

RECORDING REQUESTED BY:

**When Recorded Mail Document
and Tax Statement To:**

River Valley Community Bank
P.O. Box 3689
Yuba City, CA 95993

APN: 035-550-006-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ _____ County Tax is \$ _____

[] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale,

[X] Unincorporated Area of Nevada County

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **The County of Nevada**

hereby remises, releases and quitclaims to **River Valley Community Bank**

the following described Parcel of Land and Roadway Right of Way in the Unincorporated County of Nevada, State of California:

SEE EXHIBITS "A" and "B" ATTACHED HERETO AND MADE A PART HEREOF

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.

DATED: _____

State of California)
County of _____)

On _____ before me,
_____, Notary Public
(here insert name and title of the officer), 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.

Signature _____ (Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

QUITCLAIM DEED

EXHIBIT "A"


The Quitclaim Deed attached hereto hereby abandons and relinquishes all that real property; including public access rights for road purposes; being a portion of Parcel D recorded on that Parcel Map recorded in Book 3 of Parcel Maps, Page 125, Official Records of Nevada County, with the drainage and public utility easement to remain in full effect across said portion. Said parcel of land to be abandoned and relinquished is situated within a portion of the Northeast Quarter of the Southwest Quarter of Section 24, Township 16 North, Range 8 East., Mount Diablo Base and Meridian, in the State of California and the unincorporated area of Nevada County and being more particularly described as follows:

Beginning at a point on the northeasterly right of way line of Brunswick Road, being the southerly corner of Parcel C, as shown on that certain Parcel Map recorded August 24, 1972 in Book 3 of Parcel Maps at Page 125, Official Records of Nevada County; thence from said **Point of Beginning** along the northeasterly right of way line of Brunswick Road thence North $34^{\circ}15'10''$ West, 84.04 feet; thence leaving said Brunswick Road right of way line North $62^{\circ}21'00''$ West, 140.08 feet to the intersection of the westerly line of said Parcel D and the easterly right of way line of Town Talk Road per Document No. 2019-0005948, Official Records of Nevada County; thence from a tangent bearing of North $60^{\circ}44'56''$ East along the arc of a curve to the left having a radius of 156.00 feet, a delta angle of $17^{\circ}49'32''$ and an arc length of 48.53 feet to the easterly line of said Parcel D; thence along the easterly line of said Parcel D South $07^{\circ}09'00''$ East, 8.55 feet; thence South $06^{\circ}21'00''$ East, 173.12 feet; thence South $11^{\circ}29'00''$ East, 50.92 feet; thence South $19^{\circ}48'00''$ East, 20.53 feet to the **Point of Beginning**.

Containing 5,736 sq.ft. more, or less.

Basis of Bearings: The basis of bearings is identical and based upon that Parcel Map recorded in Book 3 of Parcel Maps, Page 125, Official Records of Nevada County.

This description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.


Martin D. Wood 8-08-19
LS 8321 Date



SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
T 530.272.5841 / F 530.272.5880

EXHIBIT "B"

RIGHT OF WAY ABANDONMENT, COUNTY FILE No. MIS19-0009
BEING A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 8
EAST, M.D.B. AND M. IN THE COUNTY OF NEVADA, CALIFORNIA
MAY, 2019 SCALE: 1"=100'

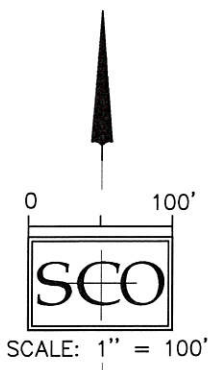
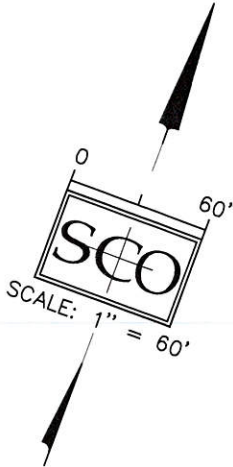


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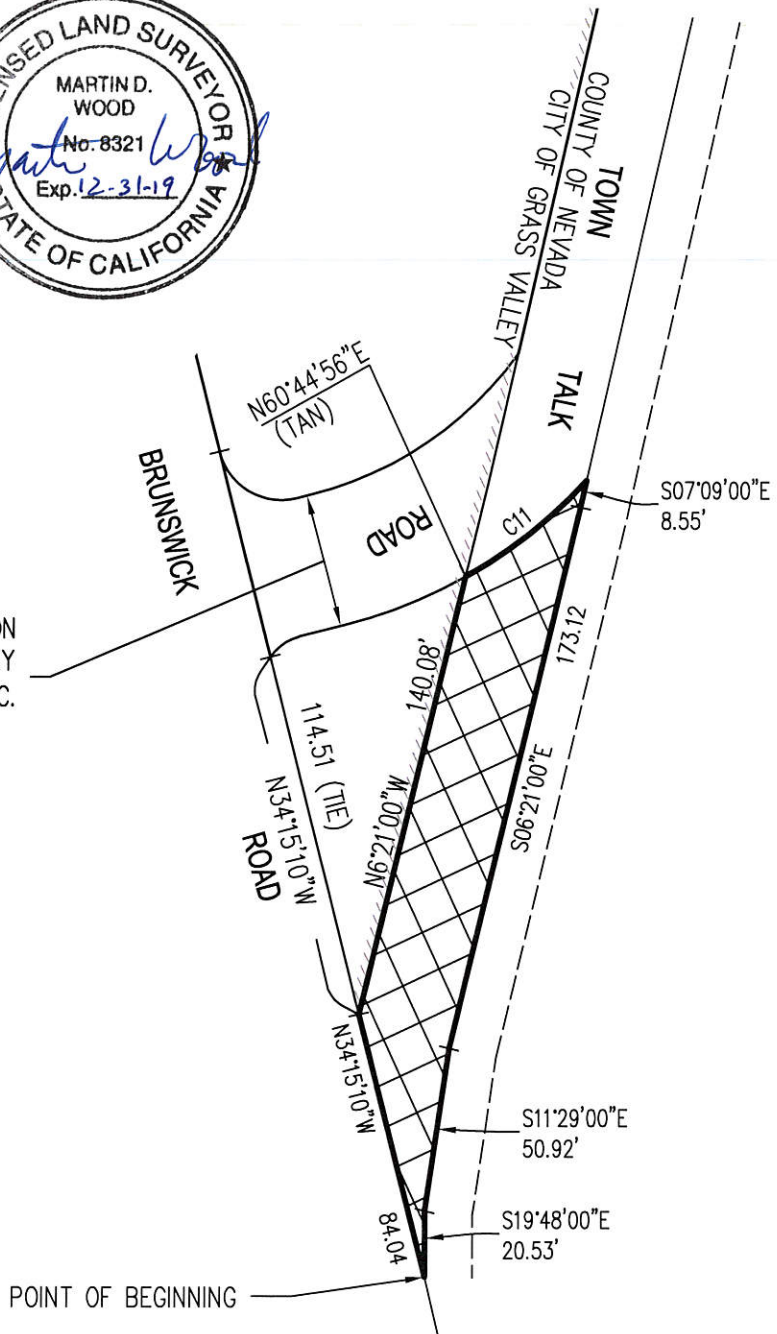
MAY, 2019

SCALE: 1"=60'



IRREVOCABLE OFFER FOR DEDICATION
 TO THE CITY OF GRASS VALLEY
 (IN FEE), PER DOC. 2019-0005948, O.R.N.C.

Curve Table			
Curve #	Length	Radius	Delta
C11	48.53'	156.00'	17°49'32"



PLANNING
 ENGINEERING
 & SURVEYING