

**RECORDING REQUESTED BY:**  
Brian and Jenny O'Brian

**When Recorded Mail Document  
and Tax Statement To:**  
Brian and Jenny O'Brian  
6186 E. Butler  
Fresno, CA 93727

APN/Parcel ID(s): 331-14-052

SPACE ABOVE THIS LINE FOR  
RECORDER'S USE

## **GRANT DEED**

**The undersigned grantor(s) declare(s)**

- ☐ This transfer is exempt from the documentary transfer tax. No fee Gov't Code Sections 6103 and 27383
- ☒ The documentary transfer tax is \$ 14.30 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 ☒ the **County of Fresno**.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged**, The County of Fresno, a political subdivision of the State of California

**hereby GRANT(S)** to Bryan F. O'Brien and Jenny M. O'Brien, husband and wife, as joint tenants

**the following described real property in the County of Fresno, State of California:**

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

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**GRANT DEED**

(continued)

APN/Parcel ID(s): 331-14-052

Dated: October 18, 2016

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

The County of Fresno, a political subdivision of the State of California

BY: Ernest Buddy Mendes  
Ernest Buddy Mendes  
Chairman, the County of Fresno, Board of Supervisors

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 Fresno

On October 20, 2016 before me, Lisa K. Craft, Notary Public,  
(here insert name and title of the officer)  
Ernest Buddy Mendes

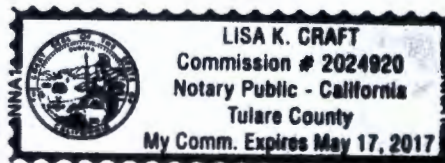
personally appeared  
, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on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

Lisa K. Craft  
Signature

(Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 331-14-052**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

All that portion of the west half of Section 31, Township 14 South, Range 21 East, M. D. B. & M., being a portion of that parcel that was relinquished to the County of Fresno on November 12, 1963 as ~~Parcel 26 of~~ Relinquishment No. 71645, recorded at Book 4927, Page 419 of Official Records of Fresno County, more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter of said Section 31; thence, S 89°45'25" W, along the north line of said Southwest Quarter, a distance of 1273.71 feet; thence, S 0°14'35" E, a distance of 30.00 feet to a point on a line that is parallel with and 30.00 feet south of said north line; thence, S 89°45'25" W, along said parallel line, a distance of 70.00 feet to the TRUE POINT OF BEGINNING; thence,

- 1) S 59°45'25" W, a distance of 182.38 feet, to a point on the northeasterly right-of-way line of State Highway 99; thence,
- 2) N 41°0'0" W, along said northeasterly right-of-way line, a distance of 37.49 feet; thence,
- 3) Northwesterly along said right-of-way line along a tangent curve, concave to the southwest, whose interior angle is 0°45'40" and whose radius is 11,095.00 feet, a distance of 147.38 feet to a point on the southwesterly right-of-way line of Bagley Avenue; thence,
- 4) Southeasterly along said southwesterly right-of-way line of Malaga Avenue and continuing along Malaga Avenue along an arc of a non-tangent curve having the same center as a certain 250-foot radius curve described in the deed granted to the County of Fresno recorded on July 30, 1982, at Book 7946, Page 938, Official Records of Fresno County, said non-tangent curve being concave to the northeast, having a radius of 312.00 feet, which bears N 32°1'41" E, and whose interior angle is 32°18'12", a distance of 175.91 feet, more or less, to a point on a line that is parallel with and 30.00 feet south of the north line of said Southwest Quarter; thence,
- 5) N 89°45'25" E, along said parallel line, also being the south right-of-way line of Malaga Avenue, a distance of 112.61 feet, more or less, to the TRUE POINT OF BEGINNING. Containing 0.284 acres, more or less.

**RESERVING THEREFROM AN EASEMENT:**

For the benefit of **Pacific Gas & Electric Company, Malaga County Water District, SBC California and Santa Fe Pacific Pipelines**, all that portion of the above described parcel that lies north of a line that is 30-feet south of and parallel with the north line of the southwest quarter of said Section 31; and the right at any time or from time to time, as necessary, pursuant to the provisions of California Streets and Highways Code Section 8340, to construct, maintain, operate, replace, and remove pipelines, transmission lines, valves, manholes, cables, wires, conductors, poles, and other convenient structures, equipment and fixtures for the transportation or distribution of electric energy, gas, natural gas, and communications facilities, including access and the right to keep the property free from inflammable materials and wood growth, and to prevent any building or structure near the facilities and otherwise to protect the same from all hazards in, upon, over and across above described parcel.