

Recording requested by:
Fresno County Tax Collector

When recorded mail to:
JHS, JCH, & DBH FAMILY
LIMITED PARTNERSHIPS
5917 W ELOWIN DR
VISALIA, CA 93291



FRESNO County Recorder
Paul Dictos, C.P.A.

DOC- 2014-0050157

Check Number 140356667

Monday, MAY 05, 2014 10:53:53

Ttl Pd \$520.00

Rcpt # 0004101138

RGR/R4/1-2

Doc. Trans. Tax computed on full value of property conveyed 506.00.
Located in An Unincorporated Area.

Not fully hand
Signature of Declarant

TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for
and for nonpayment were duly declared to be in default.

FISCAL YEAR 2005-06

DEFAULT #05-08589

This deed, between the Fresno County Tax Collector (SELLER) and JHS, JCH, & DBH FAMILY LIMITED PARTNERSHIPS; A Ltd Partnership formed in this State; Legal (PURCHASER) conveys to the PURCHASER the real property described herein which the SELLER sold to the PURCHASER at a public auction held on March 7-10, 2014 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7 of the California Revenue and Taxation Code, for the sum of

460,000.00

No taxing agency objected to the sale.

In accordance with law, the SELLER hereby grants to the PURCHASER that real property situated in the County of Fresno, State of California, last assessed to RMW PROPERTIES INC, described as follows:

487-150-26S

See Attachment A

Executed on

5-5-14

By

Vicki Crow

Vicki Crow, Fresno County Tax Collector

State of California
County of Fresno

On 5-5-14, before me, Cathy Lilly, deputy County Clerk, personally appeared VICKI CROW, C.P.A. 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

Cathy Lilly



Attachment A

APN 487-150-26S MORE PARTICULARLY DESCRIBED AS THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING, AT A POINT 1348.80 FEET SOUTH AND 40.00 FEET WEST OF THE NORTH QUARTER CORNER OF SAID SECTION 24; THENCE ALONG THE NORTHERLY LINE OF THAT CERTAIN 8.60 ACRE PARCEL OF LAND DESCRIBED IN THE DEED TO DIVERSIFIED TRANSPORTATION SYSTEMS, INC., RECORDED NOVEMBER 15, 1968, IN BOOK 5636, PAGE 198 OF OFFICIAL RECORDS, AS DOCUMENT NO. 81522, SOUTH 89 DEG 54'00" WEST A DISTANCE OF 83.89 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 78 DEG 06'46" WEST THEREON A DISTANCE OF 100.00 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 89 DEG 46'00" WEST THEREON A DISTANCE OF 1116.49 FEET TO AN EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 2 IN THE DEED TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY RECORDED AUGUST 11, 1871, IN BOOK 5924, PAGE 993 OF OFFICIAL RECORDS, AS DOCUMENT NO. 64248; THENCE ALONG LAST SAID EASTERLY LINE, NORTH 00 DEG 10'00" WEST A DISTANCE OF 205.96 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 388.02 FEET AND AN INTERIOR ANGLE OF 64 DEG 57'00"; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 439.86 FEET TO TANGENCY WITH A SOUTHEASTERLY LINE OF SAID SANTA FE PARCEL; THENCE NORTH 64 DEG 47'00" EAST THEREON A DISTANCE OF 79.52 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN CONCAVE SOUTHERLY HAVING A RADIUS OF 388.02 FEET AND AN INTERIOR ANGLE OF 24 DEG 59'00"; THENCE EASTERLY, ALONG SAID CURVE AN ARC DISTANCE OF 169.19 FEET TO A TANGENCY WITH A SOUTHERLY LINE OF SAID PARCEL; THENCE NORTH 89 DEG 46'00" EAST, ALONG A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHERLY 741.90 FEET MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 24 A DISTANCE OF 262.69 FEET, THENCE SOUTH 00 DEG 10'00" EAST, PARALLEL WITH AND 616.00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 24, A DISTANCE OF 552.11 FEET; THENCE NORTH 89 DEG 46'00" EAST A DISTANCE OF 386.45 FEET; THENCE NORTH 78 DEG 06'46" EAST A DISTANCE OF 100.00 FEET; THENCE NORTH 89 DEG 46'00" EAST A DISTANCE OF 91.63 FEET TO A POINT 40.00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 24; THENCE SOUTH 00 DEG 10'00" EAST, PARALLEL WITH AND 40.00 FEET WEST OF SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 24, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM MINERAL RIGHTS OF RECORD

8