

Title documents



RECORDING REQUESTED BY:
Fidelity National Title Company

Sacramento County
Donna Allred, Clerk/Recorder

| | | | |
|-----------|---------------------|-------|-------------|
| Doc # | 202205160700 | Fees | \$20.00 |
| 5/16/2022 | 1:36:00 PM | Taxes | \$16,830.00 |
| TLB | Electronic | PCOR | \$0.00 |
| Titles | 1 | Paid | \$16,850.00 |
| Pages | 3 | | |

**When Recorded Mail Document
and Tax Statement To:**

Harry L. Montfort and Nancy R. Montfort,
Co-Trustees
44663 Garden Court
El Macero, CA 95618

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FSSE-8042200495

Exempt from fee per GC 27388.1(a)(2); This document is a transfer that is subject to
Documentary Transfer Tax.

Property Address: 7061 Madison Ave,
Fair Oaks, CA 95628
APN/Parcel ID(s): 232-0353-017-0000

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 - The documentary transfer tax is \$16,830.00** and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in an Unincorporated area.

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

Montecito Peak Investors, L.P., a California limited partnership

hereby GRANT(S) to

Harry L. Montfort and Nancy R. Montfort, Co-Trustees of the Montfort Trust, dated July 17, 1973

the following described real property in the Unincorporated Area of the County of Sacramento, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: 7061 Madison Ave, Fair Oaks, CA 95628

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 232-0353-017-0000

Dated: April 15, 2022

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Montecito Peak Investors, L.P., a California limited partnership

BY: Enduravest Partners, LLC, a California limited liability company
its General Partner

BY: [Signature]
Daniel P. Flanigan, Manager

BY: [Signature]
Deyl P. Keatin, Manager

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 Santa Barbara

On APR 18 2022 before me, Marilia MacKenzie, Notary Public, Notary Public,
(here insert name and title of the officer)

personally appeared Daniel P. Flanigan and Deyl P. Keatin
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.
Marilia MacKenzie
Signature

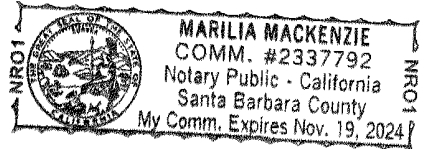


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 232-0353-017-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SACRAMENTO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Parcel One:

All that portion of Rancho San Juan lying within the Northwest one-quarter of Section 2, Township 9 North, Range 6 East. M.D.B. & M., the Section line of said Township being produced into said Rancho, described as follows:

Beginning at the Southwest corner of Lot 178, as shown on the "Plat of Cambridge Heights Unit No. 3", recorded in Book 64 of Maps, Map No. 34, records of said County, said point of beginning being also the North line of the property described in the Deed dated May 26, 1960, recorded August 1, 1960 in Book 4093, Page 903, Official Records, executed by Brentwood Realty, Inc., to the County of Sacramento; thence from said point of beginning, along the North line of the property Deeded to the County of Sacramento, South 89°10' 25" West 270.69 feet to the Northeasterly line of said Lot 20, as shown on the "Plat of Citrus Heights Addition No. 2", recorded in Book 11 of Maps, Map No. 31, records of said County; thence along the Northeasterly line of said Lot 20, North 45° 09' 40" West 251.01 feet to a point on the East line of Lincoln Oaks Unit No. 3, recorded in Book 46 of Maps, Map No. 25, records of said County; thence along the East line of said Lincoln Oaks Unit No. 3, North 0° 49' 39" West 292.35 feet to the most Northerly Southwest corner of Lot 169, as shown on the "Plat of Cambridge Heights Unit No. 3", thence along the exterior boundaries of said Cambridge Heights Unit No. 3, the following eight courses and distances; (1) South 47° 21' 30" East 258.39 feet, (2) North 89°14' East 83.09 feet, (3) South 59° 54' 10" East 68.30 feet, (4) South 70° 48' East 68.45 feet, (5) South 37° 02' 20" East 60.81 feet, (6) South 17° 50' 40" East 58.02 feet, (7) South 02° 27' 40" East 54.50 feet, (8) South 0° 49' 35" East 76.58 feet to the point of beginning.

Parcel Two:

All that portion of Lot 20, as shown on the "Plat of Citrus Heights Addition No. 2", recorded in Book 11 of Maps, Map No. 31, records of said County, that lies North of the Westerly extension of the North line of Lot 21 of said Citrus Heights Addition No. 2.

Excepting from Parcel Two the South 50.00 feet thereof.