

**RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE**

Electronically Recorded in Official Records
County of Ventura
Michelle Ascencion
Ventura County Clerk-Recorder

DOC# 2023000054651

**Free Recording requested by and
When Recorded Return to:**

Bell Canyon Community Services District
30 Hackamore Lane, #2B
Bell Canyon, California 91307
Attn: General Manager

08/15/2023
Titles: 1 Pages: 4
11:01 AM
Total Fees: \$0.00
CORTEZE

30101995-122

APN. 685-006-023
(Exempt from Recording Fee per Gov. Code §§ 6103 and
27383) *RET CODE 11922*

(Space Above This Line for Recorder's Office Use Only)

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged and subject to the covenants set forth below the TRIUNFO WATER & SANITATION DISTRICT, a California special district who acquired title as TRIUNFO COUNTY SANITATION DISTRICT ("Grantor"), grants to the BELL CANYON COMMUNITY SERVICES DISTRICT, a California special district ("Grantee"), all of its rights, title, and interest in that certain real property in the unincorporated part of the County of Ventura, State of California, as more particularly described in **Exhibit A** attached hereto and incorporated by this reference ("Property").

SUBJECT TO: all matters affecting title to the Property of record or that would be apparent from a physical inspection or the Property or disclosed on an ALTA survey.

IN WITNESS WHEREOF, Grantor has caused this Grant Deed to be executed on its behalf as of the date written below.

GRANTOR:


TRIUNFO WATER & SANITATION DISTRICT

By: 

Mark Norris, General Manager

APPROVED AS TO FORM:

Arnold, LaRochelle, Mathews, VanConas & Zirbel,
LLP


Dennis P. McNulty, General Counsel

* MAIL TAX STATEMENTS TO THE ABOVE ADDRESS. *

EXHIBIT A TO GRANT DEEDLEGAL DESCRIPTION OF PROPERTY

That certain real property located in the unincorporated area of Ventura County, State of California legally described as follows:

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

THAT PORTION OF TRACT P OF THE RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF E. BELL CANYON ROAD, 84.00 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 2008-1, RECORDED IN BOOK 51, PAGES 25 TO 32, INCLUSIVE, OF MISCELLANEOUS RECORDS, SAID POINT BEING NORTH 86° 14' 00" EAST 85.00 FEET FROM THE WESTERLY TERMINUS OF THE COURSE SHOWN ON SAID MAP (SHEET 6) AS "NORTH 86° 14' 00" EAST 342.87"; THENCE, ALONG SAID SOUTHERLY LINE,

1ST - NORTH 86° 14' 00" EAST 62.10 FEET; THENCE, LEAVING SAID SOUTHERLY LINE,
2ND - SOUTH 80° 03' 54" EAST 135.93 FEET; THENCE,
3RD - NORTH 84° 54' 15" EAST 244.22 FEET; THENCE,
4TH - SOUTH 51° 18' 10" WEST 61.55 FEET; THENCE,
5TH - SOUTH 58° 50' 30" WEST 97.23 FEET; THENCE,
6TH - SOUTH 71° 20' 13" WEST 173.12 FEET; THENCE,
7TH - NORTH 89° 24' 52" WEST 45.11 FEET; THENCE,
8TH - NORTH 76° 34' 17" WEST 93.42 FEET; MORE OR LESS, TO A LINE WHICH BEARS SOUTH 3° 46' 00" EAST FROM THE POINT OF BEGINNING; THENCE,
9TH - NORTH 3° 46' 00" WEST 119.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING ALL MINERALS AND ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT SAID EXCEPTION SHALL BE WITHOUT THE RIGHT TO ENTER UPON SAID LAND OR USE THE SURFACE FOR ANY PURPOSE, RECORDED IN BOOK 4025, PAGE 204, OF OFFICIAL RECORDS.

APN: 685-0-060-235

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Ventura

On August 10, 2023, before me, Fidela Garcia, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Mark Norris
Name(s) of Signer(s)

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 Fidela Garcia
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

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 Ventura)

On 8/11/23 before me, Nancy M. Perez, Notary Public
DATE INSERT NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

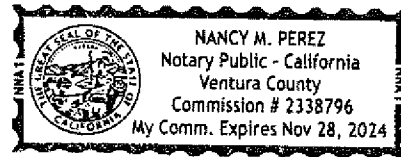
personally appeared, Dennis P. McNulty

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.

Nancy M. Perez (SEAL)
NOTARY PUBLIC SIGNATURE



OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT _____

DATE OF DOCUMENT _____ NUMBER OF PAGES _____

SIGNERS(S) OTHER THAN NAMED ABOVE _____

SIGNER'S NAME _____ SIGNER'S NAME _____

RIGHT THUMBPRINT
[Empty box for right thumbprint]

RIGHT THUMBPRINT
[Empty box for right thumbprint]