

RECORDED AT REQUEST OF  
*James P. Delaney*  
 33 MIN. PAST 7 PM  
 SONOMA COUNTY, CALIFORNIA

*Hub. Angell* RECORDER

DEC - 8 1961 *ES.*

OFFICIAL RECORDS

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D E E D

73871

MARY LILLY BALLARD (now MARY LILLY BALLARD FARMER) hereby grants and conveys to VIRGIL STRAND and DELLA LEE STRAND, his wife, all of her right, title and interest in and to the following lot, piece or parcel of land, lying, situate and being in the County of Sonoma, State of California, and particularly described as follows:

"A portion of the land described in the conveyance Carl B. and Mary L. Ballard, grantees, dated May 8, 1942 and recorded in Official Records Book 553 at page 109, situated in the N.W.  $\frac{1}{4}$  of the S.E.  $\frac{1}{4}$  of Section 23, T7N, R10W, and more particularly described as follows:

BEGINNING at a 2" pipe in a mound of rock marking the SE corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 23, thence

1. West 89 degrees 06 minutes West, 444.35 feet, thence
2. North 0 degrees 42 minutes 40 seconds West, 980.30 feet, thence
3. North 89 degrees 06 minutes East, 444.35 feet to a point on the east line of said Ballard tract and the east line of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 23, thence
4. South 0 degrees 42 minutes 40 seconds East, 980.30 feet to the point of beginning, being a 10-acre parcel in the southeast portion of said Ballard tract, as shown by the conveyance recorded in Official Records Book 553 at page 109 referred to above.

INCLUDING a right of way 20 feet wide along the southerly line of the Ballard tract, the southerly line of which is South 89 degrees 06 minutes West 444.35 feet; thence over a 40-foot road easement, the easterly line of which is South 42 degrees 23 minutes West, 135 feet to a point on the center line of Stoetz Lane."

Dated: Occidental, California August 13, 1961

Mary Lilly Ballard

STATE OF CALIFORNIA,

County of SONOMA

On this 13th day of August

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before me, LaFayette D. Mathews, a Notary Public in and for the

County of \_\_\_\_\_, State of California,

duly commissioned and sworn, personally appeared

MARY LILLY BALLARD also known as

MARY LILLY BALLARD FARMER

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the \_\_\_\_\_ County of Sonoma the day and year in this certificate first above written.

LaFayette D. Mathews  
Notary Public in and for the \_\_\_\_\_ County of Sonoma State of California.

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