

2012-009043

NORTH AMERICAN TITLE COMPANY
8:00 am 01/24/12 DE Fee: 18.00
Count of Pages 2 UN
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

Recording Requested By

North American Title Company, Inc.
File No. 55903-1121120-11

AND WHEN RECORDED MAIL TO:

Name: TEG PARTNERS , LLC
Street Address 18 Terrace Avenue
City & State Half Moon Bay, CA 94019



SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P. No. 048-076-120

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$280.50; CITY TRANSFER TAX \$NONE;

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of Half Moon Bay, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **United American Bank** hereby GRANTS to **TEG PARTNERS, LLC, a Delaware limited liability company**

the following described property in the City of **Half Moon Bay**, County of **San Mateo**, State of **California**:

LOTS 2, 3, 4, 5, 6, 7, 8, AND 9, BLOCK 4, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON AUGUST 15, 1907 IN BOOK 5 OF MAPS AT PAGE(S) 19.

EXCEPTING FROM LOT 9, A STRIP OF LAND 10 FEET WIDE, MEASURED AT RIGHT ANGLES LYING CONTIGUOUS TO AND SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF LOT 9 OF SAID BLOCK 4 AND EXTENDING FROM THE NORTHWESTERLY TO THE SOUTHEASTERLY LINE OF LOT 9.

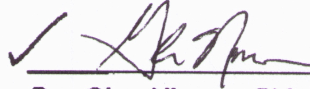
BEING PARCEL 1 ON APPROVAL OF LOT LINE ADJUSTMENT RECORDED AUGUST 24, 2007, SAN MATEO COUNTY RECORDS SERIES NO. 2007-127571.

Dated: **01/18/2012**

STATE OF CALIFORNIA)
COUNTY OF San Mateo)ss

On January 19, 2012, before me,
Sharon A Ingram, Notary Public, personally
appeared Glen Nissen

United American Bank



By: Glen Nissen, Chief Credit Officer

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

Sharon A. Ingram

This area for official notarial seal



ORDER NO. TRV1423282

EXHIBIT "A"

PARCEL 1

LOTS 10, 11, 12, 13, 14 AND 15, AND THE NORTHEASTERLY 10 FEET OF LOT 9, MEASURED AT RIGHT ANGLES LYING CONTIGUOUS TO AND SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF LOT 9 AND EXTENDING FROM THE NORTHWESTERLY TO THE SOUTHWESTERLY LINE OF LOT 9, BLOCK 4 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10, MIRAMAR TERRACE," FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SAN MATEO, STATE OF CALIFORNIA ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE 19.

EXCEPTING FROM LOT 15, A STRIP OF LAND 10 FEET WIDE, MEASURED AT RIGHT ANGLES LYING CONTIGUOUS TO AND NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOT 15 OF SAID BLOCK 4 AND EXTENDING FROM THE NORTHWESTERLY TO THE SOUTHEASTERLY LINE OF SAID LOT 15.

PARCEL 2

AN EASEMENT FOR DRIVEWAY ACCESS AND UTILITIES ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2 AS SAID PARCELS ARE SHOWN ON THAT LOT LINE ADJUSTMENT FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO AUGUST 24, 2007, SERIES NUMBER 2007-127571. SAID EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 1, THENCE ALONG THE SOUTHWESTERLY LINE OF PARCEL 1, NORTH 58° 11' 24" WEST, 19.51 FEET; THENCE LEAVING SAID SOUTHWESTERLY LINE OF PARCEL 1 ALONG THE NORTHERLY EDGE OF AN EXISTING GRAVEL DRIVE THE FOLLOWING COURSES:

NORTH 65° 59' 16" EAST, 10.61 FEET; THENCE NORTH 29° 02' 05" EAST, 10.12 FEET; THENCE NORTH 05° 24' 29" WEST, 14.46 FEET; THENCE NORTH 13° 27' 05" WEST, 25.26 FEET; THENCE NORTH 01° 41' 14" EAST, 23.28 FEET; THENCE NORTH 21° 38' 28" EAST, 22.18; THENCE NORTH 36° 47' 03" EAST, 34.46 FEET; THENCE NORTH 49° 41' 54" EAST, 13.04 FEET; THENCE NORTH 56° 58' 25" EAST, 24.23 FEET; THENCE NORTH 69° 03' 35" EAST, 14.62 FEET; THENCE NORTH 85° 03' 53" EAST, 27.25 FEET; THENCE NORTH 84° 48' 35" EAST, 27.44 FEET TO A POINT ON THE LINE COMMON TO PARCEL 1 AND PARCEL 2; SAID POINT BEARS NORTH 24° 30' 00" WEST 21.47' FROM THE SOUTHERLY CORNER OF PARCEL 1 AND PARCEL 2.

THENCE LEAVING THE EDGE OF THE EXISTING GRAVEL DRIVE, ALONG SAID LINE COMMON TO PARCEL 1 AND PARCEL 2, SOUTH 24° 30' 00" EAST, 21.47 FEET; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF PARCEL 1, THE FOLLOWING COURSES:

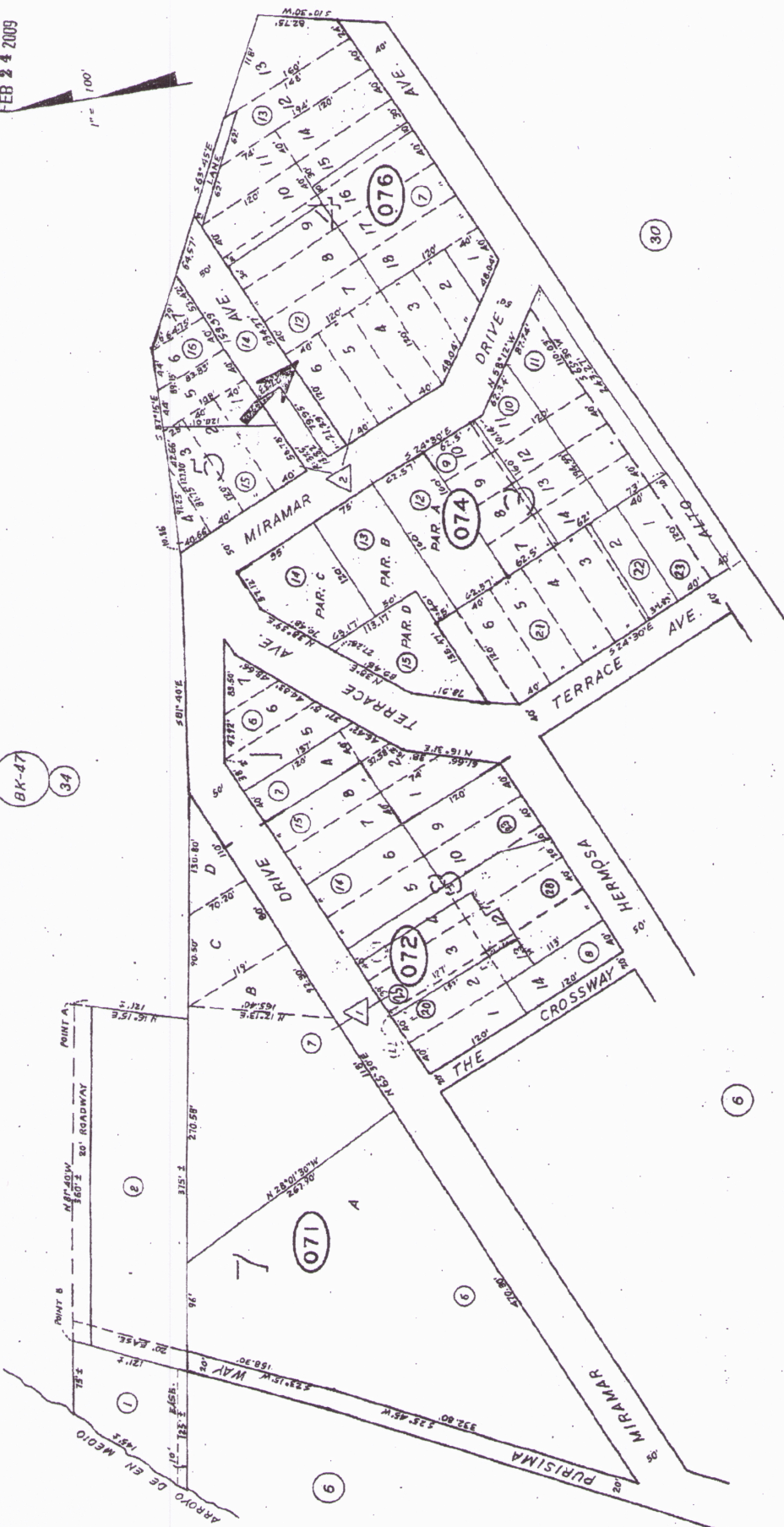
SOUTH 65° 30' 00" WEST, 110.00 FEET; THENCE SOUTH 24° 30' 00" EAST, 80.00 FEET; THENCE SOUTH 65° 30' 00" WEST, 66.67 FEET TO THE POINT OF BEGINNING.

END OF LEGAL DESCRIPTION

FEB 24 2009

1" = 100'

BK-47
34



- ▲ PARCEL MAP VOL 68/97-98 JUN 9 2007
- ▲ MIRAMAR TERRACE RSM 4/12
- ▲ SUB. OF BLOCK 10 MIRAMAR TERRACE RSM 5/19

"The information on this plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached."

EXHIBIT A

MAP TO ACCOMPANY LEGAL DESCRIPTION

FOR DRIVEWAY EASEMENT ACROSS PARCEL 1
FOR THE BENEFIT OF PARCEL 2 AS SHOWN ON
THAT LOT LINE ADJUSTMENT FILED ON

FOR:

LYLE CHURCH
655 MIRAMAR AVE.
HALF MOON BAY, CA 94019

MIRAMAR DRIVE

HERMOSA AVE

PARCEL 1

PARCEL 2

GRAVEL
EASEMENT
CONTAINS 8880 SQ. FT. +/-

Id	Bearing	Distance
L1	N 58°11'24" W	10.51'
L2	N 65°58'16" E	10.81'
L3	N 28°02'05" E	10.12'
L4	N 05°24'28" W	14.46'
L5	N 13°27'05" W	25.26'
L6	N 01°41'14" E	23.28'
L7	N 21°38'28" E	22.18'
L8	N 36°47'03" E	34.48'
L9	N 49°41'54" E	13.04'
L10	N 56°58'26" E	24.23'
L11	N 68°03'36" E	14.62'
L12	N 65°03'53" E	27.25'
L13	N 84°48'15" E	27.44'
L14	S 24°30'00" E	21.47'



134.00'

ALTO AVENUE

COASTSIDE LAND SURVEYING

799 MAIN STREET #E
HALF MOON BAY, CA 94019

650 726-1715

JUNE 2007

WO #03-05 03-05DWYEASE.PCS

PAGE 2 OF 2

1" = 50'



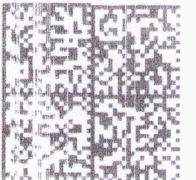
40'



Mark Church

Assessor-County Clerk-Recorder
555 County Center, Redwood City, CA 94063-1665

2004 0715661065



nsodaan

049J82039051
\$00.450
02/03/2012
Mailbox From 94062
US POSTAGE

IMPORTANT
LEGAL DOCUMENT
ENCLOSED

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