

11495

Recording Requested By

Del Norte County Title Co.
WHEN RECORDED MAIL TO

DEPARTMENT OF FISH AND GAME
Wildlife Conservation Board
1416 Ninth Street, Room 1206-22
Sacramento, California 95814

5941

RECORDED AT REQUEST OF
DEL NORTE COUNTY TITLE CO.

OFFICIAL RECORDS

DEC 28 4 03 PM '79

DEL NORTE COUNTY, CA
JOHN D. ALEXANDER
COUNTY CLERK-RECORDER
BY *[Signature]* DEPUTY

no fee

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED
(INDIVIDUAL)

Project Crescent City Marsh

Parcel No. Bauer Ranch

I Owen W. Bauer
(I, We)

GRANT to the STATE OF CALIFORNIA, all that real property in the unincorporated County
of Del Norte, State of California, described as:

See attached description.

FILED
In the office of the Secretary of State
of the State of California

SEP 29 1980

MARCH FONG EU, Secretary of State
By *Frank G. Kous*
Deputy Secretary of State

82 0429

That real property in the County of Del Norte, State of California, described as follows:

PARCEL ONE

The northwest quarter of Section 35, Township 16 North, Range 1 West, Humboldt Meridian.

EXCEPT therefrom that portion thereof conveyed to Herman O. Wakeman and wife, by deed recorded April 29, 1947 in Book 65 of Deeds, page 486.

PARCEL TWO

That portion of the west one half of the northeast quarter and the northwest quarter of the southeast quarter of Section 35, Township 16 North, Range 1 West, Humboldt Meridian, described as follows:

BEGINNING at the North quarter section corner of said Section 35 and running thence east along the section line, 252 feet;
 thence south 5 degrees 2 minutes east 395.6 feet;
 thence south 3 degrees 43 minutes west 374.6 feet;
 thence south 11 degrees 58 minutes west 233.7 feet;
 thence south 29 degrees 26 minutes east 447.9 feet;
 thence south 14 degrees 41 minutes east 280 feet;
 thence south 3 degrees 41 minutes east 489 feet;
 thence south 11 degrees east 1080 feet;
 thence south 14 degrees 29 minutes east 540 feet;
 thence south 16 degrees east 250 feet, more or less, to the south line of said northwest quarter of the southeast quarter;
 thence west along said south line 949.9 feet to the north - south quarter section line; and
 thence north along said quarter section line 3960 feet, more or less, to the point of beginning.

EXCEPT THEREFROM that portion thereof conveyed to Kenyth B. Hamilton and wife, by deed recorded July 28, 1951 in Book 72 of Deeds, page 372.

ALSO EXCEPT therefrom that portion thereof conveyed to Jack R. LeMunyon and wife, by deed recorded March 17, 1961 in Book 72 of Official Records, page 522.

PARCEL THREE

The fractional southwest quarter of Section 35, and the fractional southeast quarter of Section 34; ALL in Township 16 North, Range 1 West, Humboldt Meridian.

EXCEPT THEREFROM that portion thereof conveyed to Kenyth B. Hamilton and wife, by deed recorded July 28, 1951 in Book 72 of Deeds, page 372.

ALSO EXCEPT therefrom that portion thereof conveyed to C. J. Dugan and Son Sawmill, a partnership, by deed recorded May 29, 1951 in Book 72 of Deeds, page 210.

ALSO EXCEPT therefrom that portion thereof conveyed to Jack R. LeMunyon and wife, by deed recorded March 17, 1961 in Book 72 of Official Records, page 522.

PARCEL FOUR

The fractional north one half of Section 34, Township 16 North, Range 1 West, Humboldt Meridian.

EXCEPT THEREFROM that portion thereof conveyed to Edward Yates and Company by deed recorded August 22, 1868 in Book "A" of Deeds, page 760.

ALSO EXCEPT therefrom that portion thereof conveyed to W. Buergermeister by deed recorded August 3, 1908 in Book "V" of Deeds, page 466.

ALSO EXCEPT therefrom that portion thereof conveyed to Herman O. Wakeman and wife, by deed recorded April 29, 1947 in Book 65 of Deeds, page 486.

ALSO EXCEPT therefrom that portion thereof conveyed to Gerald C. Harmer and wife, by deed recorded April 12, 1949 in Book 68 of Deeds, page 483.

ALSO EXCEPT therefrom those portions thereof conveyed to Willie Shaw and wife, by deeds recorded June 16, 1959 in Book 57 of Official Records, page 156 and January 11, 1960 in Book 62 of Official Records, page 227.

ALSO EXCEPT therefrom those portions thereof conveyed to B. J. Howser by deeds recorded January 14, 1960 in Book 62 of Official Records, pages 259 and 261.

ALSO EXCEPT therefrom that portion thereof described in a tax deed to Guy Creek, recorded March 29, 1973 in Book 169 of Official Records, page 536.

PARCEL FIVE

The southeast quarter of Section 27, Township 16 North, Range 1 West, Humboldt Meridian.

EXCEPT THEREFROM that portion thereof conveyed to the Elk Valley School District by deed recorded in Book "Y" of Deeds, page 308.

ALSO EXCEPT therefrom that portion thereof conveyed to Arthur Schmitt and wife, by deed recorded October 11, 1946 in Book 64 of Deeds, page 492.

ALSO EXCEPTING from the above described five parcels, all that land shown as Parcels 1 and 2 on the Parcel Map filed for Owen W. Bauer on December 28, 1979 in the office of the County Recorder of Del Norte County, in Book 4 of Parcel Maps, pages 75 through 78 inclusive.

RESERVING unto the Grantor herein, his heirs or assigns the following permanent easements:

EASEMENT "A"

ROADWAY EASEMENT

A 30-foot wide easement for road and utility purposes lying 30 feet westerly of and adjacent to the following described line:

BEGINNING at a point on the west line of Parcel 3 of the land conveyed to Del Norte County by Owen W. Bauer by deed dated August 31, 1979, said point being North 185.0 feet from the most southwesterly corner of said Parcel 3, and running:

Thence northerly along the westerly lines of Parcels 3 and 2 of the land conveyed to the County of Del Norte by Owen W. Bauer to the south line of Parcel 1 as said parcel is shown on the Parcel Map filed for Owen W. Bauer on December 28, 1979 in Book 4 of Parcel Maps, pages 75 through 78, in the office of the County Recorder of Del Norte County, California

EASEMENT "B"

PUMPING SITE EASEMENT

An easement for water removal purposes on the following described parcel of land.

BEGINNING at a point S 32°00'20" W (equals S30°36'09"W true meridian) a distance of 1607.35 feet from the northeast corner of section 34, Township 16 North, Range 1 West, Humboldt Meridian, and running:

- (1) Thence South 60° East 45.21 feet;
- (2) Thence South 30° West 70.00 feet;
- (3) Thence North 60° West 150.00 feet;
- (4) Thence North 30° East 70.00 feet;
- (5) Thence South 60° East 104.79 feet to the point of beginning.

The bearings and distances contained in this easement description are

based upon the California Coordinate System, Zone 1. Multiply distances by 0.9999742 to obtain ground level distances

EASEMENT "C"

WATER LINE EASEMENT

An easement for water pipe lines, said easement to be 20.0 feet in width, lying 10.0 feet on each side of the following described center-line:

BEGINNING at a point S 32°00'20" W (equals S30°36'09" W true meridian) a distance of 1607.35 feet from the northeast corner of section 34, Township 16 North, Range 1 West, Humboldt Meridian, and running:

- (1) Thence South 76°39'35" East 153.58 feet;
- (2) Thence South 76°46'42" East 206.05 feet;
- (3) Thence South 72°25'39" East 153.79 feet;
- (4) Thence South 81°07'49" East 162.47 feet;
- (5) Thence North 84°03'26" East 158.59 feet;
- (6) Thence North 36°54'36" East 75 feet, more or less, to Parcel "2" as said parcel is shown on the Parcel Map filed for Owen W. Bauer on December 28, 1979 in Book 4 of Parcel Maps, pages 75 through 78 inclusive, in the office of the County Recorder of Del Norte County, California.

The sidelines of this easement shall coincide with the boundary of the land described in Easement "B" hereinabove described on the west, and Parcel 2 of said Bauer map on the east.

The bearings and distances contained in this easement description are based upon the California Coordinate System, Zone 1. Multiply distances by 0.9999742 to obtain ground level distances.

Provided, however, that in the event the grantee, its successors or assigns in interest take any steps to prospect for or remove any minerals, including oil, gas and other earthen materials, then the following interest in the granted lands shall automatically revert to the grantor, his heirs, his successors or his assigns:

All deposits of minerals, including oil and gas in said parcels, together with the right to prospect and remove such deposits therefrom.

However, the right to drill, mine, explore, or operate through the surfaces or upper one hundred feet of the subsurface shall be exercised so as not to endanger the natural habitat and any modification of the surface or subsurface which endangers the natural habitat shall be restored to the condition existing prior to the commencement of any extraction or removal.

The right to remove minerals, including oil and gas in said parcels, shall exist only in the Grantor as a result of a reversion of said interest.

Executed on December 21 1979 Owen W. Bauer

Signed and delivered in the presence of:
George W. Brehmer
George W. Brehmer

Owen W. Bauer

GRANTOR(S)

SUBSCRIBING WITNESS

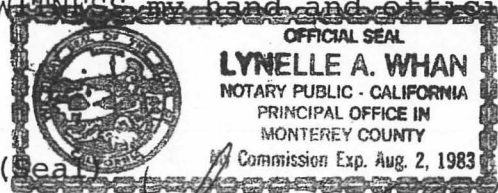
STATE OF CALIFORNIA)
) ss.
County of Monterey)

STATE OF CALIFORNIA)
) ss.
County of Monterey)

On December 21, 1979, before me, the undersigned, a Notary Public in and for the State of California, personally appeared Owen W. Bauer, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

On December 21, 1979, before me, the undersigned, a Notary Public in and for the State of California, personally appeared George W. Brehmer, known to me to be the person whose name is subscribed to the within instrument as a witness thereto, who, being by me duly sworn, deposed and said: that he resides in the County of Monterey, State of California; that he was present and saw Owen W. Bauer, personally known to him to be the person described in and whose name is subscribed to the within instrument, execute the same; and that affiant subscribed his name thereto as a witness to said execution.

WITNESS my hand and official seal.

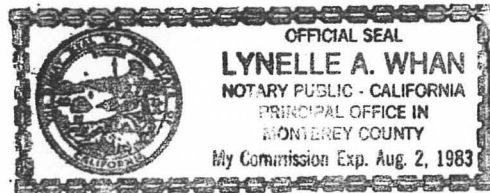


Lynelle A. Whan
Name
Notary Public in and for the State of California

WITNESS my hand and official seal

Lynelle A. Whan (Se
Name

Notary Public in and for the State of California



CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by the deed or grant, dated December 20, 1979, from Owen W. Bauer 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 June 22, 1979, and the grantee consents to the recordation thereof by its duly authorized officer.

STATE OF CALIFORNIA
Resources Agency
Department of Fish and Game
Wildlife Conservation Board

By Chester M. Hart
Chester M. Hart, Executive Officer

Date December 20, 1979

