

Recording requested by:

**Board of Supervisors**

When Recorded return to:

**PW&P**

**STOP #214**

**Attn: Donna Conley**

This space for Recorder's use, only.

Resolution No. 17-180

The Sale of Real Property Located at 28134 Thermal Road, Sanger, (Tivy Valley) CA 93657

BEFORE THE BOARD OF SUPERVISORS  
OF THE COUNTY OF FRESNO  
STATE OF CALIFORNIA

IN THE MATTER OF: ) RESOLUTION AUTHORIZING SALE  
 ) OF REAL PROPERTY AND  
THE SALE OF REAL PROPERTY ) AUTHORIZING CHAIRMAN TO  
LOCATED AT 28134 THERMAL ROAD, ) EXECUTE DEED  
SANGER (TIVY VALLEY) CA 93657 )

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WHEREAS, the County is the owner of real property located at 28134 Thermal Road, Sanger (Tivy Valley), CA 93657, hereinafter more particularly described; and

WHEREAS, said property was declared surplus and authorized to be sold by the Board of Supervisors Resolution #17-117 passed on February 7, 2017; and

WHEREAS, Rick E. Gould is the highest bidder for the purchase of said property at the public auction duly held in the manner prescribed by law; and

WHEREAS, Steve Gallegos is the runner up bidder for the purchase of said property.

NOW, THEREFORE, BE IT RESOLVED that those certain premises situated in the County of Fresno, State of California, described in Exhibit "1" attached hereto and incorporated herein by reference, be, and the same are hereby, sold to Rick E. Gould and Deanna Krcha for the sum of Fifty Four Thousand and No/100 (\$54,000) Dollars in lawful money of the United States of America.

BE IT FURTHER RESOLVED that the Chairman hereof be and he is hereby authorized to execute a Grant Deed and other related documents conveying said property to one of the above stated purchaser and to cause the same to be delivered to said purchaser as hereinafter provided.

BE IT FURTHER RESOLVED that said successful bidder shall pay to the County the entire remaining balance of the purchase amount within 15 days after acceptance of the highest bid. If successful bidder does not meet the deadline the runner up bidder will be awarded the property, at the runner up bid amount, under the same terms. Upon receiving the full purchase amount the County will deliver title to the purchaser by Grant Deed free and clear of encumbrances, except as apparent or of record in "as is" condition.

1 BE IT FURTHER RESOLVED that the \$3,500.00 deposit by the successful bidder is non-  
2 refundable.

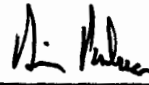
3 THE FOREGOING was passed and adopted by the County of Fresno Board of Supervisors  
4 of the County of Fresno this 28<sup>th</sup> day of March, 2017, to-wit:

5 AYES: Supervisors Borgeas, Magsig, Mendes, Pacheco, Quintero

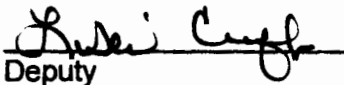
6 NOES: None

7 ABSENT: None

8  
9 COUNTY OF FRESNO

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12 \_\_\_\_\_  
13 Brian Pacheco, Chairman  
14 Board of Supervisors

15 ATTEST:  
16 Bernice E. Seidel, Clerk  
17 Board of Supervisors

18  
19  
20 By   
21 Deputy

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28  
AGENDA ITEM NO. 9  
RESOLUTION NO. 17-180

## 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

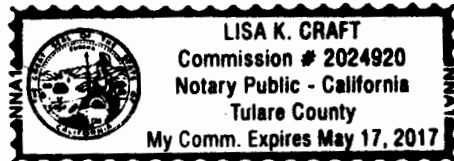
County of Fresno

On April 6, 2017 before me, Lisa K. Craft, Notary Public  
(insert name and title of the officer)

personally appeared Brian Pacheco,  
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 Lisa K. Craft (Seal)

## Exhibit "1"

### Legal Description

#### PARCEL 1:

THAT PORTION OF LOT 13 OF KINGS RIVER THERMAL TRACT SUBDIVISION NO. 2, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8 PAGE 22 OF PLATS, FRESNO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 13; THENCE SOUTH 52°, 29' WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 13, A DISTANCE OF 275 FEET TO A POINT 275 FEET NORTHWESTERLY FROM THE MOST WESTERLY CORNER OF SAID LOT 13; THENCE SOUTH 36°, 7' EAST, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 13, A DISTANCE OF 792.50 FEET; THENCE NORTH 52°, 29' EAST, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 13, A DISTANCE OF 275 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 13; THENCE NORTH 36°, 7' WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 13, A DISTANCE OF 792.50 FEET TO THE POINT OF BEGINNING.

#### PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ALONG THE NORTHEASTERLY 30 FEET AND THE SOUTHEASTERLY 30 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 13 OF KINGS RIVER THERMAL TRACT SUBDIVISION NO. 2, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8 PAGE 22 OF PLATS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION OF LOT 13 OF KINGS RIVER THERMAL SUBDIVISION NO. 2, DESCRIBED AS:

LOT 35 OF TRACT NO. 2057, EL PORVENIR, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 23 PAGE 47 OF PLATS, FRESNO COUNTY RECORDS.

APN: 158-203-40