

Doc # 20184885
Page 1 of 7
Date: 11/19/2018 04:51P
Filed by: GENERAL PUBLIC
Filed & Recorded in Official Records
of COUNTY OF DEL NORTE
ALISSIA D. NORTHRUP
COUNTY CLERK-RECORDER
Fee: \$0.00

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BM

RECORDING REQUESTED BY AND MAILED TO:
State of California
Wildlife Conservation Board
P.O. Box 944209
Sacramento, CA 94244-2090
STATE BUSINESS-NO RECORDING FEE
Under Government Code Sections 6103, 27383,
27388.1, and Revenue and Taxation Code 11922

SB2 EXEMPT
NO FEE

Portion of APN: 115-020-18

Space above this line for Recorder's Use

GRANT DEED

HAMBRO FOREST PRODUCTS, INC.

a corporation organized and existing under and by virtue of the laws of the State of California

hereinafter called GRANTOR, hereby grants to the STATE OF CALIFORNIA (Grantee), acting by and through the Wildlife Conservation Board, on behalf of the California Department of Fish and Wildlife, hereinafter called STATE, all that real property in the unincorporated area of the County of Del Norte, State of California, described as follows:

See Exhibit A, attached.

Together with:

Parcel 12680-2, an easement for ingress to and egress from Parcel 12680-1 described herein, commencing at Elk Valley Road and extending southerly over the remaining lands of the GRANTOR to the north line of Parcel 12680-1, as shown on Exhibit B herein, and including an area near the southerly terminus sufficient for vehicle turn-around and parking.

Dated: 7/3/2018

Hambro Forest Products, Inc., a
California corporation

See Attached California
All-Purpose Acknowledgment

By D. Slagle
David Slagle, President / CEO

CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 Del Norte }

On 3 July 2018 before me, James M. Coop Notary Public,
(Here insert name and title of the officer)

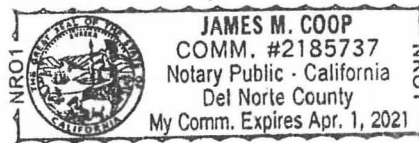
personally appeared David Slagle,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Grant Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 07-07-18
3 July 18

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

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EXHIBIT A

Parcel 12680-1

The fractional Southwest Quarter of Section 27 in Township 16 North, Range 1 West, Humboldt Meridian, according to the plat of the Government Survey, excepting any portion of said land which may lie below the line of ordinary high water of the Pacific Ocean where it was located prior to an artificial or avulsive change in the location of the shoreline;

EXCEPTING THEREFROM the following described parcel:

Commencing at the Quarter Corner common to Sections 27 and 28, Township 16 North, Range 1 West, said corner being marked by a 3/4 inch diameter aluminum disk stamped "T16N R1W 1/4 S28/S27 1979 LS 3340" as shown on Book 8 of Maps, Pages 117-118, Del Norte County Records;

thence S. 1° 22' 48" W. along the west line of said Section 27 1346.69 feet to the True Point of Beginning;

- 1) Thence leaving said west line S. 58° 50' 00" E., 1394.84 feet;
- 2) Thence parallel with the west line of said Section 27, S. 1° 22' 48" W., 407 feet more or less, to the north line of Highway 101 right of way as conveyed to the State of California by deed recorded October 25, 1933 in Book 52 of Deeds, Page 349, Del Norte County Records;
- 3) Thence southeasterly along said north line 460 feet more or less, to the south line of said Section 27;
- 4) Thence westerly along said south line 1015 feet more or less, to said line of ordinary high water;
- 5) Thence westerly along said line of ordinary high water 650 feet more or less, to said west line of Section 27;
- 6) Thence along said west line of Section 27, N. 1° 22' 48" E. 1090 feet more or less, to the Point of Beginning.

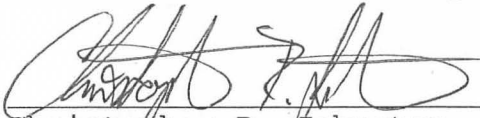
Portion of APN 115-020-18

cont.

Exhibit A (cont.)

Bearings in this description are grid bearings (CCS83) based on ties to the High Precision Geodetic Network (HPGN). Distances herein are grid distances. Multiply distances herein by the Combined Scale Factor (CSF) of 0.99998018 to obtain ground distances.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.



Christopher R. Johnston
CA LS6621
License renewal date: 12/31/19



Date 6/11/18

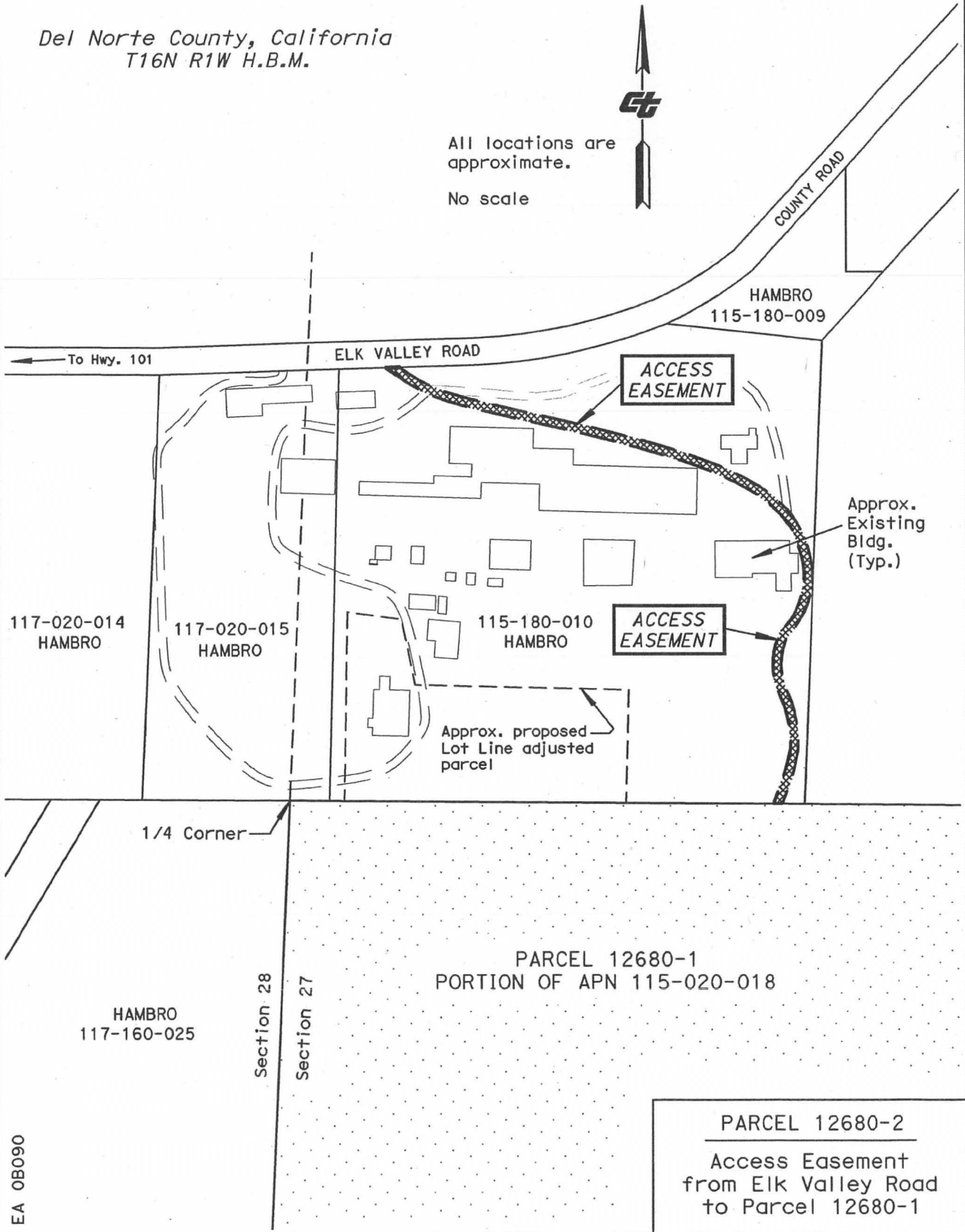
EXHIBIT B

Del Norte County, California
T16N R1W H.B.M.



All locations are
approximate.

No scale



Project: Project: Crescent City Marsh
Wildlife Area, Expansion 2
Project ID: 2018034

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by the deed, dated July 3, 2018, from Hambro Forest Products, Inc. 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 Wildlife, Natural Resources Agency, State of California, adopted on August 30, 2018, and the grantee consents to the recordation thereof by its duly authorized officer.

STATE OF CALIFORNIA
Natural Resources Agency
Department of Fish and Wildlife

By: 

John P. Donnelly
Executive Director
Wildlife Conservation Board

Date: 9/4/18

APPROVED
STATE OF CALIFORNIA
DEPARTMENT OF GENERAL SERVICES

By: 

Dated: 9/20/2018

MICHAEL P. BUTLER, CHIEF
REAL PROPERTY SERVICES SECTION



OWNER'S POLICY OF TITLE INSURANCE

ISSUED BY

First American Title Insurance Company

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to Insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental

police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary