

Recording Requested By:
FIRST AMERICAN TITLE COMPANY

When Recorded Mail To:
State of California
Wildlife Conservation Board
Attn: Terri Muzik
1807 13th Street, Suite 103
Sacramento, CA 95814-7117

1244448-KM

JULIE RODEWALD
San Luis Obispo County - Clerk/Recorder
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Others	0.00
PAID	<u>\$0.00</u>

DOCUMENT TITLE

GRANT DEED

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When recorded mail to:

State of California
Wildlife Conservation Board
Attention: Terri Muzik
1807 13th Street, Ste. 103
Sacramento, CA 95814-7117

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

Agency: Department of Fish and Game
Wildlife Conservation Board

Project: Santa Rosa Creek Ecological
Reserve
San Luis Obispo County

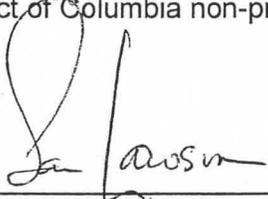
APN: 013-081-058, 013-081-059
013-151-043 (ptn)

THE NATURE CONSERVANCY, a District of Columbia non-profit corporation (Grantor) hereby grants to the STATE OF CALIFORNIA, the following described real property in the County of San Luis Obispo, State of California:

See Exhibit A attached hereto and
made a part hereof.

Dated: 13 Dec 2004

GRANTORS:
The Nature Conservancy
a District of Columbia non-profit corporation

By: 

Name: Sam Lawson

Title: Dir of Real Estate

STATE OF CALIFORNIA)
) ss.
COUNTY OF San Francisco)

On December 13, 2004, before me, Janice Cornwell,
the undersigned, a notary public in and for said State, personally appeared
Sam Lawson,
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.

Signature Janice Cornwell



LEGAL DESCRIPTION

Real property in the unincorporated area of the County of SAN LUIS OBISPO, State of California, described as follows:

PARCEL A:(APN 013-081-058)

PARCEL 3 OF LOT LINE ADJUSTMENT COAL 97 033, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS PER CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 30, 1998 AS INSTRUMENT NO. 98-87218 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND BEING FURTHER DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THAT CERTAIN PARCEL OF LAND NEAR CAMBRIA IN SAID COUNTY AND STATE CONTAINING ABOUT 138 ACRES KNOWN AS THE KAETZEL TRACT AND CONVEYED AND PARTICULARLY DESCRIBED IN THAT CERTAIN DEED DATED APRIL 20, 1890 EXECUTED BY PHILLIP KAETZEL AND HIS WIFE SARAH JANE KAETZEL TO WILLIAM ARMSTRONG AND SARAH J. ARMSTRONG AND RECORDED MAY 1, 1891 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK 12 PAGE 143 OF DEEDS, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PREMISES AS DESCRIBED IN THE DEED TO ANTONE PEREIRA RECORDED IN BOOK 121 PAGE 401 OF DEEDS.

EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN THE DEED TO TONY WILLIAMS RECORDED APRIL 10, 1951 IN BOOK 605 PAGE 84 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A NAIL AND TAG IN THE TOP OF A WOOD FENCE TAGGED "LS 2391" ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD KNOWN AS MAIN STREET, AS SHOWN ON THE RECORD OF SURVEY MAP RECORDED IN BOOK 5 OF RECORDS OF SURVEYS AT PAGE 96 RECORDS OF SAID COUNTY.

NORTH 76°23'42" EAST, A DISTANCE OF 100.07 FEET TO THE SOUTHWEST CORNER OF THE SAID TONY WILLIAMS DEED; SAID CORNER BEING MARKED BY A 1" IRON PIPE SHOWN ON SAID RECORD OF SURVEY.

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY, NORTH 76°23'28" EAST, A DISTANCE OF 135.03 FEET TO THE SOUTHEAST CORNER OF SAID TONY WILLIAMS DEED MARKED BY A 1" IRON PIPE AS SHOWN ON SAID RECORD OF SURVEY.

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY NORTH 76°23'28" EAST, A DISTANCE OF 56.73 FEET TO A 1" IRON PIPE TAGGED "LS 5751" SAID PIPE BEING THE POINT OF BEGINNING.

THENCE LEAVING SAID NORTHERLY RIGHT OF WAY NORTH 12°05'54" WEST, A DISTANCE OF 250.39 FEET TO A 1" IRON PIPE TAGGED "LS 5751".

THENCE SOUTH 76°15'08" WEST, A DISTANCE OF 56.74 FEET TO THE NORTHEAST CORNER OF SAID TONY WILLIAMS DEED, MARKED BY A 1" IRON PIPE TAGGED "LS 2391" AS SHOWN ON SAID RECORD OF SURVEY.

THENCE NORTH 12°36'03" WEST A DISTANCE OF 189.61 FEET TO A 1" IRON PIPE TAGGED "LS 5751" THENCE NORTH 80°34'08" EAST, A DISTANCE OF 464.35 FEET TO A 1" IRON PIPE TAGGED "LS 5751" AND REFERRED TO HEREIN AS POINT A; THENCE NORTH 80°33'35" EAST, A DISTANCE OF 201.90 FEET TO A 1" IRON PIPE TAGGED "LS 5751"; THENCE NORTH 80°33'35" EAST, A DISTANCE OF 2.59 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF THE SAID KAETZEL TRACT, SAID POINT BEING THE POINT OF TERMINUS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT POINT "A" REFERRED TO HEREINABOVE; THENCE NORTH 28°47'23" WEST, A DISTANCE OF 850.10 FEET TO A 1" IRON PIPE TAGGED "LS 5751"; THENCE NORTH 51°08'44" WEST, A DISTANCE OF 441.51 FEET TO A 1" IRON PIPE TAGGED "LS 5751" THENCE NORTH 2°58'12" EAST, A DISTANCE OF 1698.15 FEET TO A 1" IRON PIPE TAGGED "LS 5751"; THENCE NORTH 50°36'31" WEST, A DISTANCE OF 252.33 FEET TO A 1" IRON PIPE TAGGED "LS 5751"; THENCE NORTH 50°36'31" WEST, A DISTANCE OF 12.47 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF THE SAID KAETZEL TRACT, SAID POINT BEING THE POINT OF TERMINUS.

PARCEL B: (APN 013-081-059)

PARCEL 4 OF LOT LINE ADJUSTMENT COAL 97 033, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS PER CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 30, 1998 AS INSTRUMENT NO. 98-87219 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND BEING FURTHER DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THAT CERTAIN PARCEL OF LAND NEAR CAMBRIA IN SAID COUNTY AND STATE CONTAINING ABOUT 138 ACRES KNOWN AS THE KAETZEL TRACT AND CONVEYED AND PARTICULARLY DESCRIBED IN THAT CERTAIN DEED DATED APRIL 20 1890, EXECUTED BY PHILLIP KAETZEL AND HIS WIFE SARAH JANE KAETZEL TO WILLIAM ARMSTRONG AND SARAH J. ARMSTRONG AND RECORDED ON MAY 1, 1891 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK 12 PAGE 143 OF DEEDS, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PREMISES AS DESCRIBED IN THE DEED TO ANTONE PEREIRA RECORDED IN BOOK 121 PAGE 401 OF DEEDS.

EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN THE DEED TO TONY WILLIAMS RECORDED APRIL 10, 1951 IN BOOK 605 PAGE 84 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT NAIL AND TAG IN THE TOP OF A WOOD FENCE TAGGED "LS 2391" ON THE NORTHERLY RIGHT OF WAY LINE OF THE COUNTY ROAD KNOWN AS MAIN STREET AS SHOWN ON THE RECORD OF SURVEY MAP RECORDED IN BOOK 5 OF RECORD OF SURVEYS AT PAGE 96 RECORDS OF SAID COUNTY; NORTH 76°23'42" EAST, A DISTANCE OF 100.07 FEET TO THE SOUTHWEST CORNER OF SAID TONY WILLIAMS DEED, SAID CORNER BEING MARKED BY A 1" IRON PIPE SHOWN ON SAID RECORDS OF SURVEY; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY NORTH 76°23'28" EAST, A DISTANCE OF 135.03 FEET TO THE SOUTHEAST CORNER OF SAID TONY WILLIAMS DEED, MARKED BY A 1" IRON PIPE AS SHOWN ON SAID RECORD OF SURVEY; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY, NORTH 76°23'28" EAST, A DISTANCE OF 56.73 FEET TO A 1" IRON PIPE TAGGED "LS 5751" SAID PIPE BEING THE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY, NORTH 12°05'54" WEST, A DISTANCE OF 250.39 FEET TO A 1" IRON PIPE TAGGED "LS 5751"; THENCE SOUTH 76°15'08" WEST, A DISTANCE OF 56.74 FEET TO THE NORTHEAST CORNER OF THE SAID TONY WILLIAMS DEED, MARKED BY A 1" IRON PIPE

TAGGED "LS 2391" AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 12°36'03" WEST, A DISTANCE OF 189.61 FEET TO A 1" IRON PIPE TAGGED "LS 5751"; THENCE NORTH 80°34'08" EAST, A DISTANCE OF 464.35 FEET TO A 1" IRON PIPE TAGGED "LS 5751" AND REFERRED TO HEREIN AS POINT "A"; THENCE NORTH 80°33'35" EAST, A DISTANCE OF 201.90 FEET TO A 1" IRON PIPE TAGGED "LS 5751"; THENCE NORTH 80°33'35" EAST, A DISTANCE OF 2.59 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF THE SAID KAETZEL TRACT, SAID POINT BEING THE POINT OF TERMINUS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT POINT "A" REFERRED TO HEREINABOVE; THENCE NORTH 28°47'23" WEST, A DISTANCE OF 850.10 FEET TO A 1" IRON PIPE TAGGED "LS 5751"; THENCE NORTH 51°08'44" WEST, A DISTANCE OF 441.51 FEET TO A 1" IRON PIPE TAGGED "LS 5751" THENCE NORTH 2°58'12" EAST, A DISTANCE OF 1698.15 FEET TO A 1" IRON PIPE TAGGED "LS 5751"; THENCE NORTH 50°36'31" WEST, A DISTANCE OF 252.33 FEET TO A 1" IRON PIPE TAGGED "LS 5751"; THENCE NORTH 50°36'31" WEST, A DISTANCE OF 12.47 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF THE SAID KAETZEL TRACT SAID POINT BEING THE POINT OF TERMINUS.

Parcel C:

A perpetual non-exclusive easement for pedestrian and vehicular access; installation and maintenance of underground utilities; and incidental purposes, more particularly described as follows:

A strip of land 20.00 feet wide over that portion of that certain parcel of land near Cambria described in the Certificate of Compliance recorded as Document No. 1998-087217 in the Office of the County Recorder of the County of San Luis Obispo, State of California, lying 10.00 feet on each side of the following described centerline:

Commencing at a nail & tag in the top of a wood fence tagged "LS 2391" on the Northerly right of way line of the County Road known as Main Street, as shown on the record of survey map recorded in Book 5 of Records of Surveys, at Page 96, records of said County;

Thence North 76°23'42" East, a distance of 100.07 feet to the southwest corner of the land described in the deed to Tony Williams recorded April 10, 1951 in Book 605, Page 84 of Official Records, said corner being marked by a 1" iron pipe shown on said Record of Survey;

Thence continuing along said northerly right of way, North 76°23'28" East, a distance of 135.03 feet to the southeast corner of said Tony Williams deed, marked by a 1" iron pipe as shown on said Record of Survey;

Thence continuing along said northerly right of way, North 76°23'28" East, a distance of 56.73 feet to a 1" iron pipe tagged "LS 5751";

Thence leaving said northerly right of way, North 12°05'54" West, a distance of 250.39 feet to a 1" iron pipe tagged "LS 5751";

Thence South 76°15'08" West, a distance of 56.74 feet to the northeast corner of the said Tony Williams deed, marked by a 1" iron pipe tagged "LS 2391" as shown on said Record of Survey;

Thence North 12°36'03" West, a distance of 189.61 feet to a 1" iron pipe tagged "LS 5751";

Thence North 80°34'08" East, a distance of 325.34 feet to the True Point of Beginning;

Thence South $9^{\circ}25'52''$ East, a distance of 41.74 feet to the beginning of a curve concave to the northeast, having a radius of 60.00 feet;

Thence southerly a distance of 40.02 feet along said curve through a central angle of $38^{\circ}12'47''$;
Thence South $47^{\circ}38'39''$ East, a distance of 18.98 feet to the beginning of a curve concave to the southwest, having a radius of 60.00 feet;

Thence southerly a distance of 40.69 feet along said curve through a central angle of $38^{\circ}51'34''$;
Thence South $08^{\circ}47'05''$ East, a distance of 131.19 feet to the beginning of a curve concave to the west, having a radius of 60.00 feet;

Thence southerly a distance of 12.30 feet along said curve through a central angle of $11^{\circ}44'34''$ W;
Thence South $02^{\circ}57'29''$ West, a distance of 188.12 feet to the beginning of a curve concave to the west, having a radius of 60.00 feet;

Thence southerly and southwesterly a distance of 24.78 feet along said curve through a central angle of $23^{\circ}39'46''$ to a point which bears South $88^{\circ}10'18''$ East, a distance of 235.28 feet from a 1" iron pipe tagged "LS 5751";

Thence South $26^{\circ}37'15''$ West, a distance of 30.29 feet more or less to a point in the center of Main Street, said point being the Point of Terminus.

APN: 013-081-058 and 013-081-059

Santa Rosa Creek Ecological Reserve
San Luis Obispo County

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by the deed or grant, dated December 13, 2004, from The Nature Conservancy, to the STATE OF CALIFORNIA, is hereby accepted by the undersigned officer on behalf of the State of California, pursuant to authority conferred by authorization of the Wildlife Conservation Board, Department of Fish and Game, Resources Agency, State of California, adopted on February 19, 2004, and the grantee consents to the recordation thereof by its duly authorized officer.

APPROVED

Department of General Services

By: James S. Martin
James S. Martin, Assistant Chief
Real Property Services Section

Date: 6-2-05

STATE OF CALIFORNIA
Resources Agency
Department of Fish and Game

By: Al Wright
Al Wright
Executive Director
Wildlife Conservation Board

Date: 11/17/05

END OF DOCUMENT