

RECORDING REQUEST BY

AND WHEN RECORDED MAIL TO:

Name: Nevada County Board of Supervisors

Street Address: 950 Maidu Avenue

City, State & Zip: Nevada City, CA 95959

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ -0-

( ) computed on full value of property conveyed, or

( ) computed on full value less value of liens and encumbrances remaining at time of sale.

### Grant Deed

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

The COUNTY OF NEVADA, a political subdivision of the State of California,

hereby GRANT(S) TO the NEVADA IRRIGATION DISTRICT, a California Special District,

the following described real property in the unincorporated territory of the County of Nevada, State of California:

As described in attached Exhibit "A" and shown on attached Exhibit "B" and made a part of hereon.

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}SS.

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_ before me,  
\_\_\_\_\_, Notary Public,

personally appeared \_\_\_\_\_

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to 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 \_\_\_\_\_

Dated \_\_\_\_\_

Signature(s):

HEIDI HALL, Chairman of the Board

**EXHIBIT "A"**

The described land herein being a portion of Area "K" as shown on that certain map recorded November 3, 1975 in Book 9 of Parcel Maps at Page 231 and granted to the County of Nevada in that certain Grant Deed recorded November 3, 1975 in Volume 764 at Page 49 and being a portion of the Combie Road right-of-way as dedicated to the County of Nevada in that certain Final Map No. 76-2 for the Lake Combie Estates recorded November 4, 1976 in Book 5 of Subdivisions at Page 42, all of Nevada County Records and being situated within the Southeast Quarter of Section 35, Township 14 South, Range 8 East, M.D.B. & M. of the unincorporated territory of the County of Nevada, State of California and being particularly described as follows:

Beginning at the southwest corner of Lot 1 of the said Lake Combie Estates Subdivision; thence from said Point of Beginning and along the south line of said Lake Combie Estates Subdivision, South 25° 41' 32" West, 50.00 feet to the most southerly point of the said Lake Combie Estates Subdivision; thence along the westerly line of said Lake Combie Estates Subdivision, North 11° 10' 40" West, 411.26 feet to the northeast corner of the said Area "K"; thence along the southerly line of said Area "K", South 32° 29' 30" West, 43.45 feet to the southwest corner of said Area "K"; thence along the westerly line of said Area "K", North 11° 10' 40" West, 616.39 feet; thence leaving the westerly line of said Area "K", North 78° 49' 20" East, 60.00 feet to the easterly line of said Area "K"; thence along the easterly line of said Area "K", South 11° 10' 40" East, 956.23 feet to the Point of Beginning.

The herein described property contains an area of 1.09 Acres, more or less.

The herein described property is shown on Exhibit "B" Map attached hereto and made a part hereof.

The Basis of Bearings for this legal description is that certain map recorded November 3, 1975 in Book 9 of Parcel Maps at Page 231, Nevada County Records.

This description has been prepared by me, or under my direct supervision, in conformance with the Professional Land Surveyors Act, on January 23, 2026.

*Kevin J. Nelson*

Kevin J. Nelson, P.L.S. 8423  
Expires 12-31-26



**BASIS OF BEARINGS:**

THE LEGAL DESCRIPTION SHOWN HEREON  
IS BASED ON THAT CERTAIN MAP  
MAP RECORDED NOVEMBER 3, 1975 IN  
BOOK 9 OF PARCEL MAPS AT PAGE 231,  
NEVADA COUNTY OFFICIAL RECORDS.

**Exhibit "B" Map**

SOUTHEAST QUARTER OF SECTION 35, T. 14 N., R. 8 E.

Scale: 1" = 200'

