4511-0051129540
Title No.: 13-51129540-MG

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

The East half of the Southwest Quarter of the Southwest Quarter of Section 10, Township 3 South, Range 8 East, Mount Diablo Base and Meridian.

EXCEPTING THEREFROM the interest of Modesto Irrigation District, a public corporation all that portion of said land described in Deed for Right of Way recorded May 27, 1948, Instrument No. 11423, Volume 939 of Official Records, at Page 375, more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 10, Township 3 South, Range 8 East, Mount Diablo Base and Meridian; thence North 0° 37' West along the West quarter quarter section line of said Section 10, a distance of 790.65 feet to a point, said point being THE TRUE POINT OF BEGINNING and also on the centerline of this 40 foot strip of land hereinafter described; thence from said point of beginning, North 88° 40' West along the centerline of said strip of land a distance of 68.65 feet to a point on the centerline of the existing Hinning Ditch of the Modesto Irrigation District. The land herein granted being a strip of land 20 feet wide along and upon each side of said above described centerline for said distance of 68.65 feet.

PARCEL TWO:

Commencing at the Southeast corner of the Northwest Quarter of the Southwest Quarter of Section 10, Township 3 South, Range 8 East, Mount Diablo Base and Meridian; running thence Westerly along the Southerly boundary line of the said Northwest Quarter of the Southwest Quarter of said Section 10, a distance of 366 feet; running thence North 300 feet; thence Easterly and parallel with the Southerly boundary of the said Northwest Quarter of the Southwest Quarter of said Section 10, a distance of 366 feet, more or less, to the Easterly boundary line of the said Northwest Quarter of the Southwest Quarter of said Section 10; running thence Southerly along the Easterly boundary line of the said Northwest Quarter of the Southwest Quarter of said Section 10, a distance of 300 feet, more or less, to the point of commencement.

APN: 076-027-007

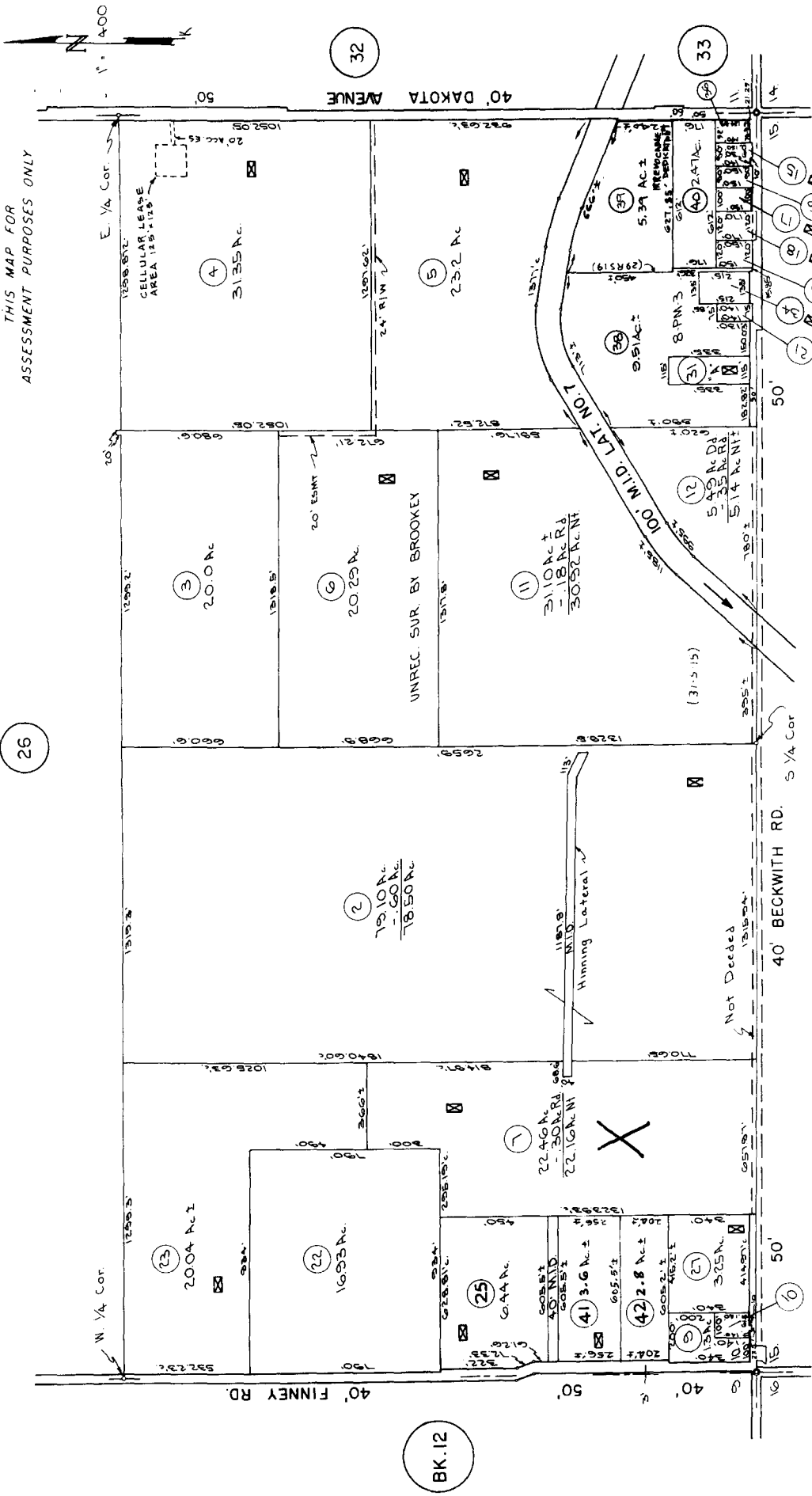
APN: 076-027-007

S. 1/2 SECTION 10 T.3S. R.8E. M.D.B.& M.

064 002
096 001

76-27

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



83,07

76-27

FROM E-42, S-20
 RS 11-24, Unrecorded Survey By Brookey
 Updated 0-8-06 5-2-06 -06 M.B., 4-1-11 M.B.

THIS SPACE FOR RECORDER ONLY

CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2015-10

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT
1010 10TH STREET, SUITE 3400
MODESTO, CA 95354



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2014-0084767-00
Acct 121-Planning.
Monday, DEC 22, 2014 08:59:18
Ttl Pd \$0.00 Rcpt # 0003603598
OMK/R2/1-10

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 16, 2014, by and between the County of Stanislaus, a political subdivision of the State of California, hereinafter referred to as "County" and the undersigned landowners or the successors thereof, hereinafter referred to as "Owner" as follows:

The recitals and paragraphs 1 through 14, inclusive, of a certain Fictitious California Land Conservation Contract, recorded of February 1, 1979, as Instrument Number 48604, Book 3151, Page 132, in the Office of Recorder of the County of Stanislaus, State of California, are incorporated herein as if specifically set forth.

(15) Owner and holders of security interests designate the following persons as the Agent for Notice to receive any and all notices and communications from County during the life of the Contract. Owner will notify County in writing of any change of designated persons or change of address for him.

DESIGNATED AGENT: John P Brichetto
Name

P.O. Box 11600
Address

Oakdale, CA 95361 (209) 404-6550
City, State Zip Phone Number

(16) Owner desires to place the following parcels of real property under Contract:

| ASSESSORS PARCEL NUMBER | CODE AREA | ACREAGE | SITUS ADDRESS (If none, please provide Legal Description) |
|----------------------------|----------------|-------------|--|
| <u>015-001-008</u> | <u>084-010</u> | <u>22.5</u> | <u>4418 Crow Road, Waterford</u> |
| <u>015-014-010</u> | <u>084-010</u> | <u>21.3</u> | <u>Crow Road, Waterford</u> |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

(17) The effective date of this Contract shall be January 1, 2015.

(18) Uses on the subject property are limited to those specifically described in Chapter 21.20 of the Stanislaus County Code – General Agriculture District (A-2), as effective each year upon renewal of the contract, which is herein incorporated by reference.

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|----------------------------------|------------------------------------|---------|---------------------|
| JOHN P BRICHETTO | <i>John P Brichetto</i> | 3/10/14 | Oakdale |
| JACQUELINE J BRICHETTO | <i>Jacqueline J Brichetto</i> | 3/19/14 | Oakdale |
| JOSEPH P BRICHETTO | <i>Joseph P Brichetto</i> | 3/19/14 | Oakdale |
| JOHN M. BRICHETTO | <i>John M Brichetto</i> | 3/19/14 | Oakdale |

SECURITY HOLDERS:

| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|----------------------------------|------------------------------------|------|---------------------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

ATTACHMENTS:

(1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

DEC 16 2014

Dated

Jim DeMartini
 Chairman, Board of Supervisors
 Jim DeMartini

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Stanislaus

On 3/10/14 before me, Darlene S. Barra, Notary Public.

personally appeared John P. Bricchetto

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: Darlene S. Barra

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Williamson Act Application

Document Date: 3/10/14 Number of Pages: 5

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- Corporate Officer - Title(s):
Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:

Signer Is Representing:

GOVERNMENT CODE 27361.7

I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

NAME OF NOTARY DARLENE S. IBARRA
COMMISSION NO. 2002758
DATE COMMISSION EXPIRES Jan 29, 2017
PLACE OF EXECUTION Stanislaus County

November 14, 2014
(Date)

CD Engert
Crystal D. Engert
Stanislaus County Department of
Planning & Community Development

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Stanislaus }

On 3/19/14 before me, Darlene S. Ibarra, Notary Public

personally appeared Jacqueline J. Bricchetto

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]

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

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): _____
[] Individual
[] Individual
[] Partner - [] Limited [] General
[] Partner - [] Limited [] General
[] Attorney in Fact
[] Attorney in Fact
[] Trustee
[] Trustee
[] Guardian or Conservator
[] Guardian or Conservator
[] Other: _____
[] Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

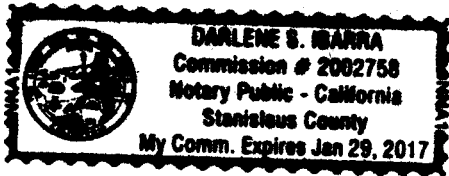
County of Stanislaus

On 3/19/14
Date

before me, Darlene S. Ibarra, Notary Public
Here Insert Name and Title of the Officer

personally appeared

Joseph P. Bricchetto
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/s/they executed the same in his/hers/their authorized capacity(ies) and that by his/hers/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: Darlene S. Ibarra

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

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): _____

Individual

Individual

Partner — Limited General

Partner — Limited General

Attorney in Fact

Attorney in Fact

Trustee

Trustee

Guardian or Conservator

Guardian or Conservator

Other: _____

Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Stanislaus

On 3/19/14

Date

before me,

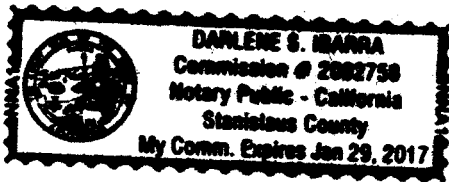
Darlene S. Barra, Notary Public

Here Insert Name and Title of the Officer

personally appeared

John M. Bricchetto

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 Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Signer's Name:

- Corporate Officer - Title(s):
Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:

Signer Is Representing: Signer Is Representing:

Grantee's Property

The land referred to herein below is situated in the unincorporated area of the County of Stanislaus, State of California, and is described as follows:

PARCEL ONE:

Lots 4 and 8 of "Martin Colony", according to the map filed for record July 13, 1911 in Volume 6 of Maps, at Page 2, Stanislaus County Records.

APN: 015-014-010

PARCEL TWO:

All that portion of the South half of Section 5, Township 3 South, Range 11 East, Mount Diablo Base and Meridian, bounded and particularly described as follows:

Beginning at the section corner common to Sections 5 and 6, Township 3 South, Range 11 East, and Sections 31 and 32, Township 2 South, Range 11 East; thence running South along the section line between Sections 5 and 6, a distance of 2693.00 feet to the TRUE POINT OF BEGINNING; thence South 89°15' East along the South boundary of said "Martin Colony", a distance of 1000.00 feet; thence South 1000.00 feet; thence North 89° 15' West 1000.00 feet to a point on the section line between Sections 5 and 6; thence North along said section line between said Sections 5 and 6, a distance of 1000.00 feet to the point of beginning.

APN: 015-001-008

Exhibit "B"

J E N S E N

J E N S E N
ATTORNEYS

N. 1/2 SEC. 5 T.3S. R.11E. M.D.B.& M.
MARTIN COLONY (06M02)

084 010

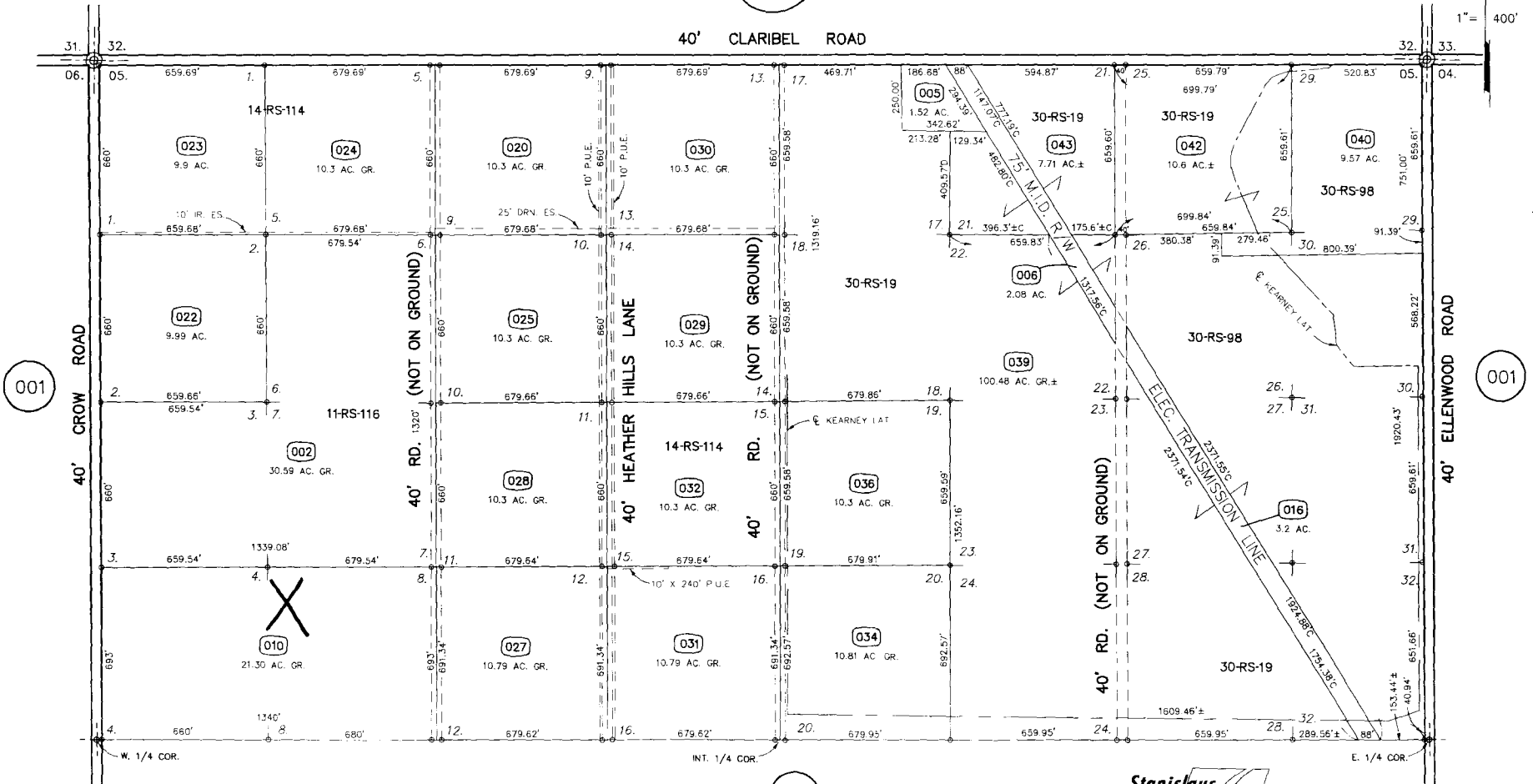
015 - 014

Copyright 2001 Stanislaus County
All rights reserved

010-019

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

1" = 400'



001

001

001

FROM 15-14
DRAWN 6-7-72
REVISED 5-15-78, 3-1-80, 3-6-81, 3-19-04 (VDH), 7-18-06 DH, 04-10-07 MB,
4-25-07 DH, 4-8-08 DH, 04-21-14 MB



59,80,81,05,07,08,09,15

015 - 014

N. 1/2 SEC. 4, S. 1/2 SEC. 5 & SECS. 6 & 7 T.3S. R.11E. M.D.B. & M.
LAUGHLIN COLONY (07M14)

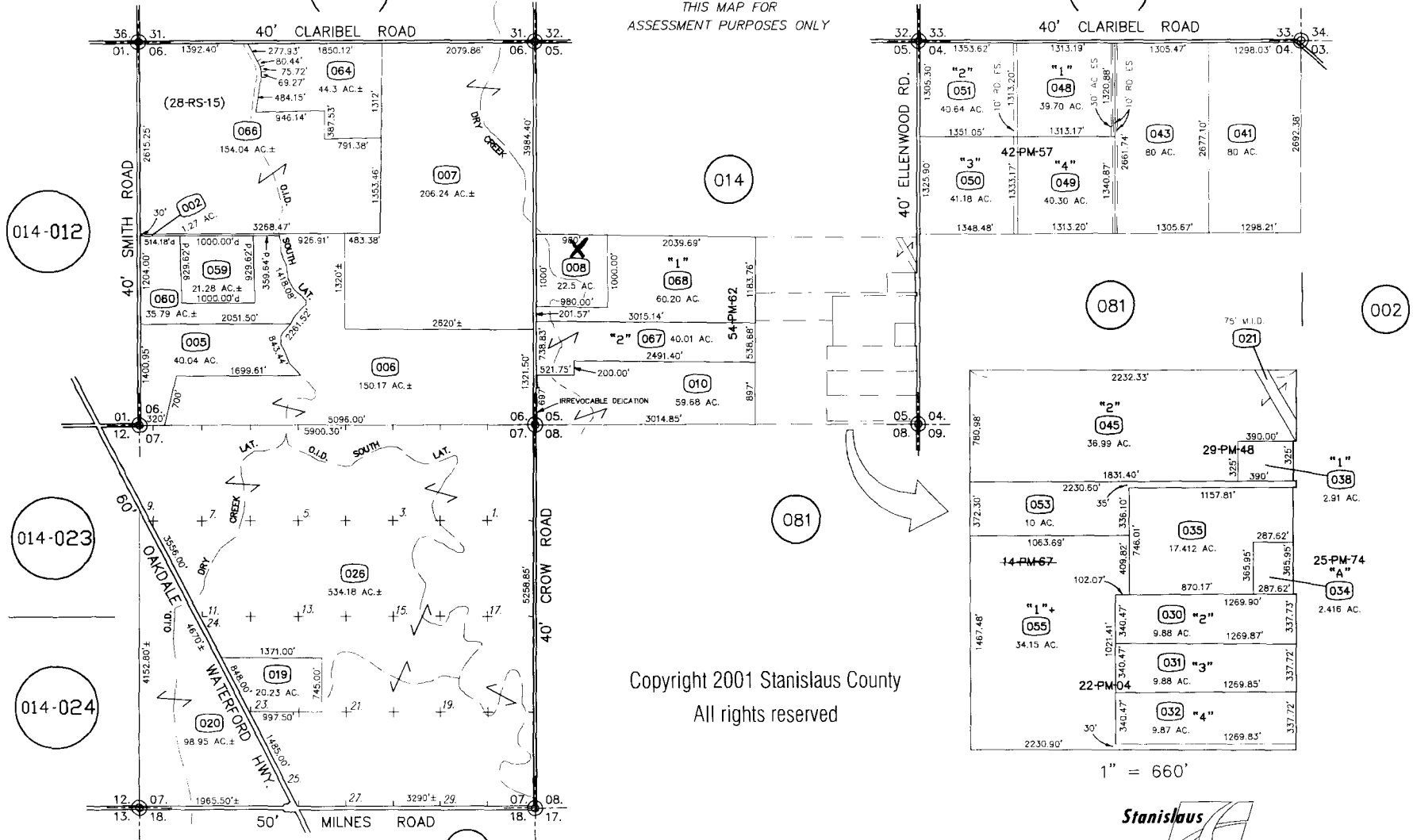
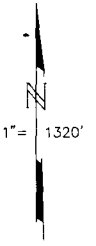
084 008
084 010

015 - 001

(010-018)

(010-019)

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



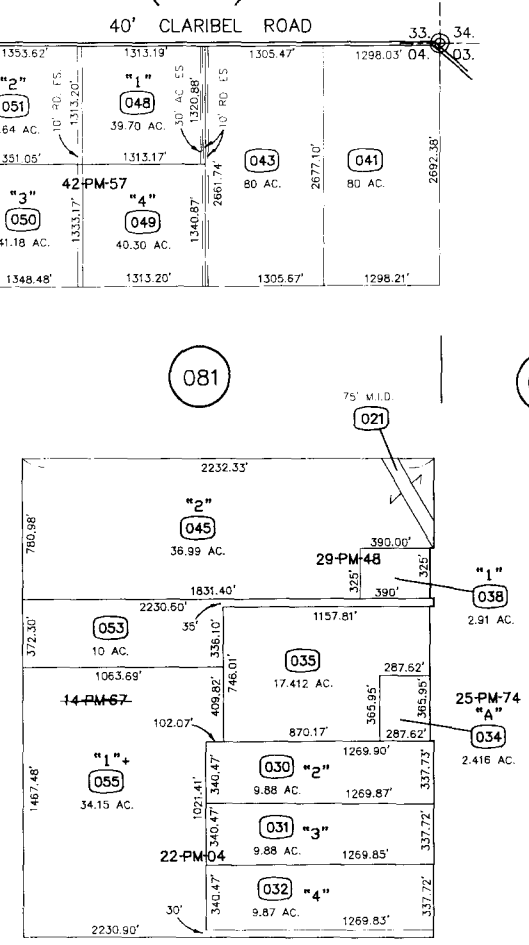
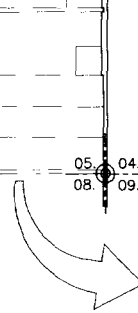
014-012

014-023

014-024

003

Copyright 2001 Stanislaus County
All rights reserved



1" = 660'



67,85,99,04,06,08

015 - 001

FROM: 15-01
DRAWN: 8-16-90
REVISED: 2-2-98, 11-9-98, 6-17-03 (V) DH, 1-6-04 DH, 5-4-04 MF, 09/06/05 CS, 04-17-06 MB, 3-7-07 DH, 04-07-11 MB

THIS SPACE FOR RECORDER ONLY

CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2015-11

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT
1010 10TH STREET, SUITE 3400
MODESTO, CA 95354



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2014-0084768-00
Acct 121-Planning.
Monday, DEC 22, 2014 08:59:47
Ttl Pd \$0.00 Rcpt # 0003603599
OMK/R2/1-6

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 16, 2014, by and between the County of Stanislaus, a political subdivision of the State of California, hereinafter referred to as "County" and the undersigned landowners or the successors thereof, hereinafter referred to as "Owner" as follows:

The recitals and paragraphs 1 through 14, inclusive, of a certain Fictitious California Land Conservation Contract, recorded of February 1, 1979, as Instrument Number 48604, Book 3151, Page 132, in the Office of Recorder of the County of Stanislaus, State of California, are incorporated herein as if specifically set forth.

(15) Owner and holders of security interests designate the following persons as the Agent for Notice to receive any and all notices and communications from County during the life of the Contract. Owner will notify County in writing of any change of designated persons or change of address for him.

DESIGNATED AGENT: Angelina S Robinson
Name

1945 River Road
Address

Modesto, CA 95351 (209) 537-7422
City, State Zip Phone Number

(16) Owner desires to place the following parcels of real property under Contract:

| ASSESSORS PARCEL NUMBER | CODE AREA | ACREAGE | SITUS ADDRESS (If none, please provide Legal Description) |
|----------------------------|----------------|-----------|--|
| <u>022-037-001</u> | <u>079-008</u> | <u>24</u> | <u>9120 Crows Landing Road, Crows Landing</u> |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

(17) The effective date of this Contract shall be January 1, 2015.

(18) Uses on the subject property are limited to those specifically described in Chapter 21.20 of the Stanislaus County Code – General Agriculture District (A-2), as effective each year upon renewal of the contract, which is herein incorporated by reference.

br

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|----------------------------------|------------------------------------|---------|---------------------|
| Joe F. Silveira | <i>Joe F. Silveira</i> | 12-4-14 | Turlock |
| Angelina S. Robinson | <i>Angelina S. Robinson</i> | 12-4-14 | Turlock |
| | | | |
| | | | |
| | | | |

SECURITY HOLDERS:

| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|----------------------------------|------------------------------------|------|---------------------|
| | | | |
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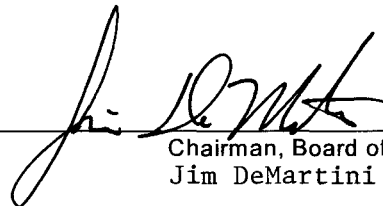
ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

DEC 16 2014

Dated



Chairman, Board of Supervisors
Jim DeMartini

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|----------------------------------|------------------------------------|------|---------------------|
|----------------------------------|------------------------------------|------|---------------------|

SECURITY HOLDERS:

| OWNER(S) NAME (print or type) | SIGNATURE (all to be notarized) | DATE | SIGNED AT (city) |
|----------------------------------|------------------------------------|------|---------------------|
|----------------------------------|------------------------------------|------|---------------------|

| | | | |
|---|----------------------|-----------|----------------|
| Wells Fargo Bank Maggie Nelsen Research / Remediation Analyst 1 | <i>Maggie Nelsen</i> | 12/3/2014 | Des Moines, Ia |
|---|----------------------|-----------|----------------|

| | |
|---------|-----------------------|
| 12/3/14 | <i>Shew E. Strick</i> |
|---------|-----------------------|



ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

Dated _____

Chairman, Board of Supervisors

CERTIFICATE OF ACKNOWLEDGMENT

State of California)
County of Stanislaus)

On Dec. 4, 2014 before me, Teresa J. Silveira, Notary Public
Date (here insert name and title of the officer)
personally appeared Joe F. Silveira, Angelina S. Robinson
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 Teresa J. Silveira
Signature of Notary Public

Place Notary Seal Above



RECORDING REQUESTED BY
FRANK SILVEIRA

AND WHEN RECORDED MAIL TO:

FRANK SILVEIRA
9120 CROWSLANDING RD
Crowslanding, CA 95313

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2012-0066533-00

Acct 503-First American Title Co
Monday, JUL 30, 2012 08:00:00
Ttl Pd \$37.00 Rcpt # 0003245434
OAA/R3/1-2

Space Above This Line for Recorder's Use Only

A.P.N.: 022-037-001-000

File No.: N/A

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$0.00; CITY TRANSFER TAX \$0.00;
SURVEY MONUMENT FEE \$0.00

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of CERES, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, FRANK SILVEIRA, A MARRIED MAN AS HIS SOLE AND SEPERATE PROPERTY

hereby GRANTS to **JOE F SILVEIRA, A SINGLE MAN AND ANGELINA S ROBINSON, A MARRIED WOMAN AS JOINT TENANTS**

the following described property in the CITY OF CERES, County of **STANISLAUS**, State of California:

LOT 12, OF HALL TRACT, AS PER MAP FILED OCTOBER 22, 1906 IN VOLUME 2 OF MAPS, AT PAGE 34, STANISLAUS COUNTY RECORDS.

EXCEPTING THEREFROM THE SOUTH 14 ACRES OF SAID LOT CONVEYED TO AXEL JEPSON BY DEED FROM GEORGE CARLSON DATED 2-17-1908 AND RECORDED 2-19-1908 IN VOLUME 111 OF DEES, PAGE 412

Dated: 7/24/12

Frank Silveira
FRANK SILVEIRA

20B

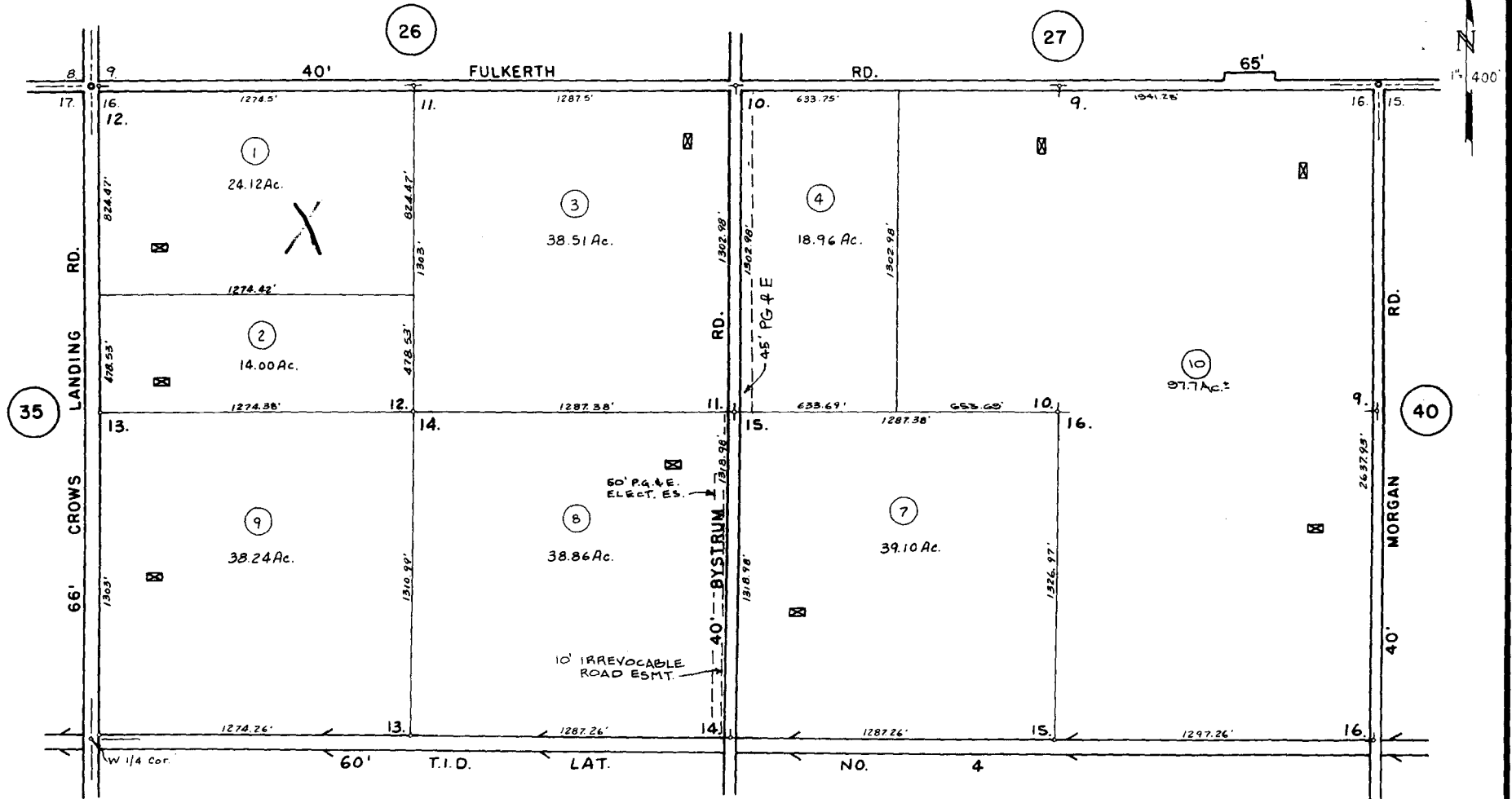
N 1/2 SECTION 16 T.5S.R.9E.M.D.B.&M.

079 008

22-37

HALL TRACT - LOTS 9-16

THIS MAP FOR ASSESSMENT PURPOSES ONLY



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From 22-12
~~ABE 300-111~~
 Rec. Maps 2-34
 5-25-67
 UPDATED 3-22-75, 8-30-11 MB, 4-10-12 MB, 5-31-12 MF



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