

RECORDING REQUESTED BY

LAWYERS TITLE INSURANCE CORPORATION

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

NAME Mr. Alfred C. Beserra  
STREET ADDRESS 3027 Maxson Road  
El Monte, California 91732  
CITY, STATE, ZIP \_\_\_\_\_

Title Order No. 8716 Escrow No. 8716

89315

BOOK 4206 PAGE 737

RECORDED AT REQUEST ON  
LAWYERS TITLE INS. CORP.-74  
AT 45 MIN. PAST 84 M.  
OFFICIAL RECORDS VENTURA COUNTY

DEC 31 1973

*Robert L. Hume* RECORDER

FEE  
\$6  
4

TRANSFER  
TAX PAID  
CODE # 0

This space for Recorder's use

**CORPORATION  
GRANT DEED**

GRANTOR(s) DECLARE(s) DOCUMENTARY TRANSFER TAX \$133.65  
☒ computed on full value of property conveyed, or  
☐ computed on full value less value of liens or encumbrances remaining at time of sale.

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

SESPE LAND and WATER COMPANY, a corporation and SESPE LAND and WATER COMPANY, a corporation successor to MCNAB ESTATE COMPANY, a corporation organized under the laws of the state of California hereby GRANTS ~

ALFRED C. BESERRA and TERESA P. BESERRA, husband and wife as joint tenants, as to an undivided one-half interest and RAMON M. BECERRA and TRINIDAD C. BECERRA, husband and wife as joint tenants, as to an undivided one-half interest

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

AS PER ATTACHED LEGAL DESCRIPTION

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its ..... President and ..... Secretary thereunto duly authorized.

STATE OF CALIFORNIA

COUNTY OF Ventura

SS.

Dated: December 5, 1973

On December 5th, 1973 before me, the undersigned, a Notary Public in and for said State, personally appeared Mary Katherine Wright

known to me to be the ..... President, and Edwin Nutt

known to me to be the Secretary of the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

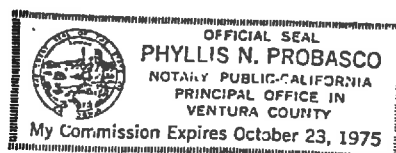
Signature Phyllis N. Probasco

SESPE LAND and WATER COMPANY

By Mary Katherine Wright

By Edwin Nutt President

Secretary



(This area for official notarial seal)

AP#s 41-290-145 & 41-260-185

## EXHIBIT "A"

## PARCEL 1:

That portion of that certain tract of land marked "Cienega" on the map of the Fillmore Subdivision of Sespe Rancho, in the County of Ventura, State of California, recorded in Book 3, page 5 of Miscellaneous Records (Maps), in the office of the County Recorder of said Ventura County, and the Southeast one-quarter of the Northwest one-quarter, Lot 3, Lot 4 and a portion of Lot 2 of Section 32, Township 4 North, Range 19 West, San Bernardino Meridian, according to the official plat of said land on file in the Bureau of Land Management, described as a whole as follows:

Beginning at Corner No. 554 of Tract No. 2 of said Sespe Ranch; thence along the Westerly line of the land described in the Deed to William Shiells Company recorded as Document No. 40970 on August 8, 1968 in Book 3348, page 359 of Official Records,

- 1st: - North 3° 23' 40" East 394.89 feet to a 2 inch iron pipe which bears South 3° 23' 40" West 736.69 feet from the point of intersection of said Westerly line with the Southerly line of the right of way, one-hundred feet wide, of the Southern Pacific Railroad Company; thence to and along the Southerly line of the land described in the Deed to Alfred C. Beserra, et al., recorded as Document No. 64440 on December 28, 1970 in Book 3768, page 154 of Official Records,
- 2nd: - West 4121.60 feet, at 1530.75 feet the Southeasterly corner of said land of Beserra, at 4121.60 feet the Southwesterly corner of Parcel 2 as shown on that certain map recorded in Book 14, page 49 of Parcel Maps and of Parcel 2 in the Deed to Alfred C. Beserra et al., recorded July 3, 1973 in Book 4135, page 534 of Official Records; thence along the Westerly line of said Parcel 2,
- 3rd: - North 14° 41' 16" East 112.68 feet; thence,
- 4th: - West to a point on the Westerly line of said Lot 2 of Section 32; thence,
- 5th: - Southerly along said last-mentioned Westerly line to and along the Westerly line of said Southeast one-quarter of the Northwest one-quarter of Section 32 to a point which bears North 150.00 feet from the Southwest corner of said Southeast one-quarter of the Northwest one-quarter of Section 32; thence,
- 6th: - East 150.00 feet; thence,
- 7th: - South 150.00 feet to a point on the Southerly line of said Southeast one-quarter of the Northwest one-quarter of Section 32; thence along said Southerly line,
- 8th: - East to and along the Southerly line of said Lots 3 and 4 of Section 32 to the Southeast corner of said Lot 4; thence,
- 9th: - North along the Easterly line of said Lot 4 of Section 32 to a point on Line No. 52 of said Tract No. 2, Sespe Rancho; thence along the Southerly boundary of said Tract No. 2 by the following two courses,
- 10th: - South 78° 30' East to Corner No. 553; thence,

continued

11th: - North 62° 15' East 1188 feet to said Corner No. 354 at the point of beginning.

EXCEPTING from that portion of said land lying within the said land marked "Cienega" the following,

- a. An undivided 20% interest in all oil, gas and other mineral rights (excluding gravel) in said land, as granted to John E. Phodas, et al., in Deed recorded April 7, 1964, as Document No. 22674 in Book 2516, page 116 of Official Records.
- b. An undivided 40% interest in and to all oil, gas, hydrocarbon and minerals of every kind lying more than 500 feet below the surface of said land, without, right of surface entry as granted to Patricia W. Heath, et al., in Deed recorded November 22, 1967 as Document No. 53138 in Book 3226, page 579, Official Records.

ALSO EXCEPTING from that portion of said land lying within said Lots 2, 3 and 4, all oil, gas and other hydrocarbon substances and all other minerals in, under or that may be taken from said land, together with the sole and exclusive perpetual right to explore for, produce, extract, take and remove said substances (and water for such operations on said land), from and to store the same upon the said land, together with the right to construct, erect, maintain, operate, use, repair, and replace thereon, and remove therefrom all derricks, tanks, machinery, buildings and equipment and structures which may be reasonable, necessary or convenient for such purposes, together with the rights of way for passage over, upon and across and ingress and egress to and from said land, and for pipe lines, telephone and power lines in connection with said operations on said land or elsewhere, as reserved by The Texas Company, a Corporation, in Deed recorded December 3, 1948 as Document No. 19940 in Book 849, page 225 of Official Records.

#### PARCEL 2:

A non-exclusive easement for road purposes over a strip of land forty (40) feet wide in the Tract of land marked "Cienega" on the map of the Fillmore Subdivision of the Sespe Rancho, in the County of Ventura, State of California, recorded in Book 3, page 5 of Miscellaneous Records (Maps), in the office of the County Recorder of said Ventura County, the Northeasterly line of said strip being described as follows:

Beginning at a 1-1/2 inch iron pipe set at the point of intersection of the Southerly line of that certain tract of land one-hundred (100) feet wide, as described in Parcel 2 in the Deed to the State of California recorded June 5, 1937 in Book 507, page 473 of Official Records, and the Southwesterly line of the right of way, one-hundred (100) feet wide of the Southern Pacific Railroad Company; thence from said point of beginning along said Southwesterly line by the following seven courses,

- 1st: - South 43° 37' 10" East 63.49 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 11,509.129 feet; thence,
- 2nd: - Southeasterly along said curve through an angle of 0° 09' an arc distance of 39.13 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 5779.565 feet; thence,
- 3rd: - Southeasterly along said compound curve through an angle of 0° 18' an arc distance of 39.26 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 3369.70 feet; thence,

continued

## DESCRIPTION CONTINUED . . .

- 4th: - Southeasterly along said compound curve through an angle of  $0^{\circ} 27'$  an arc distance of 30.39 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 2914.837 feet; thence,
- 5th: - Southeasterly along said compound curve through an angle of  $31^{\circ} 50'$  an arc distance of 1619.47 feet to a point of compound curvature with a curve concave Northerly and having a radius of 3869.70 feet; thence,
- 6th: - Easterly along said compound curve through an angle of  $0^{\circ} 27'$  an arc distance of 30.39 feet to a point of compound curvature with a curve concave Northerly and having a radius of 5779.565 feet; thence,
- 7th: - Easterly along said compound curve through an angle of  $0^{\circ} 11' 38''$  an arc distance of 19.56 feet to the Northwestern corner of Parcel 2 as shown on that certain map recorded in Book 14, page 49 of Parcel Maps and of Parcel 1 in the Deed to Alfred C. Beserra et al., recorded July 3, 1973 in Book 4135, page 534 of Official Records, the Southwesterly line of said forty foot wide strip to be prolonged to terminate in said Southerly line of the one-hundred foot wide strip of land of the State of California, and the Westerly line of said Parcel 2 as shown on the map recorded in Book 14, page 49 of Parcel Maps.

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