

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

DEPT: Planning and Community Development

BOARD AGENDA:5.D.1  
AGENDA DATE: December 19, 2017

**SUBJECT:**

Approval of the 2018 Williamson Act Contract Applications

**BOARD ACTION AS FOLLOWS:**

**RESOLUTION NO. 2017-0721**

On motion of Supervisor Olsen , Seconded by Supervisor DeMartini -----  
and approved by the following vote,  
Ayes: Supervisors: Olsen, Monteith, DeMartini, and Chairman Chiesa -----  
Noes: Supervisors: None -----  
Excused or Absent: Supervisors: None -----  
Abstaining: Supervisor: Withrow -----

- 1)  Approved as recommended
- 2)  Denied
- 3)  Approved as amended
- 4)  Other:

**MOTION:**

ATTEST:

  
\_\_\_\_\_  
ELIZABETH A. KING, Clerk of the Board of Supervisors

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
AGENDA ITEM**

DEPT: Planning and Community Development

BOARD AGENDA:5.D.1

AGENDA DATE: December 19, 2017

CEO CONCURRENCE:

4/5 Vote Required: No

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**SUBJECT:**

Approval of the 2018 Williamson Act Contract Applications

**STAFF RECOMMENDATION:**

1. Approve the proposed 2018 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, 2018, for recording.

**DISCUSSION:**

Applications requesting to establish sixteen new Williamson Act Contracts with a combined acreage of approximately 796.22 acres have been received for 2018. 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 or A-2-20 (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.

On October 15, 2013, the Board of Supervisors approved the 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. The proposed new contracts are subject to AB 1265, and, if approved, 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. Two applications are pending verification that their subject parcels were legally created, through submission of pre-1968 grant deeds. Department staff recommends approval of all the applications being presented this year for 2018 Williamson Act Contracts (Attachment 1), subject to submission of the two pre-1968 grant deeds prior to recording of the new contracts.

#### **POLICY ISSUE:**

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.

**FISCAL IMPACT:**

The parcels requesting entrance into the Williamson Act are currently estimated to have a base land value of \$19,710,623. Under the Williamson Act, the base land value of these parcels is reduced by \$13,333,575. The direct impact to the County General Fund for entering into these contracts as defined would be a loss of approximately \$14,667. However, with the implementation of AB 1265, the total loss to the General Fund is reduced to \$1,333.

**BOARD OF SUPERVISORS' PRIORITY:**

The proposed Williamson Act Contracts further the Board's priority of a Strong Agricultural Economy/Heritage.

**STAFFING IMPACT:**

Planning and Community Development Department staff is responsible for reviewing all applications for consistency with the Williamson Act and for preparing all reports and attending meetings associated with the proposed applications.

**CONTACT PERSON:**

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

**ATTACHMENT(S):**

1. 2018 Williamson Act Contracts

**2018 WILLIAMSON ACT CONTRACTS**

<b>CONTRACT NO.</b>	<b>APPLICANT/ PROPERTY OWNER(S)</b>	<b>SITE ADDRESS</b>	<b>ASSESSOR'S PARCEL NUMBER (APN) AND EXISTING USE</b>	<b>ACREAGE</b>	<b>ZONING</b>
TBA	Surinder K. Johal	6354 W. Zeering Rd., east of N. Washington Rd., west of the City of Turlock.	087-003-001 Row crops (corn and oats). No structures.	84.85	A-2-40
Additional Information: None.					
TBA	Patterson Orchards, LLC	Northside of Pomelo Ave., east of Hwy 33 and the City of Patterson.	048-015-025 Cherry orchard. No structures.	18.71	A-2-20
Additional Information: None.					
TBA	1998 Hudelson Family Trust	16331 Lake Rd., south of the Tuolumne River, southeast of the City of Waterford, and east of the Community of Hickman.	008-009-013 Almond orchard, single family dwelling, garage, detached accessory structure.	19.02	A-2-40
Additional Information: None.					
TBA	1998 Hudelson Family Trust and 2001 Linda C Larrick Living Trust	4401 Saylor Rd., south of Service Rd., north of the City of Turlock and the Community of Denair.	045-011-004, 045-011-011, 045-011-012 APN: 045-011-011&012 - Almonds, no structures. APN: 045-011-004 - Two single family dwellings, detached accessory structures, and almond orchard.	59.25	A-2-40
Additional Information: Parcels are 19.74, 19.74, and 19.76 acres in size.					
TBA	Grant B. Hudelson and Evan D. Hudelson	4448 S. Gratton Rd., on the northeast corner of Gratton and Doerksen Roads, north of the Community of Denair.	019-027-026 Single family dwelling, garage, detached accessory structures, and almond orchard.	16.7	A-2-40
Additional Information: None.					
TBA	Natalie M. and Stephen D. Perez	McCracken Rd. on the southwest corner of McCracken and Gaffery Roads, north of the City of Patterson.	016-013-075 Almond orchard and row crops. No structures.	61.05	A-2-40
Additional Information: None.					
TBA	Jon E. Maring and Tami Maring Family Limited Partnership	Diehl Rd., on the west side of Bell Rd., northwest of the City of Newman.	027-017-031 Almond and cherry orchard. No structures.	123	A-2-40
Additional Information: Previously enrolled in Williamson Act Contract No. 1976-2116, which was non-renewed and was out of contract as of December. 31, 2015.					
TBA	1997 Jon E. & Tamara R. Maring Trust	Hwy 5, near the west side of Bell Rd., northwest of the City of Newman.	026-013-041 Almond and apricot orchard. No structures.	59.2	A-2-40
Additional Information: Previously enrolled in Williamson Act Contract No. 1976-2116, which was non-renewed and was out of contract as of December. 31, 2015.					
TBA	Frantz Properties Family Limited Partnership	12736 Delaware Rd., west of Hickman Rd., just northwest of the Community of Hickman and south of the City of Waterford.	080-010-026 Single family dwelling, garage, detached accessory structures, irrigated pasture, and nursery stock.	26.28	A-2-40
Additional Information: None.					
TBA	2005 J & F Gioletti Trust	1712 W. Monte Vista Rd., east of S. Carpenter Rd., south of the City of Ceres and west of the City of Turlock.	022-031-020 Single family dwelling, garage, detached accessory structures, dairy, row crops.	10.84	A-2-40
Additional Information: None.					

TBA	Tri-Valley Agro Associates, LLC	River Rd., north of Cox Rd., west of the San Joaquin River, and north of the Community of Grayson.	016-025-021, 016-025-027, 016-025-037, 016-025-039 Almond and apricot orchards. No structures.	176.3	A-2-40
Additional Information: Parcels are 40, 40, 38.3, and 58 acres in size.					
TBA	Christian H. and Julie M. Henne	12901 Lone Oak Rd., on the northwest corner of Lone Oak and Old Tim Bell Roads, north of the city of Waterford.	015-012-008 Single family dwelling and almond orchards.	12	A-2-40
Additional Information: None.					
TBA	Leslie and Matt Rossi	4710 Mountain View Rd., north of E. Grayson Rd., south of the City of Hughson.	045-006-008 Two single family dwellings, detached accessory structures, and almond orchard.	39.46	A-2-40
Additional Information: None.					
TBA	C-M-L Borba Ranch, Inc.	8436 Patterson Rd., on the southwest corner of Patterson and Albers Roads, south of the city of Oakdale.	063-029-056 Irrigated pasture, single family dwelling, detached accessory structure.	9.62	A-2-40
Additional Information: Property is over 10 gross acres in size.					
TBA	1998 Hudelson Family Trust	Yosemite Blvd., west of Hazeldean Rd., east of the City of Waterford.	080-015-044 Almond orchards. No structures.	41.44	A-2-40
Additional Information: None.					
TBA	2001 Bailey Trust	213 S. Central Ave., on the southwest corner of Central Ave. and West Main St., south of the City of Ceres, and west of the City of Turlock.	058-008-005 Two single family dwellings, detached accessory structures, and row crops.	38.5	A-2-40
Additional Information: None.					
<b>Total Acreage</b>				<b>796.22</b>	

TBA = Williamson Act Contract numbers will be assigned after the Board of Supervisor's considers approval of the 2018 Contracts on December 19, 2017.

THIS SPACE FOR RECORDER ONLY

CALIFORNIA LAND CONSERVATION  
CONTRACT NO. 2018-001

RECORDED AT REQUEST OF  
STANISLAUS COUNTY BOARD OF  
SUPERVISORS

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

  
 Stanislaus, County Recorder  
 Lee Lundrigan Co Recorder Office  
**DOC- 2017-0095235-00**  
 Acct 402-Counter Customers  
 Friday, DEC 22, 2017 09:23:57  
 Ttl Pd \$0.00 Rcpt # 0004064056  
 OLD/R2/1-7

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 19, 2017, 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: SURINDER K. JOHAL  
 Name

6354 W. ZERRING ROAD  
 Address

TURLOCK, CA 95380 (209) 277-2712  
 City, State Zip Phone Number

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

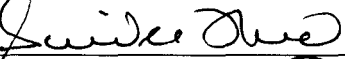
ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>087-003-001</u>	<u>007-161</u>	<u>84.85</u>	<u>0 WASHINGTON ROAD, TURLOCK 95380</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2018.

(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)
* Surinder K. Johal		10-17-17	Turlock
* AKA Surinder Kaur Johal			

SECURITY HOLDERS:

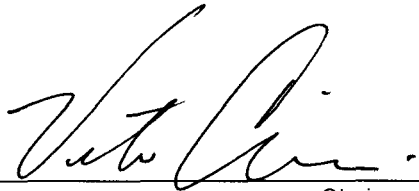
OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Christopher Johns		11-1-2017	Milbrae, CA
President, Johns Properties, LLC			

ATTACHMENTS:

(1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

12/19/17  
Dated



Vito Chiesa Chairman, Board of Supervisors



## ACKNOWLEDGMENT

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

State of California

County of Stanislaus

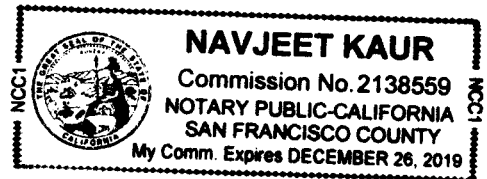
On 10/17/2017 before me, Navjeet Kaur, Notary Public  
(insert name and title of the officer)

personally appeared Surinder Kaur Johal  
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 Navjeet Kaur (Seal)



**ACKNOWLEDGMENT**

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

State of California  
County of San Mateo

On November 1, 2017 before me Linda A. McArthur, Notary Public  
(insert name and title of the officer)

personally appeared Christopher Johns  
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 Linda A. McArthur (Seal)



## ACKNOWLEDGMENT

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

State of California  
County of Stanislaus )

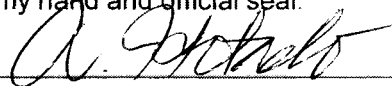
On December 20, 2017 before me, Anabel Hurtado, Notary Public,  
(insert name and title of the officer)

personally appeared Vito Chiesa,  
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.

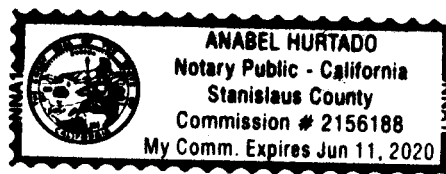
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



**RECORDING REQUESTED BY**  
First American Title Company

**MAIL TAX STATEMENT  
AND WHEN RECORDED MAIL DOCUMENT TO:**  
Surinder K. Johal  
6354 W. Zeering Road  
Turlock, CA 95380

Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2016-0020195-00**

Tuesday, MAR 22, 2016 08:00:00  
Ttl Pd \$4,161.90 Rept # 0003788430  
OLD/R3/1-2

Space Above This Line for Recorder's Use Only

A.P.N.: 087-003-001-000

File No.: 5007-5048135 (CK)

### GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$4,134.90; 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 **Turlock**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Johns Properties, a California limited liability company**

hereby GRANTS to **Surinder K. Johal, a married woman as her sole and separate property**

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

**PARCEL ONE:**

**THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN.**

**EXCEPTING THEREFROM SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE EAST 1155 FEET THEREOF, AS DESCRIBED IN GRANT DEED, RECORDED APRIL 18, 1947 AS BOOK 882, PAGE 152 OF OFFICIAL RECORDS.**

**ALSO EXCEPTING THEREFROM , AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES AND ALL MINERALS THEREIN AND THEREUNDER, AS RESERVED IN THE DEED FROM JOSEPH E. GALLO AS TRUSTEE, TO JOSEPH E. GALLO, DATED MARCH 19, 1965 AND AND RECORDED APRIL 7, 1965, AS INSTRUMENT NO. 13660, BOOK 2023, PAGE 387 OF OFFICIAL RECORDS.**

**PARCEL TWO:**

**NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES AS DESCRIBED IN DEED RECORDED NOVEMBER 10, 1931 AS BOOK 455, PAGE 274 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**THE NORTH TWENTY FEET OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION FIVE (5), AND THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION FIVE (5) SOUTH, IN TOWNSHIP FIVE (5) SOUTH, RANGE TEN (10) EAST, MOUNT DIABLO BASE AND MERIDIAN.**

Mail Tax Statements To: **SAME AS ABOVE**

200  
ATTACHMENT 1

Date: 02/11/2016

A.P.N.: 087-003-001-000

File No.: 5007-5048135 (CK)

Dated: February 11, 2016

Johns Properties, a California limited liability company

By: Christopher Johns  
Name: Christopher Johns  
Title: manager

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

STATE OF California )SS  
COUNTY OF San Mateo )

On March 18, 2016 before me, Linda A. McArthur, Notary Public, personally appeared Christopher J. Johns

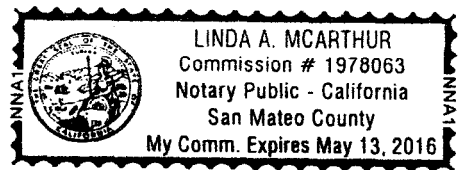
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

This area for official notarial seal.



2 of 2

THIS SPACE FOR RECORDER ONLY

CALIFORNIA LAND CONSERVATION  
 CONTRACT NO. 2018-002

RECORDED AT REQUEST OF  
 STANISLAUS COUNTY BOARD OF  
 SUPERVISORS

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



Stanislaus, County Recorder  
 Lee Lundrigan Co Recorder Office  
**DOC- 2017-0095236-00**  
 Acct 402-Counter Customers  
 Friday, DEC 22, 2017 09:24:04  
 Ttl Pd \$0.00 Rcpt # 0004064057  
 OLD/R2/1-10

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 19, 2017, 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: PATTERSON ORCHARDS, LLC  
 Name

4799 N. JACK TONE ROAD  
 Address

STOCKTON, CA 95215 (209) 931-7000  
 City, State Zip Phone Number

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

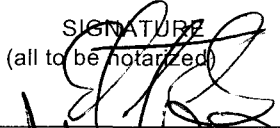
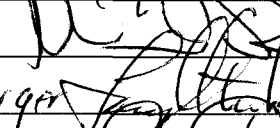
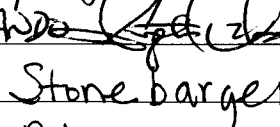
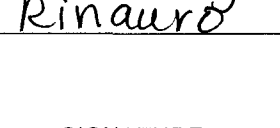
ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>048-015-025</u>	<u>086-000</u>	<u>18.73</u>	<u>0 POMELO AVENUE, PATTERSON 95363</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2018.

(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.

*las*

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)
ES Erick Stonebarger		10/26/17	Linden
L* Mike Rinauro		10-26-17	Linden
S* Larry Stonebarger		10/26/17	Linden
W R STEPHEN ORLANDO		10/26/17	LINDEN
* AKA Larry Stonebarger			
* AKA Michael Rinauro			

SECURITY HOLDERS:

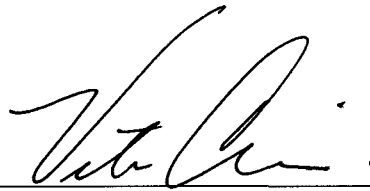
OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
X			

ATTACHMENTS:

(1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

12-20-17  
Dated



Vito Chiesa, Chairman, Board of Supervisors

## ACKNOWLEDGMENT

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

State of California  
County of Stanislaus )

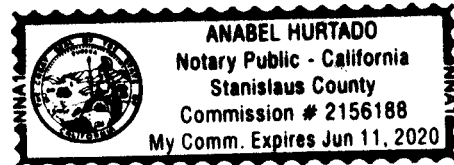
On December 20, 2017 before me, Anabel Hurtado, Notary Public,  
(insert name and title of the officer)

personally appeared Vito Chiesa  
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 *A. Hurtado* (Seal)





**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

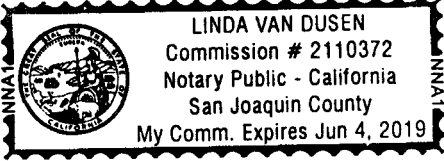
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Joaquin )  
On Oct. 26, 2017 before me, Linda Van Dusen, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Stephen Orlando  
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 Linda Van Dusen  
Signature of Notary Public

Place Notary Seal Above

**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: Calif. Land Conservation Contract Document Date: 10-26-17  
Number of Pages: 3 Signer(s) Other Than Named Above: mult.

**Capacity(ies) Claimed by Signer(s)**  
Signer's Name: Stephen Orlando  
 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: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of California )  
County of San Joaquin )

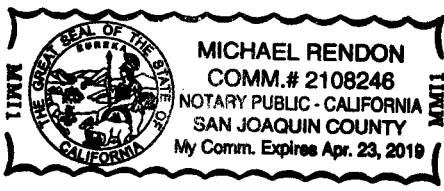
On Oct 26<sup>th</sup>, 2017 before me, Michael Rendon, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Erick Stonebarger, Michael Rinauro &  
Name(s) of Signer(s)  
Larry Stonebarger

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

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

WITNESS my hand and official seal.  
Signature [Signature]  
Signature of Notary Public



Place Notary Seal Above

**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: \_\_\_\_\_

2

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 1211041971

APN: 048-015-025-000

When Recorded Mail Document and Tax Statements to:

Patterson Orchards, LLC

P.O. Box 167

Linden, Ca. 95236



Stanislaus, County Recorder

Lee Lundrigan Co Recorder Office

**DOC- 2016-0043854-00**

Acct 504-Old Republic

Wednesday, JUN 15, 2016 08:00:00

Ttl Pd \$497.50

Rcpt # 0003825393

OLD/R3/1-3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

## Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$467.50

(X) computed on full value of property conveyed, or

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

(X) Unincorporated area: ( ) City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Benjamin Arroyo, Jr. and Candy Arroyo, husband and wife, as Joint Tenants

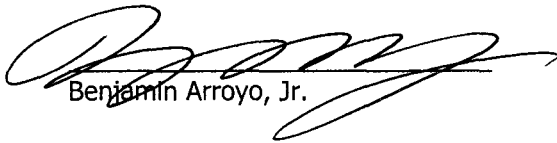
hereby GRANT(S) to

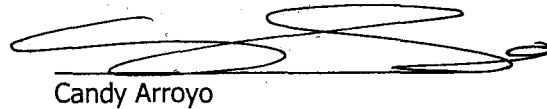
Patterson Orchards, LLC, a California limited liability company

that property in Unincorporated area of Stanislaus County, State of California, described as follows:

\*\*\* See "Exhibit A" attached hereto and made a part hereof. \*\*\*

Date: June 10, 2016

  
Benjamin Arroyo, Jr.

  
Candy Arroyo



**EXHIBIT A**

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

Lot 441 of Patterson Colony Sub-Tract No. 2, according to the Official Map thereof, filed in the office of the County Recorder of Stanislaus County, California on January 9, 1911 in Volume 5 of Maps at Page 23.

Excepting therefrom an undivided one-half interest in all oil, gas, petroleum, naphtha, other hydrocarbon substances and minerals as reserved in the deed from the Federal Land Bank of Berkeley, a Corporation, to Harry Lopes, et al, dated January 27, 1942, and recorded March 7, 1942, in Volume 752 of Official Records, at Page 347, as Instrument No. 3455.

APN: 048-015-025

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

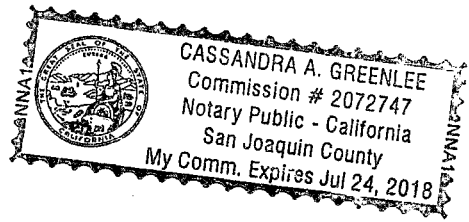
State of California  
County of San Joaquin

On 6/13/15 before me, Cassandra A. Greenlee a Notary Public, personally appeared Benjamin Arroyo Jr and Cindy Arroyo, 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]  
Name: Cassandra A. Greenlee  
(Typed or Printed) (Seal)



# MAP OF PATTERSON COLONY SUBTRACT No TWO

CONSISTING OF PORTIONS EACH OF SECTIONS 31-32 & 33-T5S-R6E, MDB&M, AND OF SECTIONS 3-4 & 5-T6S-R6E, MDB&M,  
AND A PORTION OF THE DEL PUERTO GRANT SHOWING SAID LANDS SUB-DIVIDED INTO 389 LOTS.  
SURVEYED IN NOVEMBER AND DECEMBER 1910, BY H. L. WARD, LICENSED SURVEYOR.

Made in 6 Sheets. Sheet No 2

Scale: 600 Ft. = 1 In.      Variation 18° 0' E

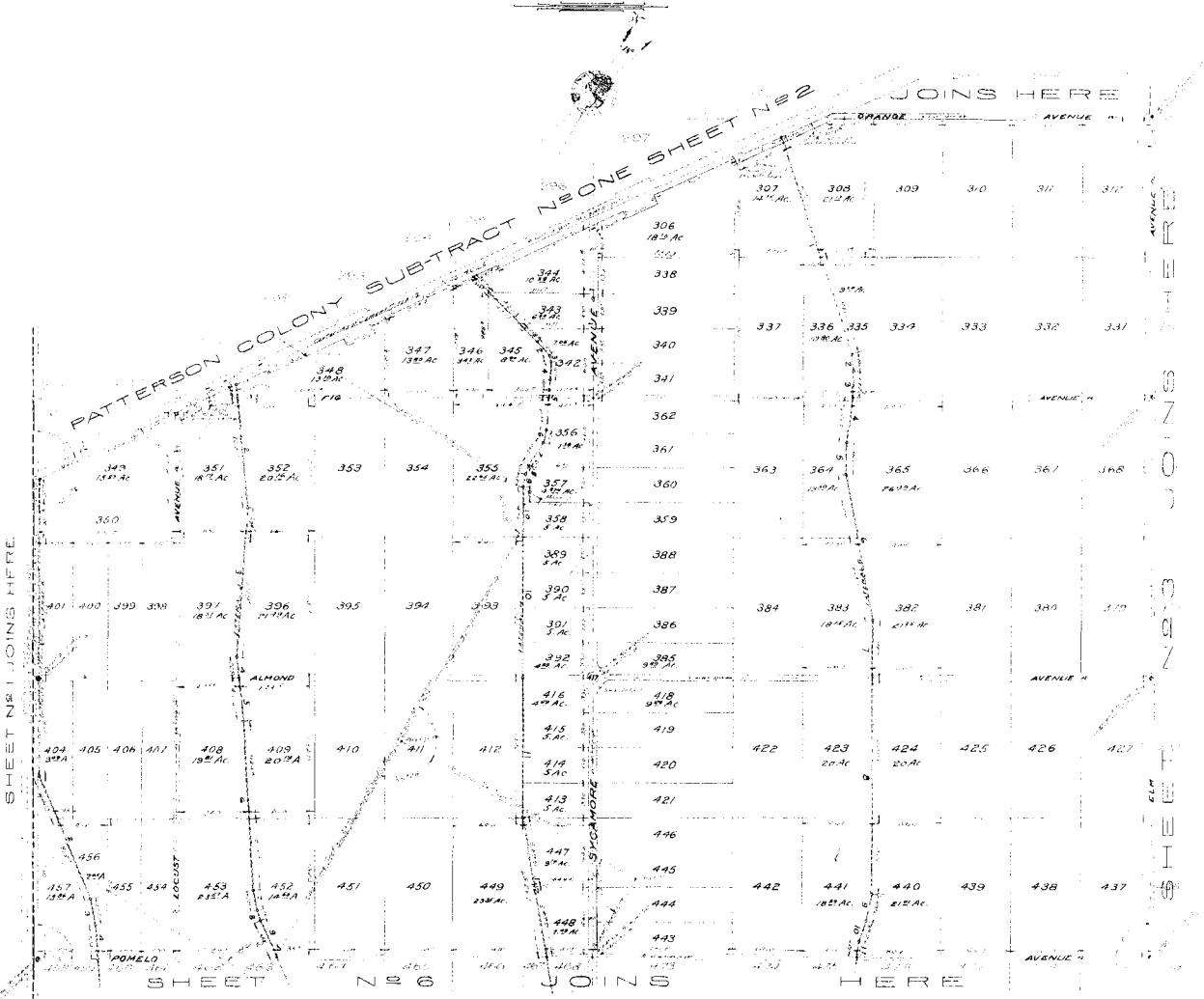
MEASUREMENTS OF LATERAL A	
NO. AND DATE	REMARKS
1. 3-28-10	100.00
2. 3-28-10	100.00
3. 3-28-10	100.00
4. 3-28-10	100.00
5. 3-28-10	100.00
6. 3-28-10	100.00
7. 3-28-10	100.00
8. 3-28-10	100.00
9. 3-28-10	100.00
10. 3-28-10	100.00
11. 3-28-10	100.00
12. 3-28-10	100.00
13. 3-28-10	100.00
14. 3-28-10	100.00
15. 3-28-10	100.00
16. 3-28-10	100.00
17. 3-28-10	100.00
18. 3-28-10	100.00
19. 3-28-10	100.00
20. 3-28-10	100.00

MEASUREMENTS OF LATERAL B	
NO. AND DATE	REMARKS
1. 3-28-10	100.00
2. 3-28-10	100.00
3. 3-28-10	100.00
4. 3-28-10	100.00
5. 3-28-10	100.00
6. 3-28-10	100.00
7. 3-28-10	100.00
8. 3-28-10	100.00
9. 3-28-10	100.00
10. 3-28-10	100.00
11. 3-28-10	100.00
12. 3-28-10	100.00
13. 3-28-10	100.00
14. 3-28-10	100.00
15. 3-28-10	100.00
16. 3-28-10	100.00
17. 3-28-10	100.00
18. 3-28-10	100.00
19. 3-28-10	100.00
20. 3-28-10	100.00

MEASUREMENTS OF LATERAL C	
NO. AND DATE	REMARKS
1. 3-28-10	100.00
2. 3-28-10	100.00
3. 3-28-10	100.00
4. 3-28-10	100.00
5. 3-28-10	100.00
6. 3-28-10	100.00
7. 3-28-10	100.00
8. 3-28-10	100.00
9. 3-28-10	100.00
10. 3-28-10	100.00
11. 3-28-10	100.00
12. 3-28-10	100.00
13. 3-28-10	100.00
14. 3-28-10	100.00
15. 3-28-10	100.00
16. 3-28-10	100.00
17. 3-28-10	100.00
18. 3-28-10	100.00
19. 3-28-10	100.00
20. 3-28-10	100.00



Patterson Colony Company  
 1000 Broadway  
 New York, N. Y.  
 1910  
*H. L. Ward*

Detail of intersection of Spruce Ave  
 with Almond Avenue and Birch Ave  
 showing dimensions and acreage of lots  
 417, 418  
 Scale 1" = 100'



THIS SPACE FOR RECORDER ONLY

CALIFORNIA LAND CONSERVATION  
CONTRACT NO. 2018-003

RECORDED AT REQUEST OF  
STANISLAUS COUNTY BOARD OF  
SUPERVISORS

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

  
 Stanislaus, County Recorder  
 Lee Lundrigan Co Recorder Office  
**DOC- 2017-0095237-00**  
 Acct 402-Counter Customers  
 Friday, DEC 22, 2017 09:24:12  
 Ttl Pd \$0.00 Rcpt # 0004064058  
 OLD/R2/1-8

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 19, 2017, 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: 1998 HUDELSON FAMILY TRUST  
 Name

PO BOX 91  
 Address

HUGHSON, CA 95326 (209) 883-4926  
 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>008-009-013</u>	<u>067-013</u>	<u>19.02</u>	<u>16331 LAKE ROAD HICKMAN 95323</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2018.

(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)
----------------------------------	------------------------------------	------	---------------------

Wendy Hudelson	<i>Wendy Hudelson</i>	Oct 3, 2017	Hughson CA
* Benjamin K Hudelson	<i>Benjamin K Hudelson</i>	10/3/17	Hughson CA
* Trustees, 1998 Hudelson Family Trust			

SECURITY HOLDERS:

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

Cindy Newcome	<i>Cindy Newcome</i>	10-3-17	Hughson, CA
Yosemite Farm Credit, Loan officer			

ATTACHMENTS:

(1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

12-20-17  
Dated



Vito Chiesa, Chairman, Board of Supervisors



**ACKNOWLEDGMENT**

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

State of California  
County of Stanislaus

On December 20, 2017 before me, Anabel Hurtado, Notary Public,  
(insert name and title of the officer)

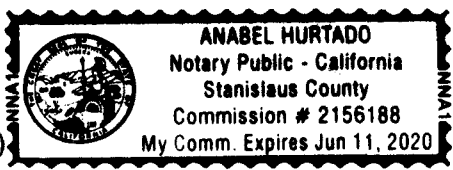
personally appeared Vito Chiesa,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 *A. Hurtado*

(Seal)



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

State of California )  
County of Stanislaus )

On October 3, 2017 before me, Nicole Serpa, a notary public, personally appeared Wendy Hudelson, 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 Nicole Serpa



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

State of California )  
County of Stanislaus )

On October 3, 2017 before me, Nicole Serpa, a notary public, personally appeared Cindy Newsome, 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 Nicole Serpa



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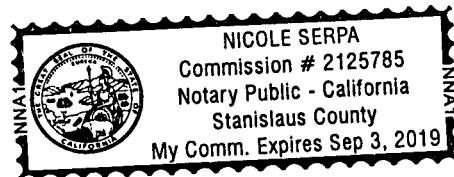
State of California )  
County of Stanislaus )

On October 3, 2017 before me, Nicole Serpa, a notary public, personally appeared Benjamin K. Hudelson, 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 Nicole Serpa





Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2017-0012468-00**

Acct 402-Counter Customers  
Thursday, FEB 23, 2017 09:21:36  
Ttl Pd \$737.00 Rcpt # 0003934572  
JMS/R2/1-4

**RECORDING REQUESTED BY:**  
Chicago Title Company

**When Recorded Mail Document  
and Tax Statement To:**  
Benjamin K. Hudelson  
Benjamin K. Hudelson and Wendy L. Hudelson,  
trustees of the Hudelson Family 1998 Trust,  
dated December 30, 1998  
8636 John Fox Rd.  
Hughson, CA 95326

**Escrow Order No.:** FSST-5111700051

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Address:

**GRANT DEED**

**The undersigned grantor(s) declare(s)**

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$704.00** and is computed on:
  - the full value of the interest or property conveyed.
  - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in  the unincorporated area of Stanislaus

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Heinrich K. Brandt and Mark L. Brandt, successor co-trustees of The Heinrich Brandt Family Trust

**hereby GRANT(S) to** Benjamin K. Hudelson and Wendy L. Hudelson, trustees of the Hudelson Family 1998 Trust, dated December 30, 1998

**the following described real property in the :**

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF STANISLAUS STATE OF CALIFORNIA

See Exhibit "A" attached hereto and made a part hereof

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 008-009-013

Dated: January 26, 2017

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Heinrich Brandt Family Trust created November 28, 2004 UDT ~~dated December 8, 2004~~

BY: [Signature]  
Mark L. Brandt, Trustee  
Successor

BY: [Signature]  
Heinrich K. Brandt, Trustee  
Successor

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

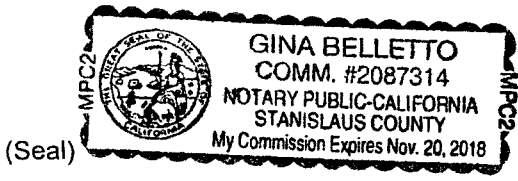
State of California  
County of Stanislaus

On January 25, 2017 before me, Gina Belletto, Notary Public,  
(here insert name and title of the officer)

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

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

WITNESS my hand and official seal.  
[Signature]  
Signature



**GRANT DEED**  
(continued)

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

State of California  
County of Stanislaus

On February 15, 2017 before me, Gina Belletto, Notary Public,  
(here insert name and title of the officer)

personally appeared Mark J. Brandt,  
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.

Gina Belletto  
Signature

(Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 008-009-013**

---

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

**PARCEL ONE:**

All that portion of Lot 16 of "Vaughn-Snyder Subdivision", as per map thereof filed November 12, 1914 in Volume 8 of Maps, at Pag 24, Stanislaus County Records, shown as Parcel "A" on that certain Parcel Map filed for record June 7, 1973 in Book 17 of Parcel Maps, at Page 11, Stanislaus County Records.

**PARCEL TWO:**

Easements for ingress and egress purposes over all that portion of Lot 16 "Vaughn-Snyder Subdivision", as per map thereof filed November 12, 1914 in Volume 8 of Maps, at Pag 24, located in the Southwest Quarter of Section 31, Township 3 South, Range 12 East, Mount Diablo Base and Meridian, described as follows:

**Easement No. 1:**

Being a 20.00 foot wide easement for ingress and egress, the East line of which is described as follows:

Commencing at the South Quarter corner of said Section 31; thence North 1°35'36" East, along the Quarter section line, a distance of 1245.54 feet, to the TRUE POINT OF BEGINNING of this description; thence continuing North 1°35'36" East, along said Quarter section line, a distance of 710.30 feet to the intersection with the South right-of-way line to the Turlock Irrigation District Main Canal.

**Easement No. 2:**

Being a 15.00 foot wide easement for ingress and egress, the Southerly and Easterly line of which is described as follows:

Commencing at the South Quarter corner of said Section 31; thence North 1°35'36" East, along the Quarter section line, a distance of 1245.54 feet to the TRUE POINT OF BEGINNING of this description; thence South 36°06'51" West, a distance of 458.07 feet; thence South 52°30'05" West, a distance of 45.24 feet; thence South 80°33'59" West, a distance of 37.51 feet; thence North 80°46;08" West, a distance of 250.21 feet; thence South 71°02'12" West, a distance of 200.91 feet; thence South 39°39'12" West, a distance of 148.56 feet; thence South 20°24'05" West, a distance of 63.28 feet; thence South 1°09'18" West, a distance of 44.49 feet; thence South 12°12'09" East, a distance of 208.90 feet.

THIS SPACE FOR RECORDER ONLY

**CALIFORNIA LAND CONSERVATION  
CONTRACT NO. 2018-004**

RECORDED AT REQUEST OF  
STANISLAUS COUNTY BOARD OF  
SUPERVISORS

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



Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2017-0095238-00**  
Acct 402-Counter Customers  
Friday, DEC 22, 2017 09:24:15  
Ttl Pd \$0.00 Rcpt # 0004064059  
OLD/R2/1-11

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 19, 2017, 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: 1998 HUDELSON FAMILY TRUST & 2001 LINDA C. LARRICK LIVING TRUST  
 Name  
PO BOX 91  
 Address  
  
HUGHSON, CA 95326 (209) 883-4926  
 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>045-011-004</u>	<u>67-02</u>	<u>19.76±</u>	<u>4401 SAYLOR ROAD, DENAIR 95316</u>
<u>045-011-011</u>	<u>67-02</u>	<u>19.74</u>	<u>0 SAYLOR ROAD, DENAIR 95316</u>
<u>045-011-012</u>	<u>67-02</u>	<u>19.74</u>	<u>0 SAYLOR ROAD, DENAIR 95316</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2018.

(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.

115

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)
LINDA LARRICK Trustee, 2001 Linda C. Larrick Living Trust	<i>Linda Larrick</i>	Oct 3 2017	Highson, CA
* Wendy Hudelson	<i>Wendy Hudelson</i>	Oct. 3 2017	Highson CA
* Benjamin K Hudelson Trustees, 1998 Hudelson Family Trust	<i>Benjamin K Hudelson</i>	10/3/17	Highson, CA

SECURITY HOLDERS:

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Cindy Newsome Yosemite Farm Credit, Loan Officer	<i>Cindy Newsome</i>	10-3-17	Highson, CA

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

12-20-17  
Dated

*Vito Chiesa*

Vito Chiesa, Chairman, Board of Supervisors



**ACKNOWLEDGMENT**

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

State of California  
County of Stanislaus )

On December 20, 2017 before me, Anabel Hurtado, Notary Public,  
(insert name and title of the officer)

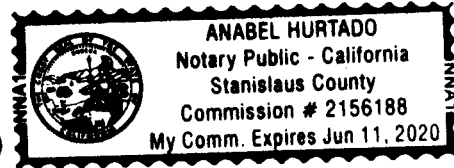
personally appeared Vito Chiesa,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 *Anabel Hurtado*

(Seal)



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

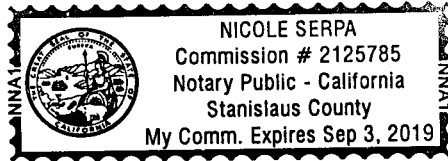
State of California )  
County of Stanislaus )

On October 3, 2017 before me, Nicole Serpa, a notary public, personally appeared Linda Larrick, 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 Nicole Serpa



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

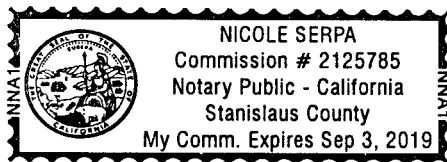
State of California )  
County of Stanislaus )

On October 3, 2017 before me, Nicole Serpa, a notary public, personally appeared Cindy Newsome, 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 Nicole Serpa



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

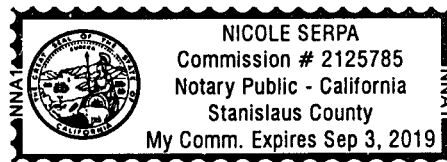
State of California )  
County of Stanislaus )

On October 3, 2017 before me, Nicole Serpa, a notary public, personally appeared Wendy Hudelson and Benjamin K. Hudelson, 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 Nicole Serpa



RECORDING REQUESTED BY:  
Chicago Title Company  
Escrow No.: 12-51126200-REG  
Locate No.: CACTI7750-7750-4511-0051126200  
Title No.: 12-51126200-RB

When Recorded Mail Document  
and Tax Statement To:  
Mr. & Mrs. Benjamin K. Hudelson, Trustees  
P O Box 91  
Hughson, CA 95326

Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2014-0053259-00**  
Acct 403-Mail Documents  
Thursday, AUG 14, 2014 10:29:45  
Ttl Pd \$720.50 Rcpt # 0003556780  
KLR/R3/1-4

APN: 045-011-004

SPACE ABOVE THIS LINE FOR RECORDER'S  
USE

**GRANT DEED**

The undersigned grantor(s) declare(s)  
Documentary transfer tax is \$687.50

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Nadine M. Loveless, Trustee of The L. L. Loveless and Nadine M. Loveless 2012 Revocable Trust

hereby GRANT(S) to Benjamin K. Hudelson and Wendy L. Hudelson, Trustees of The Hudelson Family 1998 Trust dated December 30, 1998, as to an undivided 1/2 interest and Linda C. Larrick, Trustee of The Linda C. Larrick Living Trust dated March 20, 2001, as to an undivided 1/2 interest

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: November 28, 2012

State of California  
County of Stanislaus

On NOVEMBER 30, 2012 before me,  
R. E. GREENE, Notary Public  
(here insert name and title of the officer), personally appeared  
Nadine M. Loveless,

Nadine M. Loveless, Trustee of The L. L. Loveless  
and Nadine M. Loveless 2012 Revocable Trust

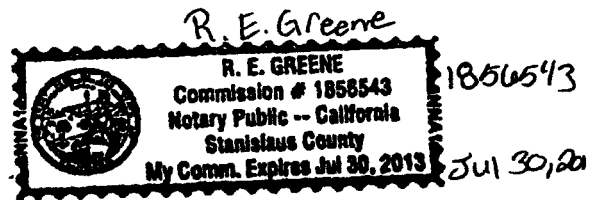
*Nadine M. Loveless*  
By: \_\_\_\_\_  
Nadine M. Loveless, Trustee

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 R. E. Greene (Seal)



**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**Escrow No.:** 12-51126200-REG  
**Locate No.:** CACTI7750-7750-4511-0051126200  
**Title No.:** 12-51126200-RB

## **EXHIBIT "A"**

**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:**

That certain parcel of land identified as Parcel No. 1 in Certificate of Compliance recorded November 19, 1999, Instrument No. 1999-0109389, Official Records, described as follows:

The South half of Lot 7 of Re-Plat of the Saylor Colony, according to the map thereof filed for record July 17, 1912 in Book 7 of Maps, Page 1, Stanislaus County Records.

Except from the above described land that portion of oil, gas, and other hydrocarbons and minerals now or at any time hereafter situate therein and thereunder, upon the terms stated therein, as reserved by Albert H. Rodin, Oliver K. K. Nelson and Gilbert Moody, as Trustees under Agreement dated August 16, 1948, in Deed recorded February 27, 1951, Instrument No. 4824, Official Records, which provides as follows: together with all easements and rights necessary or convenient for the production, storage and transportation thereof and the exploration and testing of said real property, and also the right to drill for, produce and use water from the said real property in connection with the drilling or mining of said real property.

**Parcel Two:**

That certain parcel of land identified as Parcel No. 2 in Certificate of Compliance recorded November 19, 1999, Instrument No. 1999-0109389, Official Records, described as follows:

The South half of Lot 8 of Re-Plat of the Saylor Colony, according to the map thereof filed for record July 17, 1912 in Book 7 of Maps, Page 1, Stanislaus County Records.

Except from the above described land that portion of oil, gas, and other hydrocarbons and minerals now or at any time hereafter situate therein and thereunder, upon the terms stated therein, as reserved by Albert H. Rodin, Oliver K. K. Nelson and Gilbert Moody, as Trustees under Agreement dated August 16, 1948, in Deed recorded February 27, 1951, Instrument No. 4824, Official Records, which provides as follows: together with all easements and rights necessary or convenient for the production, storage and transportation thereof and the exploration and testing of said real property, and also the right to drill for, produce and use water from the said real property in connection with the drilling or mining of said real property.

**APN: 045-011-004**

**RECORDING REQUESTED BY:**

Chicago Title Company  
Escrow No.: 12-51126200-REG  
Locate No.: CACTI7750-7750-4511-0051126200  
Title No.: 12-51126200-LM

**When Recorded Mail Document  
and Tax Statement To:**

Mr. & Mrs. Benjamin K. Hudelson, Trustees  
P O Box 91  
Hughson, CA 95326

I certify under penalty of perjury  
that the foregoing is a true and  
correct copy.

*[Handwritten Signature]*

APN: 045-011-004

SPACE ABOVE THIS LINE FOR RECORDER'S  
USE

**GRANT DEED**

**The undersigned grantor(s) declare(s)  
Documentary transfer tax is \$687.50**

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Nadine M. Loveless, Trustee of The L. L. Loveless and Nadine M. Loveless 2012 Revocable Trust

**hereby GRANT(S) to** Benjamin K. Hudelson and Wendy L. Hudelson, Trustees of The Hudelson Family 1998 Trust dated December 30, 1998, as to an undivided 1/2 interest and Linda C. Larrick, Trustee of The Linda C. Larrick Living Trust dated March 20, 2001, as to an undivided 1/2 interest

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: November 28, 2012

State of California  
County of Stanislaus

Nadine M. Loveless, Trustee of The L. L. Loveless  
and Nadine M. Loveless 2012 Revocable Trust

On \_\_\_\_\_ before me,  
\_\_\_\_\_, Notary Public  
(here Insert name and title of the officer), personally appeared  
Nadine M. Loveless,

By: \_\_\_\_\_  
Nadine M. Loveless, Trustee

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)

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**Escrow No.:** 12-51126200-REG  
**Locate No.:** CACTI7750-7750-4511-0051126200  
**Title No.:** 12-51126200-LM

## **EXHIBIT "A"**

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:**

That certain parcel of land identified as Parcel No. 1 in Certificate of Compliance recorded November 19, 1999, Instrument No. 1999-0109389, Official Records, described as follows:

The South half of Lot 7 of Re-Plat of the Sayler Colony, according to the map thereof filed for record July 17, 1912 in Book 7 of Maps, Page 1, Stanislaus County Records.

Except from the above described land that portion of oil, gas, and other hydrocarbons and minerals now or at any time hereafter situate therein and thereunder, upon the terms stated therein, as reserved by Albert H. Rodin, Oliver K. K. Nelson and Gilbert Moody, as Trustees under Agreement dated August 16, 1948, in Deed recorded February 27, 1951, Instrument No. 4824, Official Records, which provides as follows: together with all easements and rights necessary or convenient for the production, storage and transportation thereof and the exploration and testing of said real property, and also the right to drill for, produce and use water from the said real property in connection with the drilling or mining of said real property.

**Parcel Two:**

That certain parcel of land identified as Parcel No. 2 in Certificate of Compliance recorded November 19, 1999, Instrument No. 1999-0109389, Official Records, described as follows:

The South half of Lot 8 of Re-Plat of the Sayler Colony, according to the map thereof filed for record July 17, 1912 in Book 7 of Maps, Page 1, Stanislaus County Records.

Except from the above described land that portion of oil, gas, and other hydrocarbons and minerals now or at any time hereafter situate therein and thereunder, upon the terms stated therein, as reserved by Albert H. Rodin, Oliver K. K. Nelson and Gilbert Moody, as Trustees under Agreement dated August 16, 1948, in Deed recorded February 27, 1951, Instrument No. 4824, Official Records, which provides as follows: together with all easements and rights necessary or convenient for the production, storage and transportation thereof and the exploration and testing of said real property, and also the right to drill for, produce and use water from the said real property in connection with the drilling or mining of said real property.

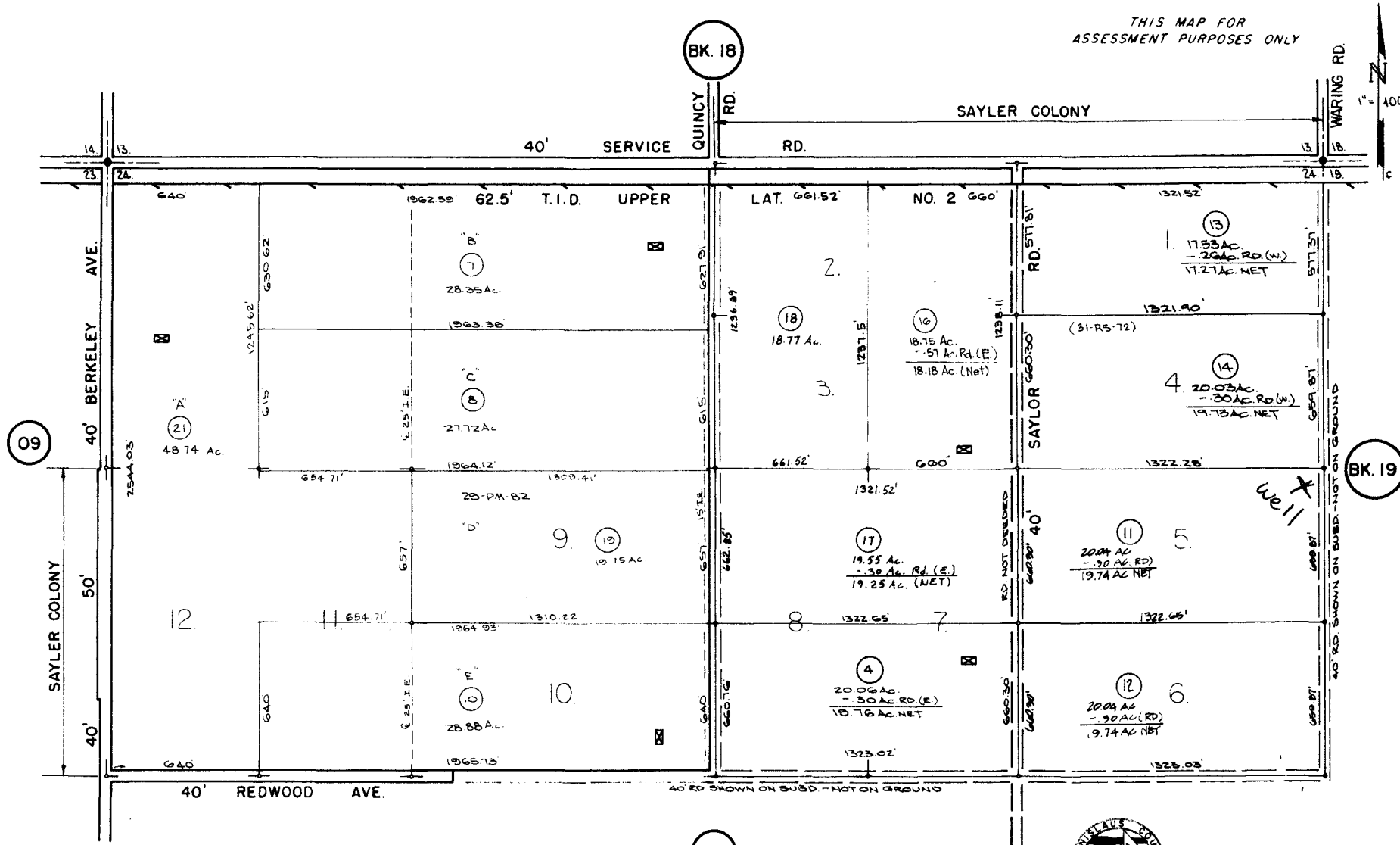
APN: 045-011-004

N. 1/2 SECTION 24 T.4 S. R.10 E. M.D.B. & M.  
POR. RE-PLAT OF THE SAYLER COL-LOTS 1 thru 12

67 02

45 - 11

THIS MAP FOR  
ASSESSMENT PURPOSES ONLY



FROM D-20,48-11  
R.M. 7-1  
REDRAWN 9-18-74  
UPDATED 9-11-89, 10-13-93 N.C. 1-6-97 S.F.G.



60,97.90

45 - 11

RECORDING REQUESTED BY  
CHICAGO TITLE COMPANY  
AND WHEN RECORDED MAIL TO

BENJAMIN K. HUDELSON  
P.O. BOX 91  
HUGHSON, CA 95326

Stanislaus, County Recorder  
Karen Mathews Co Recorder Office  
DOC- 2001-0091384-00

Acct 501-Chicago Title  
Thursday, AUG 09, 2001 08:00:00  
Ttl Pd \$545.00 Nbr-0000771860  
OBR/R3/1-1

Escrow No. 1732056 - BS  
Order No. 1732056 - NF

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

Assessor's Parcel No:  
45-11-11 & 45-11-12

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX IS \$528.00

- unincorporated area       City of
- computed on the full value of the interest or property conveyed, or is
- computed on the full value less the value of liens or encumbrances remaining at time of sale, and

**SURVEY MONUMENT FEE**  
**\$10.00**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
LOWELL L. LOVELESS and NADINE M. LOVELESS, husband and wife, as Joint Tenants

CHICAGO TITLE 1732056 - BS

hereby GRANT(S) to  
LINDA C. LARRICK, AS TRUSTEE OF THE LINDA C. LARRICK LIVING TRUST DATED MARCH 20,  
2001, AS TO AN UNDIVIDED ONE-HALF INTEREST, AND BENJAMIN K. HUDELSON AND WENDY L.  
HUDELSON, AS TRUSTEES OF THE HUDELSON FAMILY 1998 TRUST, DATED DECEMBER 30, 1998, AS  
TO AN UNDIVIDED ONE-HALF INTEREST.

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

Lots 5 and 6 of REPLAT OF SAYLER COLONY, according to the Map thereof filed in the  
office of the Recorder of the County of Stanislaus, State of California, on July 17,  
1912 in Volume 7 of Maps, page 1.

Dated August 2, 2001

STATE OF CALIFORNIA  
COUNTY OF Stanislaus

On 8-3-01

Kathy M. Bulboff

before me,

*Lowell L. Loveless*  
Lowell L. Loveless

a Notary Public in and for said County and State, personally appeared  
Lowell L. Loveless and Nadine M. Loveless

*Nadine M. Loveless*  
Nadine M. Loveless

personally known to me (or 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.



Witness my hand and official seal.

*Kathy M. Bulboff*  
Signature of Notary

May 25, 2002  
Date My Commission Expires

FOR NOTARY SEAL OR STAMP

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

Name

Street Address

City, State & Zip

191384 AUG-9 01

*Handwritten initials*



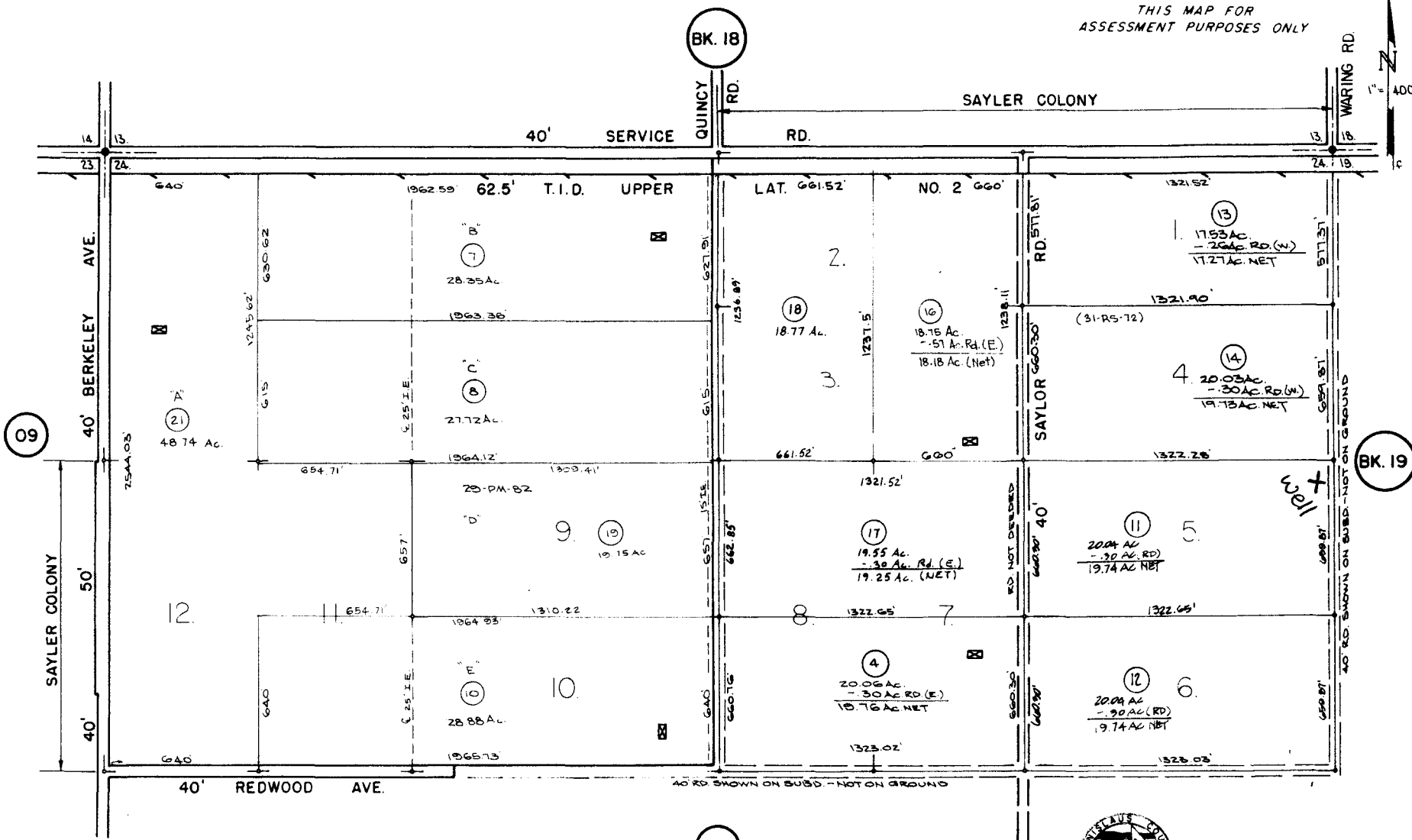
Saylor

N. 1/2 SECTION 24 T. 4 S. R. 10 E. M. D. B. & M.  
POR. RE-PLAT OF THE SAYLER COL.-LOTS 1 thru 12

67 02

45 - 11

THIS MAP FOR  
ASSESSMENT PURPOSES ONLY



09

BK. 18

BK. 19

12

FROM D-20, 45-11  
R.M. 7-1  
REDRAWN 9-18-74  
UPDATED 9-11-89, 10-13-93 N.C., 1-6-97 S.F.A., 1-03



60,9793

45 - 11

THIS SPACE FOR RECORDER ONLY

CALIFORNIA LAND CONSERVATION  
CONTRACT NO. 2018-005

RECORDED AT REQUEST OF  
STANISLAUS COUNTY BOARD OF  
SUPERVISORS

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



Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2017-0095239-00**

Acct 402-Counter Customers  
Friday, DEC 22, 2017 09:24:18  
Ttl Pd \$0.00 Rcpt # 0004064060  
OLD/R2/1-7

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 19, 2017, 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:	<u>GRANT AND EVAN HUDELSON</u> Name
	<u>PO BOX 91</u> Address
	<u>HUGHSON, CA 95326</u> (209) 883-4926
	City, State Zip Phone Number

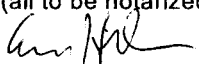
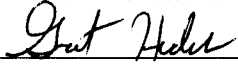
(16) Owner desires to place the following parcels of real property under Contract:

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>019-027-026</u>	<u>062-001</u>	<u>16.7</u>	<u>4448 S. GRATTON ROAD, DENAIR 95316</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

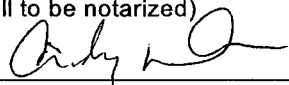
(17) The effective date of this Contract shall be January 1, 2018.

(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)
Evan Hudelson		10/3/17	Hughson, CA
Grant Hudelson		10/3/17	Hughson, CA

SECURITY HOLDERS:

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
<i>Loan Officer</i> Cindy Newsome Yosemite Farm Credit		10-3-17	Hughson, CA

ATTACHMENTS:

(1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

12-20-17

Dated



Vito Chiesa, Chairman, Board of Supervisors

**ACKNOWLEDGMENT**

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

State of California  
County of Stanislaus )

On December 20, 2017 before me, Anabel Hurtado, Notary Public,  
(insert name and title of the officer)

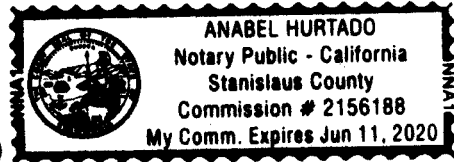
personally appeared Vito Chiesa,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 *A. Hurtado*

(Seal)



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

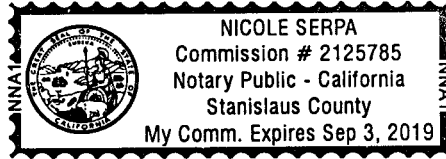
State of California )  
County of Stanislaus )

On October 3, 2017 before me, Nicole Serpa, a notary public, personally appeared Erin Hudson, 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 Nicole Serpa



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

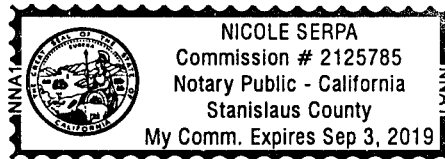
State of California )  
County of Stanislaus )

On October 3, 2017 before me, Nicole Serpa, a notary public, personally appeared Cindy Newsome, 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 Nicole Serpa



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

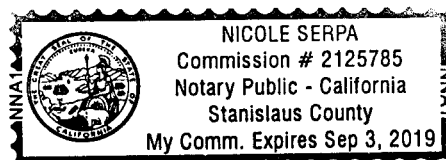
State of California )  
County of Stanislaus )

On October 3, 2017 before me, Nicole Serpa, a notary public, personally appeared Erin Hudson, 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 Nicole Serpa



3



RECORDING REQUESTED BY:  
Chicago Title Company

Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2016-0026264-00**

Escrow Order No.: FSST-5111600386

Acct 501-Chicago Title  
Wednesday, APR 13, 2016 08:00:00  
Ttl Pd \$717.50 Rcpt # 0003798045  
OLD/R3/1-3

When Recorded Mail Document To:  
Grant B. Hudelson  
PO Box 91  
Hughson, CA 95326

Property Address: 4448 South Gratton Road,  
Denair, CA 95316  
APN/Parcel ID(s): 019-027-026-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
  - The documentary transfer tax is \$687.50** and is computed on:
    - the full value of the interest or property conveyed.
    - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in  an Unincorporated area of **Denair**.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Guadalupe Villarreal, who acquired title as Gaudalupe Villarreal, Jr. and Ruth A. Villarreal, husband and wife as joint tenants

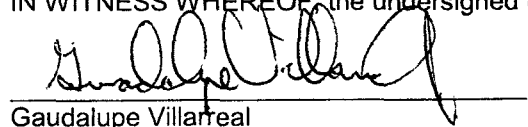
hereby **GRANT(S)** to Grant B. Hudelson, a single man, as to an undivided 50% interest and Evan D. Hudelson, a single man, as to an undivided 50% interest, ~~in/Teht of Common~~ as tenants in common

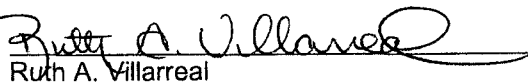
the following described real property in the Unincorporated Area of the County of Stanislaus, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 8, 2016

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

  
\_\_\_\_\_  
Guadalupe Villarreal

  
\_\_\_\_\_  
Ruth A. Villarreal

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 019-027-026-000

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

State of California  
County of Stanislaus

On April 8, 2016 before me, Gina Belletto, Notary Public,  
(here insert name and title of the officer)

personally appeared Guadalupe Villarreal & Kathy A. Villarreal,  
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.

Gina Belletto  
Signature

(Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 019-027-026-000**

---

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

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 11 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM PARCEL "A" OF PARCEL MAP FILED FOR RECORD MARCH 15, 1988 IN VOL. 40 OF PARCEL MAPS, PAGE 68, STANISLAUS COUNTY RECORDS.



THIS SPACE FOR RECORDER ONLY

CALIFORNIA LAND CONSERVATION  
CONTRACT NO. 2018-006

RECORDED AT REQUEST OF  
STANISLAUS COUNTY BOARD OF  
SUPERVISORS

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



Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2017-0095240-00**

Acct 402-Counter Customers  
Friday, DEC 22, 2017 09:24:20  
Ttl Pd \$0.00 Rcpt # 0004064061  
OLD/R2/1-11

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 19, 2017, 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: NATALIE M. & STEPHEN PEREZ  
Name  
PO BOX 112  
Address  
WESTLEY, CA 95387 (209) 613-6053  
City, State Zip Phone Number

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

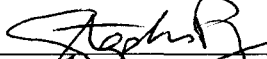
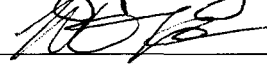
ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>016-013-075</u>	<u>086-020</u>	<u>61.05</u>	<u>0 MCCRAKEN ROAD, VERNALIS 95385</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2018.

(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)
STEPHEN PEREZ		2/16/17	CROWS LANDING
NATALIE PEREZ		2/16/17	Crows Landing

SECURITY HOLDERS:

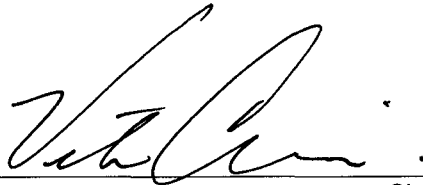
OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

12-20-17  
Dated



Vito Chiesa, Chairman, Board of Supervisors

## ACKNOWLEDGMENT

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

State of California  
County of Stanislaus )

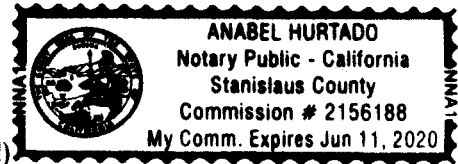
On December 20, 2017 before me, Anabel Hurtado, Notary Public,  
(insert name and title of the officer)

personally appeared Vito Chiesa,  
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 *A. Hurtado* (Seal)



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of California )  
County of Stanislaus )  
On February 16, 2017 before me, Melissa Villegas  
*Date* *Here Insert Name and Title of the Officer*  
personally appeared Stephen Perez and Natalic Perez  
*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 Melissa Villegas  
*Signature of Notary Public*

Place Notary Seal Above

**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: \_\_\_\_\_

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)
Robert J. Kretz	<i>Robert J. Kretz</i>	2/17/17	Fresno
Vice President			
Fresno-Madera Federal Loan Bank Association, FLCA			

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

Dated \_\_\_\_\_

Chairman, Board of Supervisors

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California )
County of FRESNO )

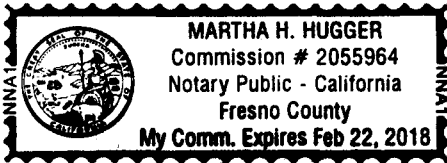
On February 17, 2017 before me, Martha H. Hugger, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Robert J. Kratz
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 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: Calif. Land Conservation Contract Document Date: 2/17/17

Number of Pages: 2 Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Robert J. Kratz
[ ] Corporate Officer - Title(s): Vice-President
[ ] Partner - [ ] Limited [ ] General
[ ] Individual [ ] Attorney in Fact
[ ] Trustee [ ] Guardian or Conservator

Signer's Name:
[ ] Corporate Officer - Title(s):
[ ] Partner - [ ] Limited [ ] General
[ ] Individual [ ] Attorney in Fact
[ ] Trustee [ ] Guardian or Conservator

[ ] Other:
Signer Is Representing: FRESNO-MADERA FEDERAL LAND BANK ASSOCIATION, FLCA

[ ] Other:
Signer Is Representing:



Stanislaus, County Recorder  
 Lee Lundrigan Co Recorder Office  
**DOC- 2013-0091375-00**  
 Acct 503-First American Title Co  
 Friday, NOV 01, 2013 08:00:00  
 Ttl Pd \$1,342.00 Rcpt # 0003451100  
 OIR/R3/1-4

**RECORDING REQUESTED BY**  
 First American Title Company

**AND WHEN RECORDED MAIL DOCUMENT TO:**  
 Stephen D. Perez and Natalie M. Perez  
 P.O Box 112  
 Westley, CA 95387

Space Above This Line for Recorder's Use Only

A.P.N.: 016-013-075-000

File No.: 5007-4461075 (CK)

**GRANT DEED**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$1,309.00; 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 **Patterson**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Nat Bacchetti and Marie Ann Bacchetti, co-trustees of the successor trustees of The Bacchetti Family Trust and Carl Anthony Patello, an unmarried man and Gary C. Imhof and Genarose Imhof, trustees of the Imhof Family Trust**

hereby GRANTS to **Stephen D. Perez and Natalie M. Perez, husband and wife as community property** the following described property in the unincorporated area of **Patterson**, County of **Stanislaus**, State of **California**:

**ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, SITUATED IN STANISLAUS COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 6 EAST, DESCRIBED AS COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 11, 12, 13 AND 14, TOWNSHIP 4 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, THENCE DESCRIBING THE TRACT SOUTH 0° 06' EAST 1545.0 FEET ALONG CENTERLINE OF ALLARD ROAD, A COUNTY ROAD, AND EAST LINE OF SAID SECTION 14, TOWNSHIP 4 SOUTH, RANGE 6 EAST, TO A POINT; THENCE SOUTH 89° 42' WEST 1950.3 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LATERAL CANAL NO. 4 NORTH OF THE WEST STANISLAUS IRRIGATION DISTRICT; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID CANAL THE FOLLOWING COURSES AND DISTANCES: NORTH 30° 01' WEST 121.5 FEET, NORTH 43° 54' EAST 558.1 FEET, NORTH 24° 16' WEST 749.0 FEET, NORTH 0° 10' EAST 355.4 FEET TO A POINT ON THE CENTERLINE OF GAFFREY ROAD, A COUNTY ROAD, AND THE NORTH LINE OF SAID SECTION 14, TOWNSHIP 4 SOUTH, RANGE 6 EAST; THENCE NORTH 89° 42' EAST, 1928.7 FEET ALONG SAID CENTERLINE OF GAFFREY ROAD TO THE NORTHEAST CORNER OF SAID SECTION 14, TOWNSHIP 4 SOUTH, RANGE 6 EAST AND POINT OF BEGINNING.**

**EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL: A PORTION OF THE NORTHEAST QUARTER OF SECTION 14 (FOURTEEN), TOWNSHIP 4 (FOUR) SOUTH, RANGE 6 (SIX) EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF STANISLAUS, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

Date: 10/25/2013

**BEGINNING AT THE NORTHEASTERLY CORNER OF PARCEL "1" AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD THE 8TH DAY OF MARCH, 2005, IN BOOK 53 (FIFTY-THREE) OF PARCEL MAPS, AT PAGE 64 (SIXTY-FOUR), STANISLAUS COUNTY RECORDS, SAID NORTHEASTERLY CORNER BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF MCCRACKEN ROAD AS SHOWN ON SAID PARCEL MAP; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL "1", SOUTH 00° 06' 00" EAST, A DISTANCE OF 212.50 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL "1"; THENCE ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID PARCEL "1", NORTH 89° 54' 00" EAST, A DISTANCE OF 30.00 FEET TO THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 14, ALSO BEING THE CENTERLINE OF MCCRACKEN ROAD (A 40-FOOT WIDE ROAD); THENCE ALONG THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 14, SOUTH 00° 06' 00" EAST, A DISTANCE OF 235.32 FEET; THENCE PARALLEL WITH THE SOUTHERLY LINE OF SAID PARCEL SOUTH 89° 54' 00" WEST, A DISTANCE OF 262.67 FEET; THENCE PARALLEL WITH THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 14, NORTH 00° 06' 00" WEST, A DISTANCE OF 447.82 FEET TO THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID PARCEL "1"; THENCE ALONG SAID WESTERLY PROLONGATION, NORTH 89° 54' 00" EAST, A DISTANCE OF 232.67 FEET TO THE POINT OF BEGINNING.**

**THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, CERTIFICATE NO. 2006-15, RECORDED JUNE 8, 2006 AS INSTRUMENT NO. 2006-0086110 OF OFFICIAL RECORDS.**



Date: 10/25/2013

A.P.N.: 016-013-075-000

File No.: 5007-4461075 (CK)

Dated: 10/25/2013

Carl Anthony Patello

The Bacchetti Family Trust

Nat Bacchetti, Trustee

Marie Ann Bacchetti, Trustee

Imhof Family Trust

Gary C. Imhof, Trustee

Genarose Imhof, Trustee

STATE OF CALIFORNIA ) SS
COUNTY OF SAN JOAQUIN )

On 10/26/13, before me, SHELLY DEBOER, Notary Public, personally appeared GARY C. IMHOF AND GENAROSE IMHOF -

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.

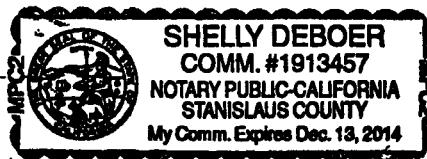
Signature

[Handwritten signature]

My Commission Expires: 12/13/14

Notary Name: SHELLY DEBOER

Notary Registration Number: 1913457



This area for official notarial seal

Notary Phone: 209-765-5212

County of Principal Place of Business: STANISLAUS

Date: 10/25/2013

A.P.N.: 016-013-075-000

File No.: 5007-4461075 (CK)

Dated: 10/25/2013

*Carl Anthony Patello*  
Carl Anthony Patello

The Bacchetti Family Trust

*Nat Bacchetti*  
Nat Bacchetti, Trustee

*Marie Ann Bacchetti*  
Marie Ann Bacchetti, Trustee

Imhof Family Trust

\_\_\_\_\_  
Gary C. Imhof, Trustee

\_\_\_\_\_  
Genarose Imhof, Trustee

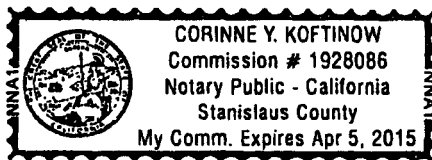
STATE OF California )SS  
COUNTY OF Stanislaus )

On 10-25-13, before me, CORINNE Y. KOFTINOW, Notary Public, personally appeared Nat Bacchetti, Marie Ann Bacchetti & Carl Anthony Patello, 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  
*Corinne Y. Koftinow*  
\_\_\_\_\_  
My Commission Expires: 4-5-15



*This area for official notarial seal*

Notary Name: CORINNE Y. KOFTINOW  
Notary Registration Number: 1928086


Notary Phone: 669-7850  
County of Principal Place of Business: Stanislaus

THIS SPACE FOR RECORDER ONLY

CALIFORNIA LAND CONSERVATION  
CONTRACT NO. 2018-007

RECORDED AT REQUEST OF  
STANISLAUS COUNTY BOARD OF  
SUPERVISORS

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

  
 Stanislaus, County Recorder  
 Lee Lundrigan Co Recorder Office  
**DOC- 2017-0095241-00**  
 Acct 402-Counter Customers  
 Friday, DEC 22, 2017 09:24:23  
 Ttl Pd \$0.00 Rcpt # 0004064062  
 OLD/R2/1-7

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 19, 2017, 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: JON E. MARING & TAMI MARING FAMILY LIMITED PARTNERSHIP  
 Name

PO BOX 99  
 Address

PATTERSON, CA 95363 (209)894-5555  
 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>027-017-031</u>	<u>083-005</u>	<u>123</u>	<u>0 DIEHL ROAD, NEWMAN 95313</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2018.

(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.



**ACKNOWLEDGMENT**

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

State of California  
County of Stanislaus )

On December 20, 2017 before me, Anabel Hurtado, Notary Public,  
(insert name and title of the officer)

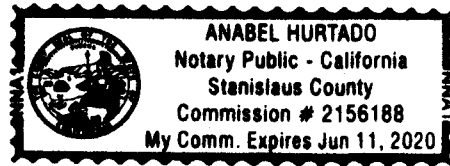
personally appeared Vito Chiesa  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

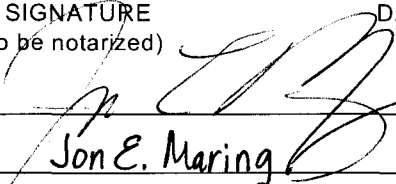
WITNESS my hand and official seal.

Signature *A. Hurtado*

(Seal)



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)
Jon E & Tamara Maring F Ptrship		12/29/17	Patterson
<u>Agent, for Jon E &amp; Tamara Maring Family Partnership</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

12-20-17  
Dated



Vito Chiesa, Chairman, Board of Supervisors

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

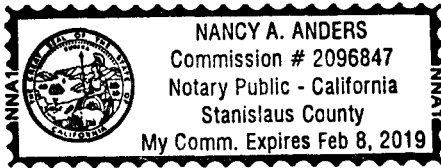
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Stanislaus )

On June 29, 2017 before me, Nancy A Anders, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Jon E Maring  
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 Nancy A Anders  
Signature of Notary Public

Place Notary Seal Above

**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: New Williamson Act Contract - California Land Conservation Contract  
Document Date: 6/29/17 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's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_

Signer Is Representing: Jon E & Tamara R Maring Family Partnership

Signer Is Representing: \_\_\_\_\_



Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2016-0007041-00**

Check Number 30825  
Wednesday, JAN 27, 2016 09:54:14  
Ttl Pd \$23.00 Rcpt # 0003766966  
JMS/R2/1-3

Recording Request By:

MARK R. JENSEN

When Recorded Mail to:

JENSEN & JENSEN  
1514 H Street  
Modesto, California 95354

APN: 027-017-031 and 026-013-041

Area above line for Recorder's use only

**GRANT DEED**

The undersigned declares that the documentary transfer tax is \$0.00  
Exempt from documentary transfer tax under Revenue & Taxation Code §11925  
Transfer to a legal entity -- Not Pursuant To A Sale

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

DOMPE INVESTMENT COMPANY, a California general partnership

hereby GRANTS to

JON E. MARING and TAMI MARING FAMILY PARTNERSHIP, LP, a California Limited Partnership

All of its interest in the following described property in the unincorporated area of Newman, County of Stanislaus, State of California:

PARCEL ONE: (APN: 027-017-031)

All that portion of the Southwest quarter of Section 32, Township 6 South, Range 8 East, M.D.B.&M., lying East of the East line of the California Aqueduct heretofore conveyed to the State of California by Deed recorded June 10, 1964 in Vol. 1953 of Official Records, Page 489, as Instrument No. 22918.

PARCEL TWO: (APN: 026-013-041)

All that portion of the North one-half of Section 5, Township 7 South, Range 8 East, M.D.B.&M., described as follows:

Beginning at the point of intersection of the North Line of said Section 5 and the East right of way line of the California Aqueduct said point is North 89° 01' 07" West 4276.12 feet from the Northeast corner of said Section 5; thence along the said East right of way line South 32° 15' 17" East 308.94 feet; thence South 54° 41' 46" East 169.07 feet; thence South 35° 23' 47" East 568.89 feet to a line between the undeveloped high ground and the young orange trees; leave Aqueduct right of way line South 88° 48' 10" East 1125.52 feet; thence South 02° 37' 10" East 192.00 feet to the beginning of a curve concave to the Northeast; thence

along the curve 90.77 feet (curve elements central angle = 59° 44' 20", radius = 87.06 feet, tangent = 50.00 feet); thence South 62° 21' 30" East 306.00 feet; thence South 48° 34' 00" East 50.00 feet; thence South 34° 07' 30" East 50.00 feet; thence South 28° 42' 09" East 100.32 feet to the beginning of a curve concave to the Northeast; thence along the curve 87.05 feet (curve elements central angle = 35° 47' 22", radius = 139.37 feet, tangent = 45.00 feet); thence South 64° 29' 31" East 610.51 feet to the intersection of the West right of way line of the U.S.D.R. Delta-Mendota Canal; thence along said right of way line North 00° 37' West 1587.60 feet; and continue along said line North 47° 51' East 156.80 feet to its intersection with the North line of said Section 5; thence North 89° 01' 07" West 2905.72 feet along the Section line to the point of beginning.

EXCEPTING THEREFROM one-half of all Oil, Gas and other Hydrocarbon substances and other Minerals other than sand and gravel on, in and under all of the above described property, as reserved in the Deed from Simon Newman Company to Mitford J. Crinklaw, et al, dated March 10, 1969 and recorded March 25, 1969 in Vol., 2266 of Official Records, Page 453, as Instrument No. 9922

Dated: January 14, 2016

Dompe Investment Company, a California general partnership

*Paul L. Dompe*

By: PAUL L. DOMPE, general partner

*Thomas W. Dompe*

By: THOMAS W. DOMPE, general partner

*Peter L. Dompe*

By: PETER L. DOMPE, general partner

NOTARY ACKNOWLEDGMENT

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

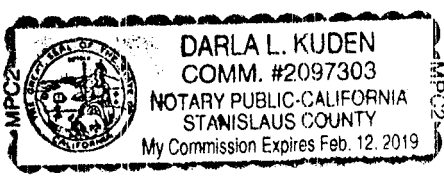
State of California )  
County of Stanislaus )

On January 14, 2016 before me, DARLA L. KUDEN, Notary Public, personally appeared PAUL L. DOMPE, 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.

*Darla L. Kuden*





NOTARY ACKNOWLEDGMENT

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

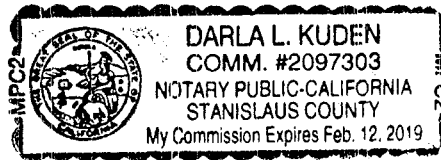
State of California )  
County of Stanislaus )

On January 12, 2016 before me, DARLA L. KUDEN, Notary Public, personally appeared THOMAS W. DOMPE, 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.

Darla L. Kuden



NOTARY ACKNOWLEDGMENT

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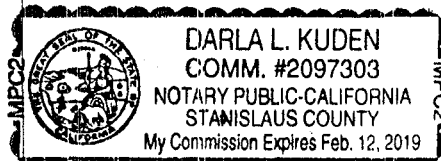
State of California )  
County of Stanislaus )

On January 13, 2016 before me, DARLA L. KUDEN, Notary Public, personally appeared PETER L. DOMPE, 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.

Darla L. Kuden




THIS SPACE FOR RECORDER ONLY

CALIFORNIA LAND CONSERVATION  
CONTRACT NO. 2018-009

RECORDED AT REQUEST OF  
STANISLAUS COUNTY BOARD OF  
SUPERVISORS

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



Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2017-0095242-00**  
Acct 402-Counter Customers  
Friday, DEC 22, 2017 09:24:26  
Ttl Pd \$0.00 Rcpt # 0004064063  
OLD/R2/1-13

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 19, 2017, 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: FRANTZ PROPERTIES FAMILY LIMITED PARTNERSHIP  
Name

521 13<sup>TH</sup> STREET  
Address

MODESTO, CA 95354 (209) 526-1515  
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>080-010-026</u>	<u>067-013</u>	<u>28.28</u>	<u>12736 DELAWARE ROAD, HICKMAN 95323</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2018.

(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.

1310

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)
Timothy J. Frantz	<i>Timothy J. Frantz</i>	10/13/17	Waterford
Mitzi C. Frantz	<i>Mitzi C. Frantz</i>	10/13/17	Waterford
<i>Agents for Frantz Properties Family Limited Partnership</i>			

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

12-20-17  
Dated

*Vito Chiesa*  
Vito Chiesa, Chairman, Board of Supervisors

**ACKNOWLEDGMENT**

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

State of California  
County of Stanislaus )

On December 20, 2017 before me, Anabel Hurtado, Notary Public,  
(insert name and title of the officer)

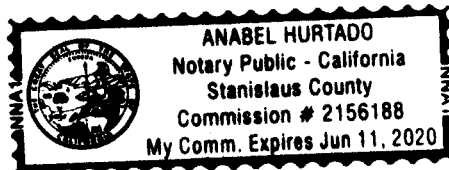
personally appeared Vito Chiesa  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ 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 *A. Hurtado*

(Seal)



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of California )  
County of STANISLAUS )

On 13 Oct 2017 before me, Michael L. Cook, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Timothy J. Prantz  
Name(s) of Signer(s)

MITZE C. PRANTZ

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 Michael L. Cook  
Signature of Notary Public

Place Notary Seal Above

**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: \_\_\_\_\_

2

Mail Tax Statement To:

Frantz Properties FLP  
12161 Delaware Road  
Hickman, CA 95323

Recording Requested By  
And When Recorded Mail To:

ROBERT E. TRIEBSCHE  
Attorney At Law  
Triebisch & Frampton, APC  
P. O. Box 709  
Turlock, CA 95381-0709

Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
DOC- 2012-0115629-00  
Acct 401-Over The Counter Documents  
Thursday, DEC 20, 2012 10:39:22  
Ttl Pd \$38.00 Rcpt # 0003312665  
LLP/R1/1-9

GRANT DEED

The undersigned grantor(s) declare(s):

- Grantors and Grantees are comprised of the same parties and their proportional interest remains the same immediately following transfer. (Revenue & Taxation Code §11925).
- This transfer is to a revocable living trust and no transfer tax is due (Revenue & Taxation Code §11930).
- This transfer is a gift without consideration and 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.
- Unincorporated area  City of

Tax Parcel Nos. 080-010-030-000; Portion 080-010-029-000; 019-008-023; 080-010-26; 019-006-021; 080-010-021 and 080-010-022 (portion); 080-009-002; 019-08-12-724; 019-08-01-723; 080-010-005-000; 019-008-020-000; 080-010-002; 019-08-03; 080-10-18; 019-008-002-000; 019-008-028

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, TIMOTHY J. FRANTZ and MITZI C. FRANTZ, husband and wife,

hereby GRANT(S) to FRANTZ PROPERTIES FAMILY LIMITED PARTNERSHIP, a California family limited partnership, the following described real property situated in the County of Stanislaus, State of California,

See attached Exhibit A

Dated: December 18, 2012

*Timothy J. Frantz*  
TIMOTHY J. FRANTZ  
*Mitzi C. Frantz*  
MITZI C. FRANTZ

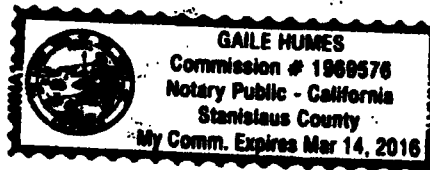
STATE OF CALIFORNIA )  
COUNTY OF STANISLAUS )

On December 18, 2012, before me, **GAILE HUMES**, a Notary Public, personally appeared TIMOTHY J. FRANTZ and MITZI C. FRANTZ, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signature on the instrument the persons, or the entity(ies) upon behalf of which the persons acted, executed the instrument.

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

WITNESS my hand and official seal.

*Gaile Humes*  
Notary Public



(SEAL)

## Exhibit A

1. All that certain real property situate in a portion situate in a portion of Parcel "C" as shown on Parcel Map filed for record in book 17 of Parcel Maps, Page 72, Stanislaus County Records, located in a portion of Lots 2 and 3 of the "Turlock Irrigated Farms on the Tuolumne" according to the Official Map thereof filed in Volume 7 of Maps, Page 25, Stanislaus County Records, located in a portion of Section 33 Township 3 South Ranch 11 East, Mount Diablo Base and Meridian, in the County of Stanislaus, State of California, described as follows:

Commencing at the Southwest corner of said Parcel "B" as shown on said Parcel Map; thence North  $0^{\circ} 15' 32''$  East along the West lines of said Parcels "B" and "C" a distance of 526.88 feet to the centerline of an irrigation pipeline, being also the centerline of a 25-foot wide irrigation easement Recorded in 1973 as Instrument No. 5551, Stanislaus County Records, and the true point of beginning of this description; thence North  $89^{\circ} 31' 00''$  East along said centerline of an irrigation pipeline a distance of 787.58 feet; thence south  $51^{\circ} 14' 04''$  East 79.81 feet to the Northerly extension of the East line of said Parcel "B", thence South  $0^{\circ} 15' 32''$  West along said East line of Parcel "B" and Northerly extension thereof a distance of 479.84 feet to the Southeast corner of said Parcel "B"; thence North  $89^{\circ} 45' 00''$  East along the most Southerly line of said Parcel "C", being also the North line of Delaware Road a distance of 30.00 feet to the Southeast corner of said Parcel "C"; thence North  $0^{\circ} 15' 32''$  East along the East line of said Parcel "C" a distance of 1580.38 feet to the Northeasterly corner of said Parcel "C"; thence Southwesterly along the Northerly line of said Parcel "C" the following 3 courses:

1. South  $55^{\circ} 17' 04''$  West 145.78 Feet,
2. South  $82^{\circ} 11' 25''$  West 198.00 Feet, and
3. South  $57^{\circ} 17' 50''$  West 672.76 Feet to the Northwesterly corner of said Parcel "C"; thence South  $0^{\circ} 15' 32''$  West along said West line of Parcel "C" a distance of 583.92 feet to the Point of Beginning.

Together with that portion of said Parcel "B" and "C" described as follows:

Beginning at the Southwest corner of said Parcel "B", thence North  $00^{\circ} 15' 32''$  East, along the West line of said Parcel "B", a distance of 526.88 feet to the Centerline of an irrigation pipeline; thence North  $89^{\circ} 31' 00''$  East, along said centerline, a distance of 70.88 feet; thence South  $44^{\circ} 53' 16''$  West, a distance of 58.19 feet; thence South  $00^{\circ} 15' 32''$  West, parallel with and 30.00 feet East of said West line, a distance of 445.24 feet; thence South  $44^{\circ} 59' 44''$  East, a distance of 57.55 feet to the South line of said Parcel "B"; thence South  $89^{\circ} 45' 00''$  West, along said South line, a distance of 70.88 feet to the point of beginning.

Excepting therefrom that portion of said Parcel "C" described as follows:

Commencing at the Southwest corner of said Parcel "B", thence North  $89^{\circ} 45' 00''$  East, along the South line of said Parcel "B", a distance of 850.00 feet to the Southeast corner of said Parcel "B", and the Point of beginning; thence North  $00^{\circ} 15' 32''$  East, along the East line of said Parcel "B" and its Northerly prolongation, a distance of 479.84 feet; thence North

51° 14' 04" West, a distance of 79.81 feet to the Centerline of an irrigation pipeline; thence North 89° 31' 00" East, along said Centerline, a distance of 53.71 feet; thence South 89° 47' 53" East, continuing along said Centerline, a distance of 38.75 feet to the East line of said Parcel "C"; thence South 00° 15' 32" West, along said East line, a distance of 530.00 feet to the Southeast Corner of said Parcel "C"; thence South 89° 45' 00" West, along the South line of said Parcel "C", a distance of 30.00 feet to the point of beginning.

Stanislaus County A.P.N. 080-010-030-000 Portion A.P.N. 080-010-029-000

Said above description being pursuant to that certain Certificate of Lot Line Adjustment recorded March 05, 2004 as Instrument No. 2004-0032230-00 of Official Records.

2. All that certain real property situate in the County of Stanislaus, State of California, lying within the Northeast quarter of the Northeast quarter of Section 4, Township 4 South, Range 11 East, Mount Diablo Meridian, being described as follows:

Lot 13 together with Lot 14 as show on that map entitled "Turlock Irrigated Farms on the Tuolumne" filed in the Office of the Recorder of the County of Stanislaus on February 13, 1913 in Volume 7 of Maps, at Page 25, being more particularly described as follows:

Excepting therefrom all that portion of Lot 13, being more particularly described as follows: Commencing at a concrete monument lying at the center line intersection of County roads known as Hickman Road and Riverview Road, said point also lying on the East line of Section 4; thence South 89° 45' 58" West along the center line of Riverview Road, a distance of 30.00 feet to the Southeast corner of Lot 13, and being the TRUE POINT OF BEGINNING; thence continuing South 89° 45' 58" West along the center line of Riverview Road and the South line of said Lot 13, a distance of 430.01 feet; thence North 00° 12' 37" East, a distance of 530.79 feet; thence South 89° 47' 23" East, a distance of 430.00 feet to a point on the East line of Lot 13 and the West right of way line of Hickman Road; thence South 00° 12' 37" East along last said line, a distance of 527.46 feet to the point of Beginning.

CONTAINING 20.7 acres more or less.

SUBJECT TO all easements and/or rights-of-way of record.

Stanislaus County A.P.N. 019-008-023

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

All that certain Lot, piece or parcel of land located in Southeast quarter of Section 33, township 3 South, range 11 East, and the Northeast quarter of Section 4, Township 4 South, Range 11 East, Mount Diablo Base and Meridian, described as follows:



A portion of Lot 11 and 12 of Turlock Irrigated Farms on the Tuolumne as called for by map recorded in Book 7 of maps, at page 25, Stanislaus County Records and a portion of the Northeast quarter of section 4, township 4 South, range 11 East, Mount Diablo Base and Meridian.

BEGINNING at the Southeast corner of said lot 12 and running thence South 89° 45' 00" West 388.00 feet along the South line of said Lot 12 to a point. Thence leaving the South line of Lot 12, South 00° 54' 59" West 114.25 feet to a point. Thence North 74° 28' 25" West 8.27 feet to a point. Thence South 87° 45' 55" West 461.45 feet to a point. Thence South 89° 15' 00" West 384.12 feet to a point. Thence North 12° 30' 00" West 124.08 feet to the South line of said Lot 11. Thence South 89° 45' 00" West 28.49 feet to the Southwest corner of said Lot 11. Thence North 00° 13' 47" East 641.90 feet along the West line of said Lot 11 to a point. Thence North 89° 45' 00" East 420.00 feet to a point. Thence North 00° 13' 47" East 658.00 feet to the South line of Delaware Road. Thence North 89° 45' 00" East 230.64 feet along the South line of said road to a point. Thence South 00° 12' 15" West 120.00 feet to a point. Thence North 89° 45' 00" East 269.83 feet to a point. Thence South 00° 13' 47" West 538.00 feet to a point. Thence North 89° 45' 00" East 365.18 feet to the West line of Hickman Road. Thence South 00° 53' 50" East 641.92 feet along the West line of Hickman Road to the point of beginning.

Stanislaus County A.P.N. 080-010-26

4. ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, AS SHOWN AND IDENTIFIED AS PARCEL 2 OF THAT CERTAIN CORRECTED CERTIFICATE OF LOT LINE ADJUSTMENT, LLA NO. 2002-53 ISSUED AND APPROVED BY THE COUNTY OF STANISLAUS, RECORDED MAY 26, 2004, AS INSTRUMENT NO. 2004-0081009-00, STANISLAUS COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF (AND) LOT 6 OF THE SWAMP AND OVERFLOWED LAND SURVEY NO. 161, IN THE NORTHEASTERLY QUARTER, AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 11 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 5 A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 43' 25" WEST, 501.77 FEET; THENCE SOUTH 02° 44' 49" WEST, 217.27 FEET; THENCE SOUTH 87° 35' 27" WEST, 157.81 FEET; THENCE SOUTH 87° 10' 29" WEST, 31.69 FEET; THENCE SOUTH 08° 26' 49" EAST, 24.00 FEET; THENCE SOUTH 84° 49' 23" WEST, 301.81 FEET; THENCE SOUTH 27° 30' 49" WEST, 145.30 FEET; THENCE SOUTH 34° 37' 32" WEST, 160.61 FEET; THENCE SOUTH 19° 13' 05" WEST, 17.10 FEET; THENCE SOUTH 04° 17' 59" EAST, 455.16 FEET; THENCE SOUTH 31° 02' 48" WEST, 254.26 FEET; THENCE SOUTH 05° 29' 13" EAST, 505.70 FEET TO THE SOUTH LINE OF "PARCEL 1" AS

DESCRIBED IN THE DEED RECORDED JUNE 4, 2001, AS DOCUMENT NO. 2001-0059647-00, OF OFFICIAL RECORDS, STANISLAUS COUNTY RECORDS; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID "PARCEL 1" A DISTANCE OF 1201.13 FEET TO THE EAST LINE OF SAID SECTION 5; THENCE NORTHERLY ALONG SAID EAST LINE OF SECTION 5, A DISTANCE OF 1707.96 FEET TO THE POINT OF BEGINNING.

Stanislaus County A.P.N. 019-006-021

5. 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:

Parcel "A" and a portion of Parcel "D" as shown and designated on that certain parcel map filed August 10, 1973, in Book 17 of Parcel Maps, at Page 72, Stanislaus County Records, and a portion of Old Hickman Road vacated by Board of Supervisors Resolution No. 82-1859 recorded November 16, 1982, in Liber 3614, Page 503, as Instrument No. 25723 and that portion of the land described in deed dated May 28, 1890, from Ellen C. Dallas to Southern Pacific Railroad Company, recorded June 5, 1890, in Deed Book 48, Page 13, Records of said county, lying between the east line of Section 13 and the easterly prolongation of the northerly and southerly line of Parcels "A" and "D" as shown and as designated on that certain parcel map filed August 10, 1973, in Book 17 of Parcel Maps at Page 72, Stanislaus County Records. Reserving therefrom all that portion of land conveyed to the County of Stanislaus described in that certain Grant of Easement recorded January 12, 1983, in Volume 3632 of Official Records, Page 721, Stanislaus County Records, as Instrument No. 36520.

The subject parcel being more particularly described as follows:

Beginning at the southwest corner of said Parcel "D" said point being South 89° 45' 00" West, 30 feet from the southwest corner of said Parcel "A"; thence North 00° 15' 32" East along the west line of said Parcel "D", 586.64 feet; thence South 44° 59' 44" East, 42.24 feet; thence North 89° 45' 00" East, 957.28 feet to the west line of Hickman Road a 100-foot wide county road, said point also being the beginning of a non-tangent curve concave to the west having a radius of 1950.00 feet and a radial bearing North 77° 51' 38" East from the radius point of said curve; thence southerly along the arc of said curve a distance of 216.00 feet through a central angle of 06° 20' 48" to a point on the easterly right-of-way line of said abandon railroad; thence South 19° 42' 20" East along said right-of-way, 74.69 feet to the west right-of-way line of Hickman Road, a 66-foot wide right-of-way; thence South 00° 55' 00" East, along said right-of-way, 282.81 feet to the north line of Delaware Road being 20 feet northerly from the center line of said road; thence along said right-of-way, South 89° 45' 00" West, 9.45 feet to the easterly right-of-way line of said abandon railroad; thence along said easterly line North 19° 42' 20" West, 10.61 feet to the Southeast corner of Parcel "A" of said Book 17 of Parcel Maps, Page 72; thence South 89° 45' 00" West, 1040.13 to the Point of Beginning.

Excepting therefrom all minerals of every kind and character including, but not restricted to all oil gas, casinghead gas, asphaltum and other hydrocarbons and all chemical gas, as reserved in Grant Deed recorded September 10, 1980, as instrument No. 15505, Book 3358, at page 99, Official Records.

Also described as Parcel 1 in Exhibit "B" After Adjustment Frantz per that certain Certificate of Lot Line Adjustment recorded August 20, 2012 as instrument 2012-0073649-00, and re-recorded September 21, 2012-0084162-00, Official Records.

Stanislaus County A.P.N. 080-010-021 and 080-010-022 (portion)

6. THOSE PARCELS OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 11 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

A STRIP OF LAND LYING BETWEEN THE NORTHEASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY LINE OF THAT PARCEL CONVEYED BY LOUIS J. GLICKSBURG TO THE WATERFORD COMMUNITY SERVICE DISTRICT RECORDED MAY 22, 1958 IN BOOK 1484, PAGE 414 RECORDS OF SAID COUNTY AND THE NORTHERLY BOUNDARY LINE OF PARCEL "D" AS SHOWN AND AS DESIGNATED ON THAT CERTAIN PARCEL MAP FILED AUGUST 10, 1973 IN BOOK 17 OF PARCEL MAPS, AT PAGE 72, RECORDS OF COUNTY, LYING WITHIN THE FOLLOWING DESCRIBED LANDS:

ALL OF THAT PARCEL CONVEYED IN THE DEED DATED JULY 10, 1890, FROM ELLEN C. DALLAS TO THE SOUTHERN PACIFIC RAILROAD COMPANY RECORDED IN BOOK OF DEEDS 48, PAGE 68, RECORDED JULY 18, 1890, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF STANISLAUS BY DEED DATED OCTOBER 5, 1962 AND RECORDED NOVEMBER 2, 1962 IN BOOK 1807, PAGE 442 OFFICIAL RECORDS OF STANISLAUS COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY, FROM THE CONTOUR OF THE SURFACE OF SAID PROPERTY; HOWEVER, GRANTOR, OR ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF SAID PROPERTY OR ANY PART THEREOF LYING BETWEEN SAID SURFACE AND 500 FEET BELOW SAID SURFACE, AS RESERVED IN DEED EXECUTED BY PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, RECORDED FEBRUARY 7, 1986 IN BOOK 095, PAGE 1006, OFFICIAL RECORDS, SERIES NO. 043687.

PARCEL TWO:

ALL OF THE EAST HALF OF SECTION 33, LYING SOUTH OF THE TUOLUMNE RIVER AND WEST OF THE RAILROAD EXTENDING THROUGH SAID EAST HALF OF SECTION 33, AND THE EAST HALF OF THE WEST HALF OF SAID SECTION 33 LYING SOUTH OF THE TUOLUMNE RIVER, ALL IN TOWNSHIP 3 SOUTH, RANGE 11 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING IN THE SUBDIVISION KNOWN AS TURLOCK IRRIGATION FARMS ON THE TUOLUMNE, AS PER MAP FILED FEBRUARY 13, 1913 IN BOOK 7 OF MAPS, AT PAGE 25, STANISLAUS COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER 553 ON THE SOUTH BOUNDARY OF WATERFORD IRRIGATION DISTRICT, WHICH POINT IS ALSO THE SOUTHEASTERLY CORNER OF DEL RIO TRACT AS SHOWN ON THE MAP THEREOF, FILED FOR RECORD ON NOVEMBER 18, 1939 IN BOOK 11 OF MAPS, AT PAGE 65 IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY; THENCE SOUTH 19 DEGREES 46' EAST AND ALONG THE SOUTHWESTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY A DISTANCE OF 732.28 FEET; THENCE SOUTH 67 DEGREES 68' WEST 385.50 FEET; THENCE SOUTH 53 DEGREES 20' WEST 596.11 FEET; THENCE SOUTH 36 DEGREES 30' EAST 19.78 FEET; THENCE SOUTH 52 DEGREES 20' WEST 1042.40 FEET; THENCE NORTH 39 DEGREES 00' WEST 567.91 FEET TO THE SOUTH BANK OF THE TUOLUMNE RIVER; THENCE EASTERLY ALONG THE SOUTH BANK OF THE TUOLUMNE RIVER A DISTANCE OF 2200 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY WHICH POINT IS ON THE SOUTH BANK OF THE TUOLUMNE RIVER AND BEARS NORTH 19 DEGREES 46' WEST FROM THE TRUE POINT OF BEGINNING, WHICH IS THE NORTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO LOUIS J. GLICKSBURG, ET AL, BY DEED RECORDED SEPTEMBER 18, 1946, AS SERIES NO. 26370; THENCE SOUTH 19 DEGREES 46' EAST A DISTANCE OF 373.65 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Stanislaus County A.P.N. 080-009-002

7. Parcel C as shown on a Parcel Map filed September 19, 1975 in Book 21 of Parcel Maps, at Page 87, Stanislaus County Records.

Stanislaus County A.P.N. 019-08-12-724

8. Lots 19 and 20 of the Turlock Irrigated Farms on the Tuolumne, filed on February 3, 1913 in Volume 7 of Maps, at Page 25, Stanislaus County Records.

Excepting therefrom the South 265 feet.

Excepting therefrom an undivided one-third of the right, title and interest in sand, gravel, gold and any other and all minerals, oil, gas and other hydrocarbon substances.

Stanislaus County A.P.N. 019-08-01-723

9. All that portion of Lots 5 and 4, of TURLOCK IRRIGATED FARMS ON THE TUOLUMNE, as per map filed February 13, 1913 in Volume 7 of Maps, at Page 25, Stanislaus County Records, and more particularly described as follows:

Beginning at the Southwest corner of said Lot 4, said point being at the intersection of the centerline of Delaware Avenue and Merriam Roads, thence along the centerline of Delaware Avenue and Southerly line of said Lot 4, North 89° 45' East 86.84 feet to the Southwesterly corner of that certain parcel as conveyed to Guy McGuinn by Deed recorded October 10,

1963 in Volume 1891 of Official Records, Page 55, thence along the Westerly line of said McGuinn parcel North 0° 15' 30" East 766.40 feet to the Northwest corner thereof; thence South 86° 29' 10" West 86.81 feet to the Northeasterly corner of Lot 5; thence along the Northerly line of said Lot 5 the following three courses and distances; South 65° 00' West 138.20 feet; South 56° 45' West 329.80 feet; and South 71° 15' West 207.20 feet; South 0° 16' 30" West 458.24 feet to a point the Southerly line of said Lot 5 and the centerline of Delaware Avenue; thence along last mentioned line North 89° 45' East 595.71 feet to the true point of beginning.

EXCEPTING THEREFROM the West 5 acres thereof.

Stanislaus County A.P.N. 080-010-005-000

10. ALL THAT PORTION OF THE NORTH HALF OF SECTION 4, T.4 S., R.11 E., M.D.B. & M. DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 27 OF "TURLOCK IRRIGATED FARMS ON THE TUOLUMNE," AS FILED FOR RECORD FEBRUARY 13 A.D., 1913 IN VOLUME 7 OF MAPS, PAGE 25 STANISLAUS COUNTY RECORDS DESCRIBED AS FOLLOWS:

THE WEST 470 FEET OF THE NORTH 280 FEET OF SAID LOT 27 OF "TURLOCK IRRIGATED FARMS ON THE TUOLUMNE,"

RESERVING: THE NORTH 30 FEET FOR ROAD PURPOSES OF THE EXISTING 60 FOOT WIDE RIVERVIEW ROAD.

Stanislaus County A.P.N. 019-008-020-000

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

All that portion of Lot 5 of the TURLOCK IRRIGATED FARMS ON THE TUOLUMNE, as per Map thereof filed February 13, 1913, in Volume 7 of Maps, page 25, Stanislaus County Records, and more particularly described as follows:

Beginning at the Southeast corner of said Lot 5, said point being at the intersection of the centerline of Delaware Avenue, and Merriam Road; thence along the centerline of Delaware Avenue and southerly line of said Lot 5, South 89° 45' West, 748.71 feet to the true point of beginning of this description; thence continuing South 89° 45' West a distance of 684.49 feet to the Southwest corner of said Lot 5 and the U.S. Meander line along the left bank of the Tuolumne River; thence along said Meander line and along the North line of said Lot 5, North 45° East 548.9 feet, thence continuing along said lines North 56 1/4° East 246.41 feet more or less to the Northwest corner of the parcel of land conveyed to William D. Rogers et al by Deed recorded September 18, 1964 in Volume 1979 of Official Records, page 572; thence along the West line of said Rogers parcel South 0° 16' 30" West 384.3 feet more or less to the point of beginning.

Stanislaus County A.P.N. 080-010-002

12. Lot 17 of Turlock Irrigated Farms on the Tuolumne in the County of Stanislaus, State of California, according to the Official Map thereof, filed for record February 13, 1913 in Book 7, Page 25 of Maps and Plats, Stanislaus County Records.

Stanislaus County A.P.N. 019-08-03

13. Lot 6, of TURLOCK IRRIGATED FARMS, as per map filed February 13, 1913 in Volume 7 of Maps, at Page 25, Stanislaus County Records.

Stanislaus County A.P.N. 080-10-18

14. Lot 18 of Turlock Irrigated Farms on the Tuolumne, as per map filed February 13, 1913 in Volume 7 of Maps, page 25, Stanislaus County Records.

Stanislaus County A.P.N. 019-008-002-000

15. All that certain real property situate in the County of Stanislaus, State of California, lying within the Northeast quarter of the Northeast quarter of Section 4, Township 4 South, Range 11 East, Mount Diablo Meridian, being described as follows:

All that portion of Lot 13 as shown on that map entitled "Turlock Irrigated Farms on the Tuolumne" filed in the Office of the Recorder of the County of Stanislaus on February 13, 1913 in Volume 7 of Maps, at Page 25, being more particularly described as follows:

Commencing at a concrete monument lying at the center line intersection of County roads known as Hickman Road and Riverview Road, said point also lying on the East line of Section 4; thence South 89° 45' 58" West along the center line of Riverview Road, a distance of 30.00 feet to the Southeast corner of Lot 13, and being the TRUE POINT OF BEGINNING; thence continuing South 89° 45' 58" West along the center line of Riverview Road and the South line of said Lot 13, a distance of 430.01 feet; thence North 00° 12' 37" East, a distance of 530.79 feet; thence South 89° 47' 23" East, a distance of 430.00 feet to a point on the East line of Lot 13 and the West right of way line of Hickman Road; thence South 00° 12' 37" East along last said line, a distance of 527.46 feet to the point of Beginning.

CONTAINING 5.22 acres more or less.

SUBJECT TO all easements and/or rights-of-way of record.


Stanislaus County A.P.N. 019-008-028

THIS SPACE FOR RECORDER ONLY

CALIFORNIA LAND CONSERVATION  
CONTRACT NO. 2018-010

RECORDED AT REQUEST OF  
STANISLAUS COUNTY BOARD OF  
SUPERVISORS

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



Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2017-0095243-00**  
Acct 402-Counter Customers  
Friday, DEC 22, 2017 09:24:29  
Ttl Pd \$0.00 Rcpt # 0004064064  
OLD/R2/1-6

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 19, 2017, 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: 2005 J & F GIOLETTI TRUST  
 Name  
700 N. MITCHELL ROAD  
 Address  
TURLOCK, CA 95380 (209) 602-9110 OR (209) 535-7153  
 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>022-031-020</u>	<u>054-011</u>	<u>10.84</u>	<u>1712 W. MONTE VISTA ROAD, MODESTO 95358</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2018.

(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: LUD*

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)
Justin G. Gioletti, Trustee	<i>Justin G. Gioletti</i>	October 30, 2017	Modesto, CA
J. & F. Gioletti 2005 Trust			

Maria Fatima Gioletti, Trustee	<i>Maria Fatima Gioletti</i>	October 30, 2017	Modesto, CA
J. & F. Gioletti 2005 Trust			

SECURITY HOLDERS:

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Yosemite Farm Credit	<i>Joe H. S. Mendonca</i>	October 30, 2017	Modesto, CA
Senior Vice-President			
Joe H. S. Mendonca			

ATTACHMENTS:

(1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

12-20-17  
Dated

*Vito Chiesa*

Vito Chiesa, Chairman, Board of Supervisors



**ACKNOWLEDGMENT**

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

State of California  
County of Stanislaus )

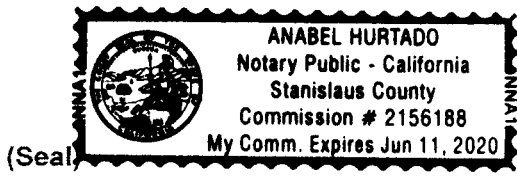
On December 20, 2017 before me, Anabel Hurtado, Notary Public,  
(insert name and title of the officer)

personally appeared Vito Chiesa,  
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 *Anabel Hurtado*



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

State of California )  
County of Stanislaus )

On October 30, 2017 before me, Katie L. Shotwell, a notary public, personally appeared Justin G. Gioletti, 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 Katie L. Shotwell



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

State of California )  
County of Stanislaus )

On October 30, 2017 before me, Katie L. Shotwell, a notary public, personally appeared Maria Fatima Gioletti, 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 Katie L. Shotwell



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

State of California )  
County of Stanislaus )

On October 30, 2017 before me, Katie L. Shotwell, a notary public, 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 Katie L. Shotwell



RECORDING REQUESTED BY  
First American Title Company

MAIL TAX STATEMENT  
AND WHEN RECORDED MAIL DOCUMENT TO:  
J. & F. Gioletti 2005 Trust  
700 N. Mitchell Road  
Turlock, CA 95380

  
Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2016-0026541-00**  
Acct 503-First American Title Co  
Thursday, APR 14, 2016 08:00:00  
Ttl Pd \$395.50 Rcpt # 0003798634  
OJC/R3/1-2

Space Above This Line for Recorder's Use Only

A.P.N.: 022-031-020-000

File No.: 5007-5097836 (CK)

### GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$368.50; 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 , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Edith D. Morgan, trustee, Edith D. Morgan 2007 Trust**

hereby GRANTS to **Justin G. Gioletti and Maria F. Gioletti, trustees J. & F. Gioletti 2005 Trust, dated April 26, 2005**

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

**LOT 10 OF COLLINS ESTATES, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE RECORDER OF STANISLAUS COUNTY, CALIFORNIA, ON FEBRUARY 17, 1977 IN VOLUME 26 OF MAPS, AT PAGE 57.**

**EXCEPTING THEREFROM AN UNDIVIDED ONE HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS THEREIN AND THEREUNDER, TOGETHER WITH THE RIGHT TO ENTER UPON SAID LAND FOR THE PURPOSE OF EXPLORING, DRILLING AND PRODUCING THE SAME, ETC., AS EXCEPTED IN THE DEED FROM E.V. TURNER, ET AL, RECORDED MAY 16, 1946 IN VOLUME 843, PAGE 465, OF OFFICIAL RECORDS AS INSTRUMENT NO. 11973.**

Date: **04/11/2016**

A.P.N.: 022-031-020-000

File No.: 5007-5097836 (CK)

Dated: April 11, 2016

Edith D. Morgan 2007 Trust

Edith D. Morgan  
Edith D. Morgan, Trustee

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

STATE OF California )SS

COUNTY OF Stanislaus )

On 4-12-16 before me, Corinne Y. Kofinow, Notary Public, personally appeared

Edith D. Morgan

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.

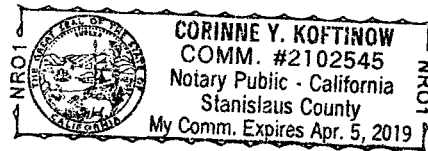
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Corinne Y. Kofinow

This area for official notarial seal.



THIS SPACE FOR RECORDER ONLY



Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2017-0095244-00**

Acct 402-Counter Customers  
Friday, DEC 22, 2017 09:24:32  
Ttl Pd \$0.00 Rcpt # 0004064065  
OLD/R2/1-11

**CALIFORNIA LAND CONSERVATION  
CONTRACT NO. 2018-011**

RECORDED AT REQUEST OF  
STANISLAUS COUNTY BOARD OF  
SUPERVISORS

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

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 19, 2017, 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: TRI-VALLEY ARGO ASSOCIATES, LLC  
Name

2217 CAMERON CIRCLE  
Address

PLEASANTON, CA 94588 (608) 360-3852  
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>016-025-021</u>	<u>086-005</u>	<u>40</u>	<u>0 RIVER ROAD, PATTERSON 95363</u>
<u>016-025-027</u>	<u>086-005</u>	<u>40</u>	<u>0 RIVER ROAD, PATTERSON 95363</u>
<u>016-025-037</u>	<u>086-005</u>	<u>38.3</u>	<u>0 RIVER ROAD PATTERSON 95363</u>
<u>016-025-039</u>	<u>086-005</u>	<u>58</u>	<u>0 RIVER ROAD PATTERSON 95363</u>
<u>                  </u>	<u>                  </u>	<u>                  </u>	<u>                  </u>
<u>                  </u>	<u>                  </u>	<u>                  </u>	<u>                  </u>

(17) The effective date of this Contract shall be January 1, 2018.

(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.

1160

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)
2 RACHA K. KARNAN	<i>[Signature]</i>	10/1/17	WESTLEY
2 BHASKARA R. JASTI	<i>[Signature]</i>	10/1/2017	WESTLEY
2 PRASAD C. KEWAR	<i>[Signature]</i>	10/1/17	WESTLEY
2 P. S. SAGIREDDY	<i>[Signature]</i>	10/1/17	Westley
2 VIJAYA P. ADUSUMU	<i>[Signature]</i>	10/11/2017	WESTLEY
2 KRANTHI K. ACHANTA 1 AKA Purushothana B. Sagireddy SECURITY HOLDERS:	<i>[Signature]</i>	10/1/2017	PLEASANTON

2 Authorized Agents for, Tri Valley Argo Associates, LLC

2 VENKATA M. CHERUKURI *[Signature]* 10/11/2017, Edison, NJ

2 Sreenivas Veerapaneni *[Signature]* 10/18/17 PATERSON

*[Signature]* 10/19/17 PATERSON

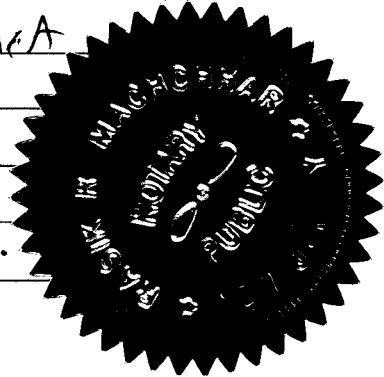
Manager, Yosemite Farm Credit

Douglas L. Junker

Rasik R Machchhar  
Notary Public  
New Jersey

My Commission Expires 6-4-19

*[Signature]*  
10/11/2017



ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

12-20-17

Dated

*[Signature]*

Vito Chiesa,

Chairman, Board of Supervisors

## ACKNOWLEDGMENT

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

State of California  
County of Stanislaus )

On December 20, 2017 before me, Anabel Hurtado, Notary Public,  
(insert name and title of the officer)

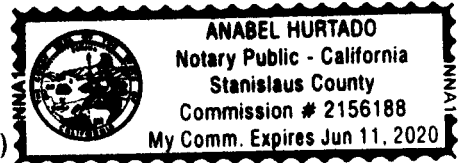
personally appeared Vito Chiesa,  
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~  
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in  
his/~~her/their~~ authorized capacity~~(ies)~~, and that 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 *A. Hurtado*

(Seal)



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of California )  
County of Stanislaus )

On 10.1.17 before me, Gloria Reyes, Notary Public,  
Date Here Insert Name and Title of the Officer

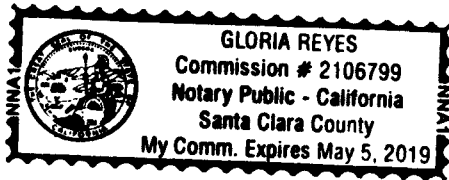
personally appeared Raghu R. Katregadda, Bhaskara R. Jasti  
Name(s) of Signer(s)

Vijaya P. Adusumilli, Prasad G. Kilaru, Purushothama B. Sagureddy

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 Gloria Reyes  
Signature of Notary Public

Place Notary Seal Above

**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: \_\_\_\_\_



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of California )  
County of Alameda )

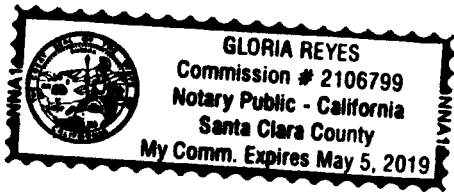
On 10-1-17 before me, Gloria Reyes, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Kranthi K. Achanta  
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 Gloria Reyes  
Signature of Notary Public

Place Notary Seal Above

**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: \_\_\_\_\_

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

State of California )  
County of Stanislaus )

On October 18, 2017 before me, Hunter Berry, a notary public, personally appeared Sreenivas Veerapaneni, 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 Hunter Berry



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

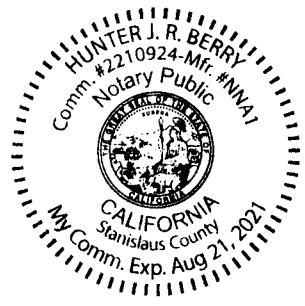
State of California )  
County of Stanislaus )

On October 19, 2017 before me, Hunter Berry, a notary public, personally appeared Douglas L. Junker, 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]*



RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 1213027362

APN: 016-025-021, 016-025-027, 016-025-039, 016-025-037

When Recorded Mail Document and Tax Statements to:

Tri-Valley Agro Associates LLC , a California limited liability corporation

2017 Cameron Cir  
Pleasanton, CA 94588



Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2017-0064659-00**

Acct 403-Mail Documents  
Friday, SEP 01, 2017 12:28:55  
Ttl Pd \$3,427.05 Rcpt # 0004018140  
JMS/R3/1-4

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

## Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$3,394.05

computed on full value of property conveyed, or

computed on full value less of liens and encumbrances remaining at time of sale.

Unincorporated area:  City of

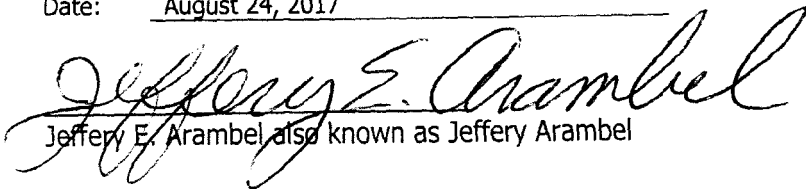
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Jeffery E. Arambel, also known as Jeffery Arambel, a single man

hereby GRANT(S) to

Tri-Valley Agro Associates LLC , a California limited liability ~~corporation~~ company

that property in Unincorporated area of Stanislaus County, State of California, described as follows:  
See "Exhibit A" attached hereto and made a part hereof.

Date: August 24, 2017

  
Jeffery E. Arambel also known as Jeffery Arambel

ATTACHMENT 1

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

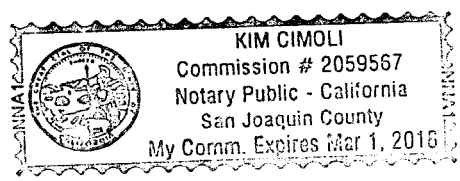
State of California  
County of San Joaquin

On 8/31/17 before me, Kim Cimoli a Notary Public, personally appeared Jeffrey E Arambel, 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: *Kim Cimoli*  
Name: Kim Cimoli  
(Typed or Printed)



(Seal)

**EXHIBIT A**

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

**PARCEL ONE:**

Parcels 2, 7 and 8 according to Parcel Map filed for record on July 22, 1994, in Book 46 of Parcel Maps, at Page 71, Stanislaus County Records and being a portion of Rancho El Pescadero lying within Section 22, Township 4 South, Range 7 East, Mount Diablo Base and Meridian.

Excepting from said Parcel 7 all that portion conveyed to the United States of America by Grant Deed dated March 14, 2000 and recorded March 17, 2000 as Document No. 2000-0020098, Stanislaus County Records.

**PARCEL TWO:**

A 30 foot right of way and easement for roadway purposes extending Northeasterly from River Road along the Northwesterly property line of John V. Kellner, as Trustee under the Will of Anna Mary Kellner, deceased, as reserved in deed recorded August 2, 1965 in Book 2047 of Official Records, at Page 510, being the same as the lands granted to the Sacramento and San Joaquin Drainage District recorded May 25, 1966, as Document No. 18879, in Volume 2105 of Official Records, at Page 691, Stanislaus County Records.

(Said easement is appurtenant to Parcels 7 and 8 of said Parcel Map.)

**PARCEL THREE:**

All of Parcel 3 as shown on that certain Parcel Map filed on July 22, 1994 in Volume 46 of Parcel Maps, at Page 71, Stanislaus County Records and that portion of Sections 22 and 23, Township 4 South, Range 7 East, Mount Diablo Base and Meridian, as said Parcels were merged by Lot Line Adjustment recorded January 13, 1995 as Document No. 02755 and further described as follows:

Beginning at the most Southerly corner of said Parcel 3; thence North 45° 15' 29" East, along the Southeasterly line of said Parcel 3 and the extension thereof, 2601.74 feet to the Southerly corner of Parcel 4 of aforesaid Parcel Map; thence North 45° 12' 30" West, along the Southwesterly line of said Parcel 4, 1350.05 feet to the Westerly corner of said Parcel 4, also being the Northerly corner of said Parcel 3; thence South 44° 47' 30" West along the Northwesterly line of said Parcel 3, 2601.65 feet to the Westerly corner of said Parcel 3; thence South 45° 12' 30" East along the Southwesterly line of said Parcel 3, 1328.87 feet to the point of beginning.

Excepting there from all that portion thereof conveyed to the United States of America by Grant Deed dated March 14, 2000, and recorded March 17, 2000, as Document No. 2000-0020098, Stanislaus County Records.

APN: 016-025-021, 016-025-027, 016-025-037 & 016-025-039

THIS SPACE FOR RECORDER ONLY

CALIFORNIA LAND CONSERVATION  
CONTRACT NO. 2018-012

RECORDED AT REQUEST OF  
STANISLAUS COUNTY BOARD OF  
SUPERVISORS

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



Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2017-0095245-00**

Acct 402-Counter Customers  
Friday, DEC 22, 2017 09:24:35  
Ttl Pd \$0.00 Rcpt # 0004064066  
OLD/R2/1-6

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 19, 2017, 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: CHRISTIAN H. & JULIE M. HENNE  
Name  
925 TIM BELL ROAD  
Address  
WATERFORD, CA 95386 (209) 874-2471  
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>015-012-008</u>	<u>105-001</u>	<u>12</u>	<u>12901 LONE OAK ROAD, WATERFORD 95386</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2018.

(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.

*Low*



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)
* CHRISTIAN H HENNE	<i>Christian H Henne</i>	10-30-17	Waterford
JULIE M HENNE	<i>Julie M Henne</i>	10-30-17	Waterford
* AKA Christian H. Henne			

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

12-20-17



Dated

Vito Chiesa,

Chairman, Board of Supervisors

**ACKNOWLEDGMENT**

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

State of California  
County of Stanislaus )

On December 20, 2017 before me, Anabel Hurtado, Notary Public,  
(insert name and title of the officer)

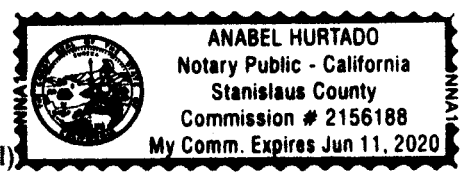
personally appeared Vito Chiesa,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in  
his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their 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 *A. Hurtado*

(Seal)



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

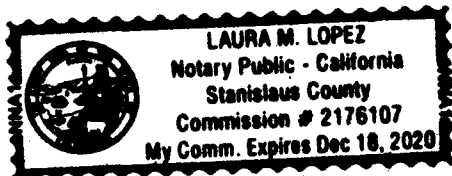
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Stanislaus )  
On 10/30/2017 before me, Laura M Lopez notary public  
Date Here Insert Name and Title of the Officer  
personally appeared Christian H. Henne  
Name(s) of Signer(s)  
Julie M Henne

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 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: \_\_\_\_\_

RECORDING REQUESTED BY:  
Stewart Title of California, Inc.

WHEN RECORDED MAIL TO:  
MAIL TAX STATEMENT TO:

Christian H. Henne & Julie M. Henne  
925 Tim Bell Road  
Waterford, Ca95386

ORDER NO. 7605-01180-82659-DF  
ESCROW NO. 01180-82659  
APN: 015-012-008

Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
DOC- 2014-0008583-00  
Acct 506-Stewart Title Of Modesto  
Tuesday, FEB 11, 2014 08:00:00  
Rcpt # 0003487077

OMK/R3/1-1

SPACE ABOVE THIS LINE FOR RECORDERS USE

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is: \$330.00

Monument Preservation Fee is: \$

- X computed on full value of property conveyed, or  
computed on full value less value of liens or encumbrances  
remaining at time of sale.
- X Unincorporated area: City of \_\_\_\_\_

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

Teresa Seifert, as Successor Trustee of the Burris Family 1992 Trust dated August 18, 1992

hereby GRANT(S) to Christian H. Henne and Julie M. Henne, Husband and wife as Joint Tenants

the following described real property in an unincorporated area, County of Stanislaus, State of California:

Lot 24 of "Waterford Colony Subdivision No. 1", according to the Official Map thereof, filed in the office of the Recorder of Stanislaus County, California, on November 19, 1917 in Vol. 9 of Maps, at Page 3.

Excepting therefrom the Northerly 6 acres thereof.

Date: January 09, 2014

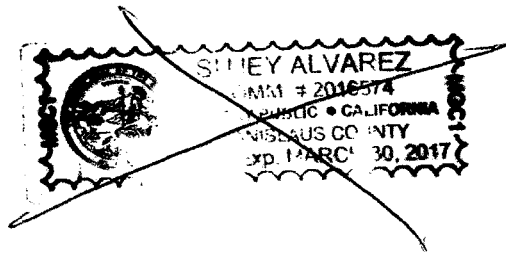
State of California  
County of Stanislaus

THE BURRIS FAMILY 1992 TRUST DATED AUGUST 18, 1992

*Teresa Seifert*  
Teresa Seifert  
Successor Trustee

On 2-3-2014 before me Sujei Alvarez

Notary Public personally appeared TERESA SEIFERT, 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]*

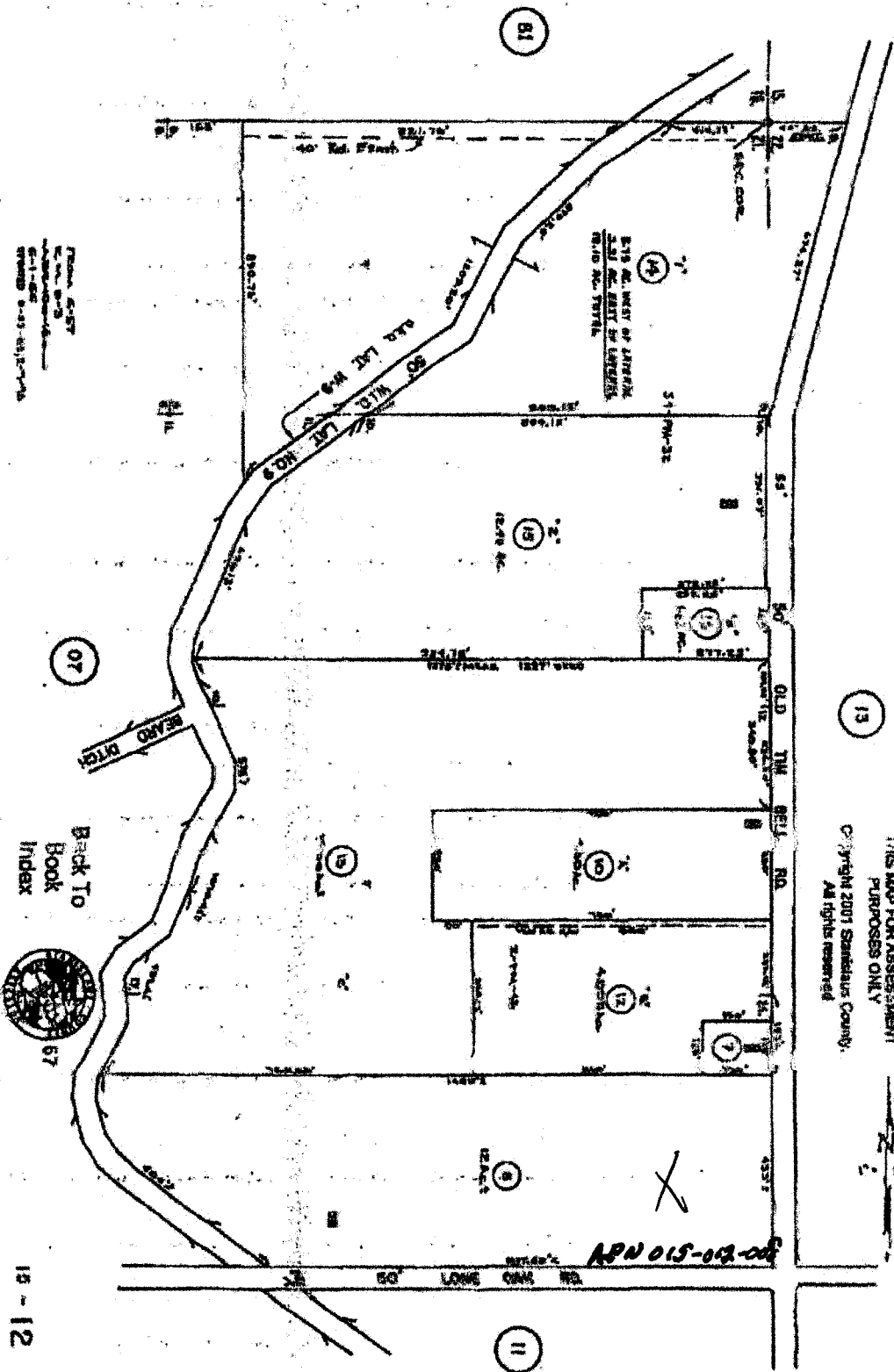
MAIL TAX STATEMENT AS DIRECTED ABOVE



PORTION NE 1/4 SECTION 21 T.3S. R.11E. M.D.B. & M.  
 FOR WATERFORD CO., SUBD. NO. 1 - LOTS 10, 11, 24, & PORT. 9 & 11

THIS MAP FOR ASSESSMENT  
 PURPOSES ONLY  
 © 2001 Stanislaus County  
 All rights reserved

105 001 15 - 12



Back To  
 Book  
 Index



15 - 12

THIS SPACE FOR RECORDER ONLY

CALIFORNIA LAND CONSERVATION  
CONTRACT NO. 2018-013

RECORDED AT REQUEST OF  
STANISLAUS COUNTY BOARD OF  
SUPERVISORS

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



Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2017-0095247-00**

Acct 402-Counter Customers  
Friday, DEC 22, 2017 09:24:37  
Ttl Pd \$0.00 Rcpt # 0004064068  
OLD/R2/1-8

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 19, 2017, 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: LESLIE AND MATT ROSSI  
Name  
5754 REDWOOD ROAD  
Address  
HUGHSON, CA 95326 (209) 605-6729  
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>045-006-008</u>	<u>67-002</u>	<u>39.46</u>	<u>4710 MT. VIEW RD, HUGHSON, CA 95326</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2018.

(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)
Matt Rossi	<i>Matt Rossi</i>	10/25/17	Hughson
Leslie Rossi	<i>Leslie Rossi</i>	10/25/17	Hughson

SECURITY HOLDERS:

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
AMERICAN AG CREDIT	<i>Vincent T. Flanders</i>	10/25/17	TURLOCK
BY: VINCENT T. FLANDERS, VP			

ATTACHMENTS:

(1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

12-20-17  
Dated

*Vito Chiesa*  
Vito Chiesa, Chairman, Board of Supervisors

**ACKNOWLEDGMENT**

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

State of California  
County of Stanislaus

On December 20, 2017 before me, Anabel Hurtado, Notary Public,  
(insert name and title of the officer)

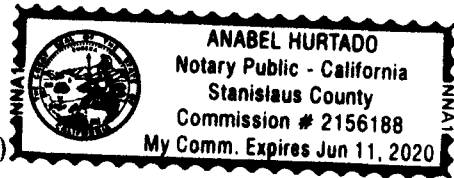
personally appeared Vito Chiesa  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 *A. Hurtado*

(Seal)





**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of California )  
County of Stanislaus )  
On 10-25-17 before me, Heather Silveira - Notary \*  
Date Here Insert Name and Title of the Officer  
personally appeared Matt Rossi and Leslie Rossi  
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 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: New Williamson Act Contract Document Date: 10-25-17  
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: \_\_\_\_\_

\* Notary Public

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of California )  
County of Stanislaus )

On 10/25/2017 before me, Michael Hudelson, Notary Public,  
*Date Here Insert Name and Title of the Officer*

personally appeared Vincent T. Flanders  
*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 Michael Hudelson  
*Signature of Notary Public*

*Place Notary Seal Above*

**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: New Williamson Act Contract Document Date: 10/25/2017  
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: \_\_\_\_\_

5  
RECORDING REQUESTED BY:  
Stewart Title of California, Inc.

WHEN RECORDED MAIL TO:  
MAIL TAX STATEMENT TO:

Matt Rossi and Leslie Rossi  
5754 Redwood Rd  
Hughson, CA 95326  
ORDER NO. 7606-01180-255193 HW  
ESCROW NO. 01180-255193  
APN: 045-006-008

  
Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2017-0026652-00**  
Acct 506-Stewart Title Of Modesto  
Thursday, APR 13, 2017 08:00:00  
Ttl Pd \$1,735.00 Rcpt # 0003957732  
JMB/R3/1-3

SPACE ABOVE THIS LINE FOR RECORDERS USE

## GRANT DEED

### THE UNDERSIGNED GRANTOR(S) DECLARE(S)

- DOCUMENTARY TRANSFER TAX is: \$1705.00 CITY TAX \$0.00
- Monument Preservation Fee is: \$10.00
- computed on full value of property conveyed, or  
computed on full value less value of liens or encumbrances  
remaining at time of sale.
- Unincorporated area: City of \_\_\_\_\_,

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

Bret Lane de St. Jeor as trustee of The Robert Nyle and Freida Mae de St. Jeor Revocable Trust dated April 30, 2007

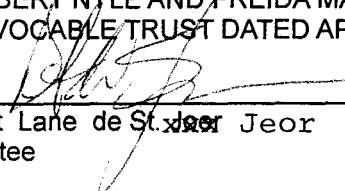
**hereby GRANT(S) to Matt Rossi and Leslie Rossi, husband and wife as Joint Tenants**

the following described real property in an unincorporated area, County of Stanislaus, State of California:

SEE EXHIBIT "A" ATTACHED HERETO

Date: March 29, 2017

BRET LANE DE ST. JEOR AS TRUSTEE OF THE  
ROBERT NYLE AND FREIDA MAE DE ST. JEOR  
REVOCABLE TRUST DATED APRIL 30, 2007

  
\_\_\_\_\_  
Bret Lane de St. Jeor  
trustee

MAIL TAX STATEMENT AS DIRECTED ABOVE

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

State of California  
County of Stanislaus

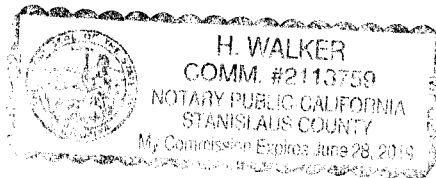
On 4-6-17 before me H. Walker, Notary Public personally appeared Bret Lane de St. Jean, who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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 *H Walker*

(seal)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel 1:

The South half of the North half of Lot 23 of the Tully Tract, as per Map filed March 14, 1908, in Volume 3 of Maps, Page 33 of Stanislaus County Records.

Parcel 2:

The South half of Lot 23 of the Tully Tract, as per Map filed March 14, 1908, in Volume 3 of Maps, Page 33 of Stanislaus County Records.

Parcel 3:

The Northwest quarter of Lot 26 of the Tully Tract, as per Map filed March 14, 1908, in Volume 3 of Maps, Page 33 of Stanislaus County Records.

THIS SPACE FOR RECORDER ONLY

CALIFORNIA LAND CONSERVATION  
CONTRACT NO. 2018-014

RECORDED AT REQUEST OF  
STANISLAUS COUNTY BOARD OF  
SUPERVISORS

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



Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2017-0095248-00**

Acct 402-Counter Customers  
Friday, DEC 22, 2017 09:24:40  
Ttl Pd \$0.00 Rcpt # 0004064069  
OLD/R2/1-6

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 19, 2018, 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: C-M-L BORBA RANCH, INC.  
Name  
8436 PATTERSON ROAD  
Address  
OAKDALE, CA 95361 (209) 552-1039  
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>063-029-056</u>	<u>084-010</u>	<u>9.62±</u>	<u>8436 PATTERSON ROAD, OAKDALE 95361</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2018.

(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)
*Lawrence Borba	<i>Lawrence Borba</i>	9-19-17	Modesto
*Agent for C-M-L Borba Ranch, Inc.			

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

12-20-17  
Dated

*Vito Chiesa*  
Vito Chiesa, Chairman, Board of Supervisors

**ACKNOWLEDGMENT**

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

State of California  
County of Stanislaus )

On December 20, 2017 before me, Anabel Hurtado, Notary Public,  
(insert name and title of the officer)

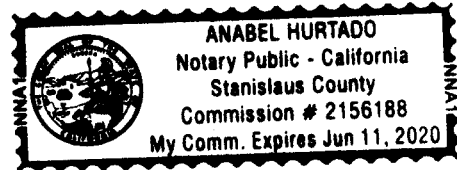
personally appeared Vito Chiesa  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 *A. Hurtado*

(Seal)





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

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California )

County of Stanislaus )

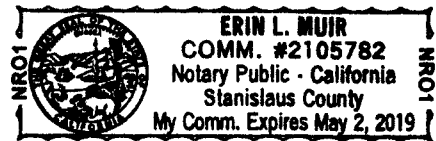
On September 19, 2017 before me, Erin L. Muir, notary public.  
(here insert name and title of the officer)

personally appeared Lawrence Berba

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 Erin L. Muir

(Seal)

### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

#### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of New Williamsen Act Application containing        pages, and dated       .

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney In-Fact
- Corporate Officer(s) \_\_\_\_\_ Title(s) \_\_\_\_\_
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information	
<b>Method of Signer Identification</b>	
Proved to me on the basis of satisfactory evidence:	
<input checked="" type="radio"/> form(s) of identification	<input type="radio"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
<b>Other</b>	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer(s) Thumbprint(s)
<input type="checkbox"/> _____	

**RECORDING REQUESTED BY:**  
First American Title Company

**MAIL TAX STATEMENT  
AND WHEN RECORDED MAIL DOCUMENT TO:**  
C-M-L Borba Ranch Inc.  
2505 Jackson Avenue, Space 146  
Escalon, CA 95320

RECORDED

9/14/17

SERIES / DOCUMENT #

67197

Space Above This Line for Recorder's Use Only

A.P.N.: 063-029-056-000

File No.: 11827-5527511 (EM)

### GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$880.00; CITY TRANSFER TAX \$;  
SURVEY MONUMENT FEE \$

- [  ] 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 **Unincorporated**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Brenda Cox, an unmarried woman**

hereby GRANTS to **C-M-L Borba Ranch Inc., a California corporation**

the following described property in the Unincorporated of **Unincorporated**, County of **Stanislaus**, State of **California**:

**ALL THAT PORTION OF THE EAST ONE-HALF LOTS 44 AND 47 OF THE PACIFIC PEA PACKING COMPANY COLONY, AS SHOWN ON THE MAP FILED IN VOLUME 8 OF MAPS, PAGE 41, STANISLAUS COUNTY RECORDS, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 44, BEING ON THE SOUTH LINE OF 66 FOOT WIDE PATTERSON ROAD FOR THE PURPOSE OF THIS DESCRIPTION; THENCE SOUTH 88° 02' 00" EAST ON THE NORTH LINE OF SAID LOT 44, A DISTANCE OF 638.985 FEET TO THE WEST LINE OF THE EAST ONE-HALF OF SAID LOT; THENCE SOUTH 0° 54' 43" WEST 22.00 FEET TO THE SOUTH LINE OF PATTERSON ROAD AS DESCRIBED IN THAT CERTAIN DEED TO THE COUNTY OF STANISLAUS, INSTRUMENT NO. 2000-058489, STANISLAUS COUNTY RECORDS; THENCE FOLLOWING SAID SOUTH LINE SOUTH 88° 02' 00" EAST 43.12 FEET; THENCE SOUTH 85° 27' 20" EAST 285.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE ON SAID SOUTH LINE OF PATTERSON ROAD SOUTH 85° 27' 20" EAST 284.96 FEET; THENCE SOUTH 42° 18' 15" EAST 64.30 FEET TO THE WEST LINE OF SAID PATTERSON ROAD; THENCE SOUTH 0° 50' 50" WEST 653.27 FEET; THENCE SOUTH 88° 41' 55" EAST 10.00 FEET; THENCE SOUTH 0° 50' 50" WEST 558.14 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 47; THENCE NORTH 87° 57' 15" WEST ON SAID EASTERLY EXTENSION AND SOUTH LINE OF LOT 47, A DISTANCE OF 338.42 FEET; THENCE NORTH 0° 50' 50" EAST 1269.70 FEET TO THE POINT OF BEGINNING.**

Mail Tax Statements To: **SAME AS ABOVE**

ATTACHMENT 1

Date: 09/05/2017

A.P.N.: 063-029-056-000

File No.: 11827-5527511 (EM)

Dated: September 05, 2017

Brenda Cox  
Brenda Cox

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

STATE OF California )SS

COUNTY OF Stanislaus )

On September 12<sup>th</sup> 2017 before me, NICK J. MUIR, Notary Public, personally appeared Brenda Cox

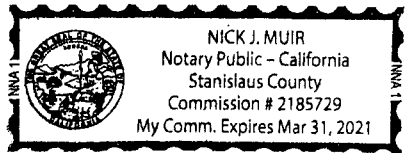
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

*This area for official notarial seal.*



THIS SPACE FOR RECORDER ONLY

CALIFORNIA LAND CONSERVATION  
CONTRACT NO. 2018-015

RECORDED AT REQUEST OF  
STANISLAUS COUNTY BOARD OF  
SUPERVISORS

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



Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2017-0095249-00**

Acct 402-Counter Customers  
Friday, DEC 22, 2017 09:24:43  
Ttl Pd \$0.00 Rcpt # 0004064070  
OLD/R2/1-9

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 19, 2017, 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:	<u>1998 HUDELSON FAMILY TRUST</u>
	Name
	<u>PO BOX 91</u>
	Address
	<u>HUGHSON, CA 95326</u>
	City, State Zip
	<u>(209) 883-4926</u>
	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>080-015-044</u>	<u>105-001</u>	<u>41.44</u>	<u>0 YOSEMITE BLVD., WATERFORD 95386</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2018.

(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)
----------------------------------	------------------------------------	------	---------------------

* Wendy Hudelson	<i>Wendy Hudelson</i>	Oct 3, 2017	Hughson, CA
* Benjamin K Hudelson	<i>Benjamin K Hudelson</i>	10/3/17	Hughson CA
* Trustees, 1998 Hudelson Family Trust			

SECURITY HOLDERS:

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

* DAVID ERIC VISS	<i>David Eric Viss</i>	10-3-17	HUGHSON
* Jeanne Viss	<i>Jeanne Viss</i>	10/3/17	Hughson
* Trustees of the Trust of David Eric Viss & Jeanne Viss, dated March 25, 2008			

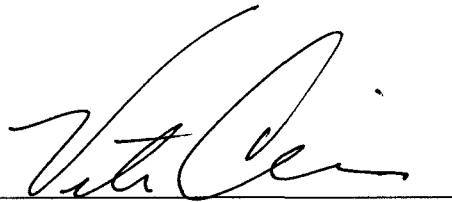
ATTACHMENTS:

(1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

12-20-17

Dated



Vito Chiesa,

Chairman, Board of Supervisors

**ACKNOWLEDGMENT**

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

State of California  
County of Stanislaus )

On December 20, 2017 before me, Anabel Hurtado, Notary Public,  
(insert name and title of the officer)

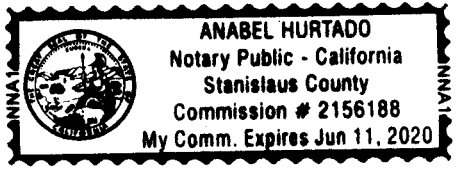
personally appeared Vito Chiesa  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 *A. Hurtado*

(Seal)



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

State of California )  
County of Stanislaus )

On October 3, 2017 before me, Nicole Serpa, a notary public, personally appeared Wendy Hedelson, 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 Nicole Serpa



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

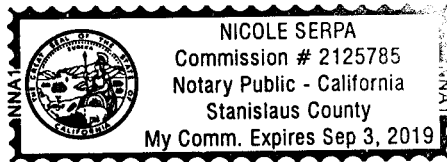
State of California )  
County of Stanislaus )

On October 3, 2017 before me, Nicole Serpa, a notary public, personally appeared David Eric Viss and Jeanne Viss, 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 Nicole Serpa



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

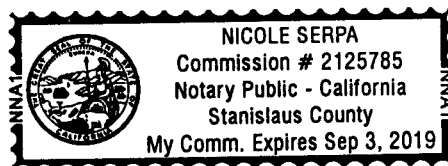
State of California )  
County of Stanislaus )

On October 3, 2017 before me, Nicole Serpa, a notary public, personally appeared Benjamin K. Hedelson, 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 Nicole Serpa



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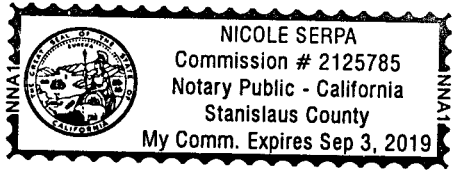
State of California )  
County of Stanislaus )

On October 3, 2017 before me, Nicole Serpa, a notary public, personally appeared Wendy Hudelson and Benjamin K. Hudelson, 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 Nicole Serpa







Stanislaus, County Recorder  
 Lee Lundrigan Co Recorder Office  
**DOC- 2015-0053965-00**  
 Acct 501-Chicago Title  
 Friday, JUL 10, 2015 08:00:00  
 Ttl Pd \$1,243.00 Rcpt # 0003687877  
 JMG/R3/1-4

**RECORDING REQUESTED BY:**  
 Chicago Title Company

**Escrow Order No.:** FSST-5111500827

**When Recorded Mail Document To:**  
 Benjamin K. Hudelson and Wendy L. Hudelson,  
 trustees of the Hudelson Family 1998 Trust,  
 dated 12/30/98  
 8636 John Fox Rd.  
 Hughson, CA 95326

**Property Address:** 15761 Yosemite Blvd.,  
 Waterford, CA 95386  
**APN/Parcel ID(s):** 080-015-033

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

**The undersigned grantor(s) declare(s)**

- This transfer is exempt from the documentary transfer tax.
  - The documentary transfer tax is \$1,210.00** and is computed on:
    - the full value of the interest or property conveyed.
    - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in  an Unincorporated area of **Waterford**.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** David Eric Viss and Jeanne Viss, trustees of the Trust of David Eric Viss and Jeanne Viss, dated March 25, 2008

**hereby GRANT(S) to** Benjamin K. Hudelson and Wendy L. Hudelson, trustees of the Hudelson Family 1998 Trust, dated 12/30/98

**the following described real property in the** Unincorporated Area of the County of Stanislaus, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

RESERVING UNTO DAVID ERIC VISS AND JEANNE VISS A LIFE ESTATE

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

*Handwritten signature/initials*

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 080-015-033

Dated: April 28, 2015

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Trust of David Eric Viss and Jeanne Viss, dated March 25, 2008

BY: *David Eric Viss*  
David Eric Viss  
trustee

BY: *Jeanne Viss*  
Jeanne Viss  
trustee

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

State of California  
County of Stanislaus

On July 6, 2015 before me, Gina Belletto, Notary Public,  
(here insert name and title of the officer)

personally appeared David Eric Viss + Jeanne Viss,  
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.

*Gina Belletto*  
Signature

(Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 080-015-033**

---

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

The following described tract of land being a portion of Section 25, Township 3 South, Range 11 East, Mount Diablo Base and Meridian, and also a portion of Section 30, Township 3 South, Range 12 East, Mount Diablo Base and Meridian, more particularly described as follows:

Commencing at a concrete monument marking the corner of Section 24 and 25, and 19 and 30, Township and Ranges aforesaid, and running thence East 302.10 feet to a point in a fence line marking the Easterly boundary of lands now or formerly owned by Guy Laughlin; thence South 1°37'40" East along the Easterly line of said property line of said property, a distance of 1115.74 feet to its intersection with the centerline of Modesto Irrigation District Main Canal and the TRUE POINT OF BEGINNING; thence continuing South 1°37'40" East 1103.73 feet to a point on the centerline of a 66 foot road right of way known as Route No. 132, said point being on a curve to the left, thence along said curve to the left an arc distance of 262.27 feet to the end of said curve (the degree of said curve being 20°00', the central angle 57°32' the total length 287.67 feet); thence South 22°04'20" West 224.93 feet to the beginning of a 26° curve to the right; thence along said curve an arc distance of 99.17 feet to the end of said curve (the central angle of said curve being 25°47', the length 99.17 feet); thence South 47°51'20" West 49.92 feet to the beginning of a 7° curve to the right; thence along said curve to the right an arc distance of 252.30 feet to the end of said curve (the central angle of said curve being 17°39'40"); thence South 65°31' West 117.56 feet to the beginning of a 1° curve to the right; thence along said curve an arc distance of 450.83 feet (the central angle of said curve being 4°30'30"); thence South 70°01'30" West 313.35 feet to the beginning of said curve to the right; thence along said curve an arc distance of 482.50 feet to the end of said curve (the central angle of said curve being 4°49'30"); thence South 74°51' West 943.73 feet to the beginning of a 2° curve to the right; thence along said curve 170.55 feet to its intersection with the North South Quarter line through Section 25, Township 3 South, Range 11 East, Mount Diablo Base and Meridian; thence North 0°49' West 1398.81 feet along the aforementioned quarter line to its intersection with the centerline of Modesto Irrigation District Main Canal; thence along the centerline of said main canal the following courses and distances:

North 76°09' East 2333.30 feet; North 68°29' East 127.50 feet; North 58°14' East 144.30 feet; North 49°33' East 254.56 feet to a point on the range line between Ranges 11 and 12 East; thence continuing North 49°33' East 416.84 feet to the true point of beginning.

EXCEPTING THEREFROM the Northerly 75 feet contained in the Modesto Irrigation District Main Canal.

ALSO EXCEPTING THEREFROM the Southerly 33 feet on Highway No. 132.

ALSO EXCEPTING THEREFROM that property conveyed to the State of California by Deed recorded September 23, 1965 Instrument No. 37153, Book 2058, at Page 122, Stanislaus County Records.

ALSO EXCEPTING THEREFROM that portion of Section 25, Township 3 South, Range 11 East, Mount Diablo Base and Meridian, described as follows:

Beginning at a point on the North South Quarter Section Line of said Section 25, at the intersection thereof with the centerline of the Modesto Irrigation District Main Canal, said point of beginning also the Northwest corner of the parcel of land described in the Deed from Johanne M. Laughlin, a widow to John Viss, et al recorded April 27, 1961, Instrument no. 13149, Volume 1670, at Page 397; thence from point of beginning, South 0°49' East along the said North South Quarter Section line 1398.81 feet to a point on the centerline of the 66 foot State Highway know as Route 132; thence along the centerline of said State Highway the following courses and distances:

Easterly along a 2° curve to the left 170.55 feet; thence North 74°51' East 943.73 feet; thence along a curve to the left an arc distance of 482.50 feet (the central angle of said curve being 4°49' 30"); thence North 70°01'30" East 181 feet; thence leaving said centerline of State Highway, Northwesterly in a direct line 1275 feet, more or less, to a point on the

**EXHIBIT "A"**  
Legal Description

centerline of said Modesto Irrigation District Main Canal that bears North 76°09' East 1200 feet from the point of beginning of this description; thence South 76°09' West along the centerline of said canal, 1200 feet to the point of beginning.

THIS SPACE FOR RECORDER ONLY

CALIFORNIA LAND CONSERVATION  
CONTRACT NO. 2018-016

RECORDED AT REQUEST OF  
STANISLAUS COUNTY BOARD OF  
SUPERVISORS

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

 Stanislaus, County Recorder Lee Lundrigan Co Recorder Office <b>DOC- 2017-0095250-00</b> Acct 402-Counter Customers Friday, DEC 22, 2017 09:24:45 Ttl Pd \$0.00 Rcpt # 0004064071 OLD/R2/1-9	
--	--

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 19, 2017, 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: 2001 BAILY TRUST  
Name

318 S. CENTRAL AVENUE  
Address

TURLOCK, CA 95380 (209) 632-5938  
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>058-008-005</u>	<u>079-008</u>	<u>38.5</u>	<u>213 S. CENTRAL AVE, TURLOCK 95380</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2018.

(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 R Bailey	<i>John R Bailey</i>	9-1-17	Turlock, Ca
June R Bailey	<i>June R Bailey</i>	9-1-17	TURLOCK
Trustees, 2001 Bailey Trust			

SECURITY HOLDERS:

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
LAWRENCE TURNER	<i>Lawrence Turner</i>	9-1-17	Turlock, Ca,
Trustee, Turner Family 1991 Trust			

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

12-20-17

Dated

Vito Chiesa, Chairman, Board of Supervisors

## ACKNOWLEDGMENT

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

State of California  
County of Stanislaus )

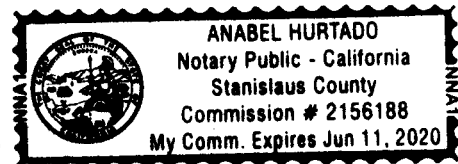
On December 20, 2017 before me, Anabel Hurtado, Notary Public,  
(insert name and title of the officer)

personally appeared Vito Chiesa  
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 *A. Hurtado* (Seal)



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of California )  
County of STANISLAUS )

On 09.01.2017 before me, MARK A. KLEINGARTNER/NOTARY PUBLIC

09.01.2017 Date Here Insert Name and Title of the Officer  
personally appeared John R. BRISBY JR.  
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 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: 09.01.2017 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: [Handwritten Signature]

Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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State of California )  
County of STANISLAUS )

**MARK A. KLEINGARTNER/NOTARY PUBLIC**

On 09.01.2017 before me, \_\_\_\_\_  
Date

*Here Insert Name and Title of the Officer*

personally appeared \_\_\_\_\_

JUNE R. BAILEY

*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 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: 09.01.2017 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: JUNE R. BAILEY

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: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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State of California )  
County of STANISLAUS )

**MARK A. KLEINGARTNER/NOTARY PUBLIC**

On 09-01-2017 before me, \_\_\_\_\_,  
Date Here Insert Name and Title of the Officer

personally appeared LAURENCE TURNER  
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 \_\_\_\_\_  
Signature of Notary Public

Place Notary Seal Above

**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: 09-01-2017 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Law

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: \_\_\_\_\_


4

RECORDING REQUESTED BY:  
Stewart Title of California, Inc.

WHEN RECORDED MAIL TO:  
MAIL TAX STATEMENT TO:

John R. Bailey and June R. Bailey, Trustees of the  
Bailey 2001 Revocable Trust dated March 27, 2001  
318 S. Central Avenue  
Turlock, CA 95380

ORDER NO. 7606-01180-198002  
ESCROW NO. 01180-198002  
APN: 058-008-005

  
Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2016-0044919-00**  
Acct 506-Stewart Title Of Modesto  
Friday, JUN 17, 2016 08:00:00  
Ttl Pd \$1,020.00 Rcpt # 0003826780  
OLD/R3/1-3

SPACE ABOVE THIS LINE FOR RECORDERS USE

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

- DOCUMENTARY TRANSFER TAX is: \$990.00 CITY TAX \$0.00
- X Monument Preservation Fee is: \$10.00
- X computed on full value of property conveyed, or  
computed on full value less value of liens or encumbrances  
remaining at time of sale.
- X Unincorporated area: City of \_\_\_\_\_

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

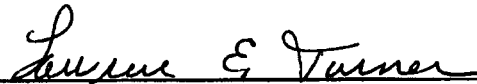
Lawrence E. Turner, as Trustee of the Turner Family 1991 Trust

hereby **GRANT(S)** to John R. Bailey and June R. Bailey, Trustees of the Bailey 2001 Revocable Trust dated March 27, 2001

the following described real property in an unincorporated area, County of Stanislaus, State of California:

SEE EXHIBIT "A" ATTACHED HERETO

Date: June 16, 2016

  
Lawrence E. Turner, as Trustee of the Turner Family 1991  
Trust

MAIL TAX STATEMENT AS DIRECTED ABOVE



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

State of CA  
County of Stanislaus

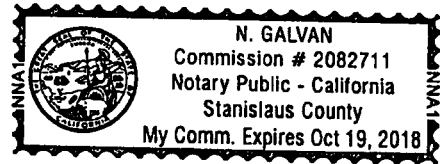
On 6/16/2016 before me N. Galvan, Notary Public personally appeared Lawrence E Turner, who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their 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]

(seal)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Northeast quarter of the Northeast quarter of Section 22, Township 5 South, Range 9 East,  
M.D.B. & M.