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VERIFIED-5

FIRST AMERICAN TITLE INS. CO.-73

## AND WHEN RECORDED MAIL TO

Name James F. Blackstock, Esq.  
 Thorpe, Sullivan, Workman & Thorpe  
 Street 601 West 5th Street, Fifth Floor  
 Address Los Angeles, California 90071-2094  
 City & State

RECORDED IN OFFICIAL RECORDS  
 OF VENTURA COUNTY, CALIFORNIA  
 AUG 15 1984 AT 8 A.M.  
 RICHARD D. DEAN, COUNTY RECORDER

## MAIL TAX STATEMENTS TO

Name Mansdorf Family Trust  
 Lee Mansdorf, Trustee  
 Street P.O. Box 5252  
 Address  
 City & State Beverly Hills, California 90210

FEE \$10.00-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CAT. NO. NN00580  
TO 1972 CA (17-32)

## Individual Quitclaim Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

ALL PTN.	The undersigned grantor(s) declare(s):	(No cash value of transaction: Cancellation of
	Documentary transfer tax is \$ <u>NONE</u>	Purchase contract and release of rights.)
	( ) computed on full value of property conveyed, or	
	( ) computed on full value less value of liens and encumbrances remaining at time of sale.	
	( ) Unincorporated area: ( ) City of _____, and	
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,		
William E. Conrad		
hereby REMISES, RELEASES AND QUITCLAIMS to		
Lee Mansdorf, Trustee of the Mansdorf Family Trust, w/d/t dated August 31, 1967,		
as restated August 16, 1976		
the following described real property in the		
County of Ventura, State of California:		
All the real property affected by the Agreement of Purchase and Sale of Real Property		
recorded in Ventura County, California on July 5, 1984 under Ventura County Recorder's		
number 74083.		
See Exhibit A for further property description.		

Dated: July 13, 1984

*William E. Conrad*  
 William E. Conrad

STATE OF CALIFORNIA  
 COUNTY OF Orange } ss.  
 On July 13, 1984 before  
 me, the undersigned, a Notary Public in and for said State,  
 personally appeared William E. Conrad

personally known to me or proved to me on the basis of sat-  
 isfactory evidence to be the person whose name is  
 subscribed to the within instrument and acknowledged  
 that he executed the same.  
 WITNESS my hand and official seal.

Signature

*Linda M. Inman*

\*List of Assessor's Parcel Numbers attached  
 as last page of Exhibit A.

(This area for official notarial seal)

Title Order No. \_\_\_\_\_

Escrow or Loan No. \_\_\_\_\_

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DESCRIPTION:

All that certain land situated in the State of California, County of Ventura, described as follows:

PARCEL 1:

The Southwest quarter of the Southwest quarter of Section 17, Township 1 South, Range 20 West, San Bernardino Meridian, in the County of Ventura, State of California, according to the official plat, filed in the District Land Office April 10, 1900.

EXCEPTING THEREFROM a 30 foot wide strip of land for roadway purposes, across portions of Sections 17 and 20, Township 1 South, Range 20 West, the centerline of which is described as follows:

Beginning at a point on the West line of said Section 17, distant thereon N 1-29-22 W, a distance of 72.95 feet from the Southwest corner thereof;

Thence N 61° 18' E 207.75 feet;

Thence S 53° 22' E 70.97 feet;

Thence S 30° 55' E 65.97 feet;

Thence S 58° 40' E 152.90 feet;

Thence N 89° 32' E 127.64 feet;

Thence S 62° 42' E 102.70 feet;

Thence S 80° 41' E 152.90 feet;

Thence N 61° 59' E 205.65 feet;

Thence N 48° 43' E 83.82 feet;

Thence N 25° 03' E 96.14 feet;

Thence S 69° 47' E 49.20 feet;

Thence S 43° 58' E 120.85 feet;

Thence S 18° 56' E 124.55 feet;

Thence S 33° 24' E to the West line of the West half, Northeast quarter, Northwest quarter.

PARCEL 2:

The Southwest quarter of the Southeast quarter of Section 17, Township 1 South, Range 20 West, San Bernardino Meridian, in the County of Ventura, State of California, according to the official plat, filed in the District Land Office April 10, 1900.

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EXHIBIT A

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EXCEPT THEREFROM one-half of all oil, gas and minerals that shall ever be developed upon said land, as reserved by Larry Pringle, as Executor of the Estate of Clair B. Brunson, Deceased, in deed recorded March 4, 1958 in book 1595, page 253 of Official Records.

PARCEL 3:

The Southeast quarter of the Southeast quarter of Section 17, Township 1 South, Range 20 West, San Bernardino Meridian, in the County of Ventura, State of California, according to the official plat, filed in the District Land Office April 10, 1900.

EXCEPT THEREFROM 50% of all oil, gas and mineral rights lying below a depth of 500 feet from the surface of said land, without, however, the right to enter upon the surface of said land, as reserved by Tullos Ranch, a co-partnership, in deed recorded November 12, 1981 as Document No. 107980 of Official Records.

PARCEL 4:

The Northwest quarter of the Northwest quarter of Section 20, Township 1 South, Range 20 West, San Bernardino Meridian, in the County of Ventura, State of California, according to the official plat, filed in the District Land Office April 10, 1900.

EXCEPTING THEREFROM a 30 foot wide strip of land for roadway purposes, across portions of Sections 17 and 20, Township 1 South, Range 20 West, the centerline of which is described as follows:

Beginning at a point on the West line of said Section 17, distant thereon N 1-29-22 W, a distance of 72.95 feet from the Southwest corner thereof;

Thence N 61° 18' E 207.75 feet;

Thence S 53° 22' E 70.97 feet;

Thence S 30° 55' E 65.97 feet;

Thence S 58° 40' E 152.90 feet;

Thence N 89° 32' E 127.64 feet;

Thence S 62° 42' E 102.70 feet;

Thence S 80° 41' E 152.90 feet;

Thence N 61° 59' E 205.65 feet;

Thence N 48° 43' E 83.82 feet;

Thence N 25° 03' E 96.14 feet;

Thence S 69° 47' E 49.20 feet;

Thence S 43° 58' E 120.85 feet;

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Thence S 18° 56' E 124.55 feet;

Thence S 33° 24' E to the West line of the West half, Northeast quarter, Northwest quarter.

PARCEL 5:

The East half of the Northeast quarter of the Northwest quarter and the Northwest quarter of the Northeast quarter of Section 20, Township 1 South, Range 20 West, San Bernardino Meridian, in the County of Ventura, State of California, according to the official plat, filed in the District Land Office April 10, 1900.

EXCEPT THEREFROM one-half of all oil, gas and minerals that shall ever be developed upon said land, as reserved by Larry Pringle, as Executor of the Estate of Clair B. Brunson, Deceased, in the deed recorded March 4, 1958 in book 1595, page 253 of Official Records.

PARCEL 6:

The Southwest quarter of the Northwest quarter of Section 21, Township 1 South, Range 20 West, San Bernardino Meridian, in the County of Ventura, State of California, according to the official plat, filed in the District Land Office April 10, 1900.

EXCEPT THEREFROM 50% of all oil and mineral rights without the right of surface entry, as reserved by J. Phillip Fulton, a married man, in deed recorded May 5, 1965 in book 2781, page 569 of Official Records.

PARCEL 7:

The Northwest quarter of the Northwest quarter of Section 21, Township 1 South, Range 20 West, San Bernardino Meridian, in the County of Ventura, State of California, according to the official plat, filed in the District Land Office April 10, 1900.

EXCEPT THEREFROM 50% of all oil, gas, minerals and other hydrocarbon substances in and under said land, but without the right of surface entry thereon to extract same, as reserved by Margaret Elizabeth McEwen, a married woman, in deed recorded September 16, 1965 in book 2862, page 473 of Official Records.

PARCEL 8:

The Northwest quarter of the Southeast quarter of Section 21, Township 1 South, Range 20 West, San Bernardino Meridian, in the County of Ventura, State of California, according to the official plat, filed in the District Land Office April 10, 1900.

EXCEPT an undivided 50% of all oil, gas, hydrocarbons and other minerals underlying the subject property, lying below a depth of 500 feet without the right of surface entry, as reserved in the deed from Larquir Enterprises, Inc., a California corporation recorded February 1, 1976 in book 4541, at page 240 of Official Records of Ventura County.

PARCEL 9:

The Northeast quarter of the Northeast quarter of Section 20, Township 1 South, Range 20 West, San Bernardino Meridian, in the County of Ventura, State of California, according to the official plat, filed in the District Land Office April 10, 1900.

EXCEPT THEREFROM 50% of all oil, gas and mineral rights lying below a depth of 500 feet from the surface of said land, without, however, the right to enter upon the surface of said land, as reserved by Tullos Ranch, a co-partnership, in deed recorded November 12, 1981 as Document No. 107980 of Official Records.

PARCEL 10:

Lots 1, 2, 3, 4 and the Southwest quarter of the Northeast quarter of Section 20; Lots 1, 2, 3, 4, 5, the East half of the Northwest quarter, the Southwest quarter of the Northeast quarter and the Northeast quarter of the Southwest quarter of Section 21; and Lot 1 of Section 28, Township 1 South, Range 20 West, San Bernardino Meridian, in the County of Ventura, State of California, according to the official plat, filed in the District Land Office April 10, 1900.

EXCEPT THEREFROM any portion of the above described property along the shore below the line of natural ordinary high tide and also excepting any artificial accretions to said land waterward of said line of natural ordinary high tide.

ALSO EXCEPT THEREFROM an undivided one-half interest in and to all oil, gas and minerals lying below a plane of 500 feet from the surface of said land, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than the above described land, without, however, the right to drill, mine, explore and operate through the surface or the upper 500 feet of the subsurface of said land, as reserved by Hall, Marquardt & Co., a partnership, in deed recorded February 10, 1964 in book 2477, page 468 of Official Records.

PARCEL 11:

Lot 4 of Section 27, Township 1 South, Range 20 West, San Bernardino Meridian, in the County of Ventura, State of California, according to the official plat, filed in the District Land Office April 10, 1900.

EXCEPT ALL LAND LYING NORTH OF THE CENTERLINE OF THE PACIFIC COAST HIGHWAY.

EXCEPTING THEREFROM any portion of the above described property along the shore below the line of natural ordinary high tide and also excepting any artificial accretions to said land waterward of said line of natural ordinary high tide.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas and minerals lying below a plane of 500 feet from the surface of said land, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than the above described land, without, however, the right to drill, mine, explore and operate through the surface or the upper 500 feet of the subsurface of said land, as reserved by Hall, Marquardt & Co., a partnership, in deed recorded February 10, 1964 in book 2477, page 468 of Official Records.

PARCEL 12:

The North half of the Northwest quarter of the Northeast quarter of Section 21, Township 1 South, Range 20 West, San Bernardino Meridian, in the County of Ventura, State of California, according to the official plat, filed in the District Land Office April 10, 1900.

EXCEPT THEREFROM one-half of all oil, gas and mineral rights and all rights necessary for the development of same, as excepted by Nelle A. Holmes, formerly Nelle A. Collins, in deed recorded May 11, 1960 in book 1866, page 303 of Official Records.

PARCEL 13:

The South half of the Northwest quarter of the Northeast quarter of Section 21, Township 1 South, Range 20 West, San Bernardino Meridian, in the County of Ventura, State of California, according to the official plat, filed in the District Land Office April 10, 1900.

EXCEPT THEREFROM one-half of all oil, gas and mineral rights and all rights necessary for the development of same, as excepted by Nelle A. Holmes, formerly Nelle A. Collins, in deed recorded May 11, 1960 in book 1866, page 303 of Official Records.

PARCEL 14:

The North half of the Northeast quarter of the Northeast quarter of Section 21, Township 1 South, Range 20 West, San Bernardino Meridian, in the County of Ventura, State of California, according to the official plat, filed in the District Land Office April 10, 1900.

EXCEPT THEREFROM one-half of all oil, gas and mineral rights and all rights necessary for the development of same, as excepted by Nelle A. Holmes, formerly Nelle A. Collins, in deed recorded May 11, 1960 in book 1866, page 303 of Official Records.

PARCEL 15:

The South half of the Northeast quarter of the Northeast quarter of Section 21, Township 1 South, Range 20 West, San Bernardino Meridian, in the County of Ventura, State of California, according to the official plat, filed in the District Land Office April 10, 1900.

EXCEPT THEREFROM one-half of all oil, gas and mineral rights and all rights necessary for the development of same, as excepted by Nelle A. Holmes, formerly Nelle A. Collins, in deed recorded May 11, 1960 in book 1866, page 303 of Official Records.

PARCEL 16:

The Northeast quarter of the Southeast quarter of Section 21, Township 1 South, Range 20 West, San Bernardino Meridian, in the County of Ventura, State of California, according to the official plat, filed in the District Land Office April 10, 1900.

EXCEPT THEREFROM one-half of all oil, gas and mineral rights and all rights necessary for the development of same, as excepted by Nelle A. Holmes, formerly Nelle A. Collins, in deed recorded May 11, 1960 in book 1866, page 303 of Official Records.

PARCEL 17:

The Southeast quarter of the Northeast quarter of Section 21, Township 1 South, Range 20 West, San Bernardino Meridian, in the County of Ventura, State of California, according to the official plat, filed in the District Land Office April 10, 1900.

EXCEPT THEREFROM one-half of all oil, gas and mineral rights and all rights necessary for the development of same, as excepted by Nelle A. Holmes, Formerly Nelle A. Collins, in Deed recorded May 11, 1960 in Book 1866, Page 303 of Official Records.

PARCEL 18:

The East half of the Southeast Quarter of the Northeast Quarter of Section 20, Township 1 South, Range 20 West, San Bernardino Base and Meridian, in the County of Ventura, State of California, according to the Official Plat thereof.

EXCEPT an undivided one-half interest in and to all crude oil, petroleum, gas, brea, asphaltum and all kindred substances and other minerals lying below a depth of 500 feet of said land, but without right of entry to extract the same, as reserved by Paul D. Fulton, a married man, as his separate property, who acquired title as Paul David Fulton, in Deed recorded March 29, 1965 in Book 2759, Page 120 of Official Records.

ALSO EXCEPT an undivided 25% interest of all oil and mineral rights below a depth of 500 feet and without the right of surface entry as reserved by Deer Enterprises, A General Partnership, in Deed recorded May 1, 1981 as Document No. 039902 of Official Records.

PARCEL 19:

The Southwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 20, Township 1 South, Range 20 West, San Bernardino Meridian.

EXCEPT portion used for Deer Creek Road.

ALSO EXCEPT all oil and mineral rights of record.

PARCEL NUMBER .TAX ASSESSORS NUMBERACRES

1	-----	700-0-	010-520	-----	40.000
2	-----	"	010-115	-----	40.000
3	-----	"	010-240	-----	37.902
4	-----	"	050-390	-----	40.000
5	-----	"	050-055	-----	60.000
6	-----	"	050-085	-----	40.000
7	-----	"	050-095	-----	40.000
8	-----	"	050-120	-----	40.000
9	-----	"	050-140	-----	37.902
10	-----	"	050-185, 195, 205 and 215	--	450.840
11	-----	"	070-275 and 285	-----	6.300
12	-----	"	050-315	-----	20.000
13	-----	"	050-325	-----	20.000
14	-----	"	050-335	-----	20.000
15	-----	"	050-345	-----	20.000
16	-----	"	050-355	-----	40.000
17	-----	"	050-365	-----	40.000
18	-----	"	050-245	-----	18.784
19	-----	"	050-375	-----	9.860

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