

PARCEL NO. 2: The Lot numbered Two (2) of the Northwest one-quarter; and the East one-half of the Northwest one-quarter of Section 7, Township 16 North, Range 8 East, M.D.B. & M.

EXCEPTING THEREFROM, as to the portion of said East half of Northwest quarter included in the description of that certain 80 acre tract of land conveyed by the deed dated February 9, 1948, recorded March 4, 1948, in Book "126" of Official Records, page 343, executed by the Crocker First National Bank of San Francisco, the duly appointed, qualified and acting Executor of the Last Will and Testament of J. E. Taylor, sometimes known as Joseph E. Taylor, deceased, to Phil Personeni and Johanna Personeni, the following:

(a) A two-thirds (2/3rds) interest in and to the minerals as conveyed by the deed dated October 15, 1915, recorded October 29, 1915, in Book "122" of Deeds, at page 276, executed by Joseph Earl Taylor, to Charles H. Taylor and Edward F. Taylor.

(b) The mineral, ore and metal under said property with the right to extract the same and with the right of ingress and egress for the purpose of prospecting for and extracting said mineral, ore and metal, together with a reservation of enough of the surface of said property as may be reasonably necessary for the proper and convenient prospecting for or extracting of said mineral, ore and metal; provided, however, that any exercise of said reserved right to prospect for and/or extract any mineral, ore and/or metal shall be subject to and upon the condition that if in and about the exercise of any of the aforesaid rights so reserved, any growing crop upon any of the real property aforesaid shall be damaged or destroyed, then and in that event the person or persons so exercising said reserved rights shall pay to the owner or owners of such growing crop the actual value thereof; and provided, further, that in or about the exercise of any of the rights hereinbefore reserved, no building at any time located upon any of said real property shall be damaged or destroyed by the person or persons so exercising said reserved rights, as reserved in the deed dated February 9, 1948, recorded March 4, 1948, executed by the Crocker First National Bank of San Francisco, the duly appointed, qualified and acting Executor of the Last Will and Testament of J. E. Taylor, sometimes known as Joseph E. Taylor, deceased, to the vestees herein, in Book "126" of Official Records, page 343.

TOGETHER WITH a right of way fifty (50') feet in width for purposes of ingress, egress, and general utility purposes appurtenant to the Northwest quarter of Section 7, Township 16 North, Range 8 East, M.D.M., Nevada County, California; the centerline of which is more particularly described as follows:

Commencing at a point on said right-of-way centerline from which the Interior Quarter corner of said Section 7 bears the following three (3) successive courses to wit: N. 01° 54' W. 223.51 ft., S. 88° 53' W. 227.63 ft. and N. 01° 54' W. 381.63 ft.; thence from said point of commencement along said right of way centerline the following six (6) courses to wit: n. 69° 42' W. 192.12 ft., N. 18° 55' W. 145.00 feet, N. 07° 17' E. 103.91 ft., N. 13° 17' W. 97.77 ft., N. 30° 53' W. 150.06 ft. and N. 23° 08' W. 73.47 ft. to a point on the southerly line of the aforementioned East half of the Northwest quarter of said Section 7, from which the Interior Quarter corner thereof bears N. 88° 53' 15" E. 94.32 ft., and being the end thereof; the sidelines of said right-of-way being lengthened or shortened, as may be required to terminate in the lands of the Grantor.

EXHIBIT "A"

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Legal Description
Personeni Legal Description for Williamson

Parcel 1:

The East half of the Northeast quarter of Section 15, Township 16 North, Range 7 East, M.D.B.& M., Nevada County, California.

EXCEPTING THEREFROM that portion as conveyed to Daniel F. Petzinger, et ux, by deed recorded August 31, 1950, in Book 154, Page 148, Official Records.

Parcel 2:

The Northeast quarter of the Southeast quarter of Section 15, Township 16 North, Range 7 East, M.D.B.& M., Nevada County, California.

EXCEPTING THEREFROM that portion as conveyed to Fred W. Binkerd, et ux, by deed recorded February 13, 1969, in Book 467, Page 564, Official Records.

ALSO EXCEPTING THEREFROM that portion as conveyed to C.D. Steele, et ux, by deed recorded February 13, 1969, in Book 467, Page 566, Official Records.

THIS LEGAL DESCRIPTION was prepared by me based on a partial field survey and on record data based on the Certificates of Compliance filed as Document Number 2018-0018520 and Document Number 2018-0018521, Nevada County Official Records, California.



Andrew R. Cassano, PLS 4370
Professional Land Surveyor
Nevada City Engineering, Inc.

July 8, 2020

