

Quitclaim Deed

Escrow No. 109038-ma

AM: L. R. S. & Nona

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

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

JOSEPH M. GROSS and FLORENCE GROSS, his wife

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

MAX MANSDORF, a married man,

the following described real property in the state of California, county of Ventura:

Those portions of Lots 16 and 19, Tract No. 2, M. L. Wicks Subdivision, 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 37 of Maps, described as a whole as follows:

PARCEL 1:

Beginning at the intersection of the easterly line of the land conveyed to Ralph W. Hollis and wife, by deed recorded June 22, 1949 as Document No. 10405 in book 878, page 211 of Official Records, with the center line of that certain easement 60.00 feet wide, locally known as and called "Wicks Road", as conveyed to Ventura County by deed recorded October 7, 1949 as Document No. 17027 in book 894, page 399 of Official Records, from which the southeasterly corner of said land of Ralph W. Hollis bears South 0° 00' 40" West 68.10 feet; thence along the center line of said Wicks Road by the following two courses:

1st: - Northeasterly along a curve concave northerly, having a radius of 634.97 feet and a radial bearing of said curve from said intersection bears North 11° 42' West, through an angle of 13° 34' an arc distance of 150.32 feet to the end of said curve; thence tangent to said curve;

2nd: - North 64° 44' East 408.68 feet; thence,

3rd: - North 2° 19' 50" West 170.44 feet; at 32.58 feet a 1/2-inch iron pipe set in the northerly line of said Wicks Road; at 170.44 feet a 1/2-inch iron pipe; thence

4th: - North 14° 19' 50" West 327.60 feet to a 3/4-inch iron pipe; thence,

5th: - South 75° 28' 20" West 183.51 feet; thence,

6th: - South 66° 36' 20" West 295.82 feet to a 3/4-inch iron pipe; thence,

7th: - South 34° 17' 30" West 375.87 feet to a 3/4-inch iron pipe set in the northerly line of the land described as Parcel "C" in the deed to Rosalie E. Wicks, a widow, recorded December 1, 1928 in book 228, page 363 of Official Records; thence along the northerly line of said land of Ralph W. Hollis,

8th: - South 89° 59' 20" East 237.14 feet to the northeasterly corner of said last mentioned land; thence along the easterly line of said land of Ralph W. Hollis.

9th: - South 0° 00' 40" West 235.60 feet; at 204.26 feet a 3/4-inch iron pipe set in the northerly line of said Wicks Road; at 235.60 feet the point of beginning, containing approximately 6.667 acres net, more or less.

PARCEL 2:

A non-exclusive easement, for road purposes, over a strip of land 20.00 feet in width lying parallel with, easterly of and adjoining courses 3rd and 4th of Parcel 1, as hereinbefore described.

Dated: August 17, 1954

Joseph M. Gross
Florence Gross

LOS ANGELES

On August 25, 1954
before me, the undersigned, a Notary Public in
and for said County and State, personally appeared
Joseph M. Gross
and Florence Gross, his wife.

Known to me to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged that
they executed the same.
WITNESS my hand and official seal.

(Seal) *Walter M. Jett*
Notary Public in and for said County and State.

26267

RECORDED AT REQUEST OF
TITLE INSURANCE & TRUST CO.
AT 8:00 A. M.
OFFICIAL RECORDS VENTURA COUNTY
AUG 27 1954

BOOK 1224 PAGE 556
J. S. Locke, RECORDER
FEES \$5.00 FOLIO 7

RECORDED AND COMPARED, JOHN S. LOCKE, RECORDER. BY *Virginia E. Locke* DEPUTY

SPACE ABOVE THIS LINE



26268

Grant Deed

Escrow No. 109038-ms

Att. I. R. S. \$ 8.80

316 1 52

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

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

MAX MANSDORF, and SADIE MANSDORF, husband and wife,

hereby GRANT(S) to

MARVIN R. PAIGE and HILMA S. PAIGE, husband and wife as joint tenants,

the following described real property in the state of California, county of Ventura:

Those portions of Lots 16 and 19, Tract No. 2, M. L. Wicks Sub-division, 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 37 of Maps, described as a whole as follows:

PARCEL 1:

Beginning at the intersection of the easterly line of the land conveyed to Ralph W. Hollis and wife by deed recorded November 9, 1948 as Document No. 10405 in book 878 page 213 of Official Records, with the center line of that certain easement, 60 feet wide, locally known as and called "Wicks Road", as conveyed to Ventura County by deed recorded October 7, 1949 as Document No. 17027 in book 894 page 399 of Official Records, from which the southeasterly corner of said land of Ralph W. Hollis bears South 0° 00' 40" West 68.10 feet; thence along the center line of said Wicks Road by the following two courses:

1st: - Northeasterly, along a curve concave northerly, having a radius of 634.97 feet and a radial bearing of said curve from said intersection bears North 11° 42' West, through an angle of 13° 34' an arc distance of 150.32 feet to the end of said curve; thence tangent to said curve,

2nd: - North 64° 44' East 408.68 feet; thence,

3rd: - North 2° 19' 50" West 170.44 feet, at 32.58 feet a 1/2" iron pipe set in the northerly line of said Wicks Road, at 170.44 feet a 1/2" iron pipe; thence,

This is a true certified copy of the original record if it bears the seal, imprinted in purple ink, of the County Clerk and Recorder.

Mark A. Lunn

MARK A. LUNN
County Clerk and Recorder
Ventura County, California

JUL 29 2016

