

9351

GRANT DEED

111866

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MAX MANSDORF and SADIE MANSDORF, husband and wife, hereby GRANT to CAMARILLO VALLEY NURSERY, a partnership, the following described real property in the State of California, County of Ventura:

PARCEL 1:

All of lots 13 through 19, inclusive, and those portions of lots 10, 11 and 12, all in Tract No. 1 of M. L. Wicks Subdivision and those portions of lots 18, 21, 22, 23, 24, 25, 26, 27, 28, 29, 32, 33 and 34, all in Tract No. 2 of said M. L. Wicks Subdivision, in the County of Ventura, State of California, according to the map thereof recorded in the office of the County Recorder of said County in Book 5 Page 17 of Maps; and that portion of lot "U" of Tract L of Rancho Simi, in said County and State, according to the map thereof recorded in the office of the County Recorder of said County in Book 5 Page 5 of Maps, described as a whole as follows:

~~ENCLOSURE~~ Beginning at the northeast corner of said lot 19; thence along the northerly line of said lots 19, 33 and 34,

1st: - South 89° 58' West 693.18 feet to a 1½ inch galvanized pipe; thence,

2nd: - South 25° 20' 30" East 239.05 feet to a 1½ inch galvanized pipe; thence,

3rd: - South 7° 08' 30" East 563.94 feet to a 1½ inch galvanized pipe; thence,

4th: - South 85° 12' West 134.83 feet to a 1½ inch galvanized pipe; thence,

5th: - South 9° 18' East 306.45 feet to a 1½ inch galvanized pipe; thence,

6th: - South 1° 02' 30" West 219.36 feet to a 1½ inch galvanized pipe; thence,

7th: - South 36° 46' East 237.02 feet to a 1½ inch galvanized pipe; thence,

8th: - South 26° 45' 30" East 140.86 feet to a 1½ inch galvanized pipe; thence,

9th: - South 3° 05' 30" East 101.30 feet to a 1½ inch galvanized pipe; thence,

10th: - South 5° 35' West 86.11 feet to a 1½ inch galvanized pipe; thence,

11th: - South 46° 44' 30" West 60.57 feet to an iron pipe; thence,

12th: - South 71° 59' 30" East 229.66 feet to an iron pipe; thence,

- 1 13th: - South $34^{\circ} 50'$ West 431.45 feet to an iron pipe; thence,
- 2 14th: - South $65^{\circ} 01' 30''$ West 134.10 feet to an iron pipe set
- 3 at the intersection of the southerly line of said lot
- 4 10 with the northeasterly line of Valley Road, as de-
- 5 scribed in the deed to Ventura County recorded in book
- 6 393 Page 257 of Official Records; thence along said
- 7 southerly line,
- 8 15th: - East 505.42 feet to a $4" \times 4"$ redwood post set at the
- 9 southeast corner of said lot 10; thence along the
- 10 easterly line of said lots 10 and 11,
- 11 16th: - North 400.00 feet to a $4" \times 4"$ redwood post set in the
- 12 southerly line of said lot 12 at the northeast corner
- 13 of said lot 11; thence along said last mentioned
- 14 southerly line,
- 15 17th: - East 35.00 feet to a redwood post with a $\frac{1}{2}$ inch pipe in
- 16 the center, set at the southeast corner of said lot 12;
- 17 thence along the easterly line of said lot 12,
- 18 18th: - North 600.00 feet to a $1\frac{1}{2}$ inch galvanized pipe set in
- 19 the southerly line of said lot 13; thence along said
- 20 last mentioned southerly line,
- 21 19th: - North $89^{\circ} 48' 30''$ East 65.00 feet to a $1\frac{1}{2}$ inch galvan-
- 22 ized pipe set at the southeast corner of said lot 13;
- 23 thence along the easterly line of said lots 13, 14 and
- 24 15,
- 25 20th: - North $0^{\circ} 01'$ West 603.66 feet to a $1\frac{1}{2}$ inch galvanized
- 26 pipe set at the southwesterly corner of the land con-
- 27 veyed to Max Mansdorf, a single man, by deed recorded
- 28 March 31, 1949 as Document No. 5403 in Book 865 Page
- 29 530 of Official Records; thence along the southerly
- 30 line of said last mentioned land,
- 31 21st: - North $89^{\circ} 58'$ East 127.70 feet to a $1\frac{1}{2}$ inch iron pipe
- 32 set at the southeasterly corner of said land of Max
- Mansdorf; thence along the easterly line of said last
- mentioned land,
- 22nd: - North $0^{\circ} 06' 30''$ West 733.33 feet to a 2-inch iron pipe
- set in the northerly line of said Lot "U" at the north-
- easterly corner of said land of Max Mansdorf; thence
- along said last mentioned northerly line,
- 23rd: - South $89^{\circ} 58'$ West 127.70 feet to the point of beginning.
- EXCEPTING THEREFROM that certain well site located within said
- lots 33 and 34 described as follows:
- Beginning at a point in the northerly line of said lot 34, dis-
- tant along the northerly line of said lots 19, 33 and 34, South
- $89^{\circ} 58'$ West 693.18 feet from the northeasterly corner of said
- lot 19; thence along the northerly line of said lots 33 and 34,
- 1st: - North $89^{\circ} 58'$ East 75.00 feet; thence at right angles,
- 2nd: - South $0^{\circ} 02'$ East 50.00 feet; thence parallel with said
- northerly line,

3rd: - South 89° 58' West 51.36 feet to the second course recited as "South 25° 20' 30" East 239.05 feet", in the hereinbefore described Parcel 1; thence along said second course,

4th: - North 25° 20' 30" West 55.31 feet to the point of beginning.

ALSO EXCEPTING THEREFROM and reserving unto the Grantors an undivided one-half interest in and to all minerals, oil, gas and other hydrocarbon substances in, on and under said Parcel 1, herein described, provided however that this said reservation of an undivided one-half interest in all minerals, oil, gas and hydrocarbon substances in said Parcel 1 shall automatically terminate, determine and cease ten (10) years from the date of this deed unless mineral, oil, gas or hydrocarbon substances are discovered in paying quantities on said Parcel 1 or any other real property by whomsoever owned within a distance of one thousand feet (1000') from the exterior boundaries of the within described Parcel 1, and provided further that whether or not mineral, oil, gas or other hydrocarbon substances are discovered within said distance of Parcel 1 or on said Parcel 1 within said ten (10) year period, that after ten (10) years from the date of this deed neither the grantors nor their personal representatives, heirs or assigns or lessees shall conduct any further or additional drilling or prospecting operations on the surface of said Parcel 1 or within two hundred feet (200') of the surface of said Parcel 1, however the last provision shall not be construed as prohibiting any continuance of any operations for the mining or extraction of any mineral, oil, gas or other hydrocarbon substances as are being conducted on the surface of said Parcel 1, or within two hundred feet (200') of the surface of said Parcel 1 from mines or wells which are in existence and producing at the end of said ten (10) year period which commences on the date of this deed.

PARCEL 2:

A non-exclusive easement for road purposes over a strip of land 20.00 feet in width lying southerly and northwesterly of, parallel with, and adjoining the 12th, 13th and 14th courses as hereinbefore described in Parcel 1, and extending from the westerly terminus of said 12th course to the southeasterly line of Valley Road, as described in the deed to Ventura County recorded in Book 393 Page 257 of Official Records.

EXCEPTING THEREFROM any portion of said easement lying within said Valley Road.

PARCEL 3:

An undivided one-half interest in and to that certain well site described as follows:

Beginning at a point in the northerly line of said lot 34, distant along the northerly line of said lots 19, 33 and 34, South 89° 58' West 693.18 feet from the northeasterly corner of said lot 19; thence along the northerly line of said lots 33 and 34,

- 1st: - North 89° 58' East 75.00 feet; thence at right angles,
 2nd: - South 0° 02' East 50.00 feet; thence parallel with said northerly line,
 3rd: - South 89° 58' West 51.36 feet to the second course recited as "South 25° 20' 30" East 239.05 feet", in the hereinbefore described Parcel 1; thence along said second course,
 4th: - North 25° 20' 30" West 55.31 feet to the point of beginning.

TOGETHER WITH an undivided one-half interest in and to the water well located on said well site and the water in said well, together with the right of ingress to and egress from said water well to said Parcel 1 and the right to lay, maintain, repair and replace water lines from said water well to said Parcel 1. Grantors herein shall also have the right to lay, maintain, repair and replace water lines from said water well and the right of ingress to and egress from said water well to other lands owned by grantors adjacent to said well site.

SUBJECT TO:

1. Second installment general and special taxes for the fiscal year 1954-55.
2. Covenants, conditions, restrictions, easements and rights of way of record.

Dated: November 1, 1954.

Max Mansdorf
 Max Mansdorf

Sadie Mansdorf
 Sadie Mansdorf

STATE OF CALIFORNIA)
) ss.
 COUNTY OF VENTURA)

On February 23rd, 1955, before me, a Notary Public in and for said County and State, personally appeared MAX MANSDORF, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

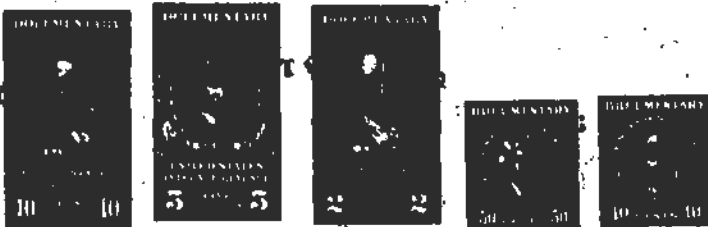
[Signature]
 Notary Public in and for said County and State.

(My Commission Expires Sept. 8, 1956)

STATE OF CALIFORNIA)
 VENTURA) ss.
 COUNTY OF LOS ANGELES)

On February 23rd, 1955, before me, a Notary Public
 in and for said County and State, personally appeared SADIE
 MANSDORF, known to me to be the person whose name is subscribed to
 the within instrument and acknowledged to me that she executed the
 same.

[Signature]
 Notary Public in and for said
 County and State
 My Commission Expires Sept. 2, 1956



9351

RECORDED AT REQUEST OF
 TITLE INSURANCE & TRUST CO.
 AT 8:00 A. M.
 OFFICIAL RECORDS VENTURA COUNTY

MAR 16 1955

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[Signature]
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