

RECORDING REQUESTED BY:
Redwood Empire Title Company of Mendocino
County

**Mail Tax Statements and
When Recorded Mail Document To:**
Sierra Northern Railway, a California corporation
1745 Enterprise Blvd
West Sacramento, CA 95691

Escrow No.: 20222119RB

2022-13928

Recorded at the request of:
REDWOOD EMPIRE TITLE
12/23/2022 09:27 AM
Fee: \$45.00 Pgs: 1 of 5

OFFICIAL RECORDS
Katrina Bartolomie - Clerk-Recorder
Mendocino County, CA



SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s) Documentary Transfer Tax stamps in the sum of \$2,200.00

X	\$20.00 PAID
	PCO FILED
	Exempt

- ☒ computed on full value of property conveyed, or
- ☐ computed on full value less value of liens or encumbrances remaining at time of sale,
- ☐ Unincorporated area:

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

Mendocino Railway, a California corporation

hereby GRANT(S) to

Sierra Northern Railway, a California corporation

the following described real property:

See Exhibit A attached hereto and made a part hereof.

Dated: December 20, 2022

Mendocino Railway, a California corporation

BY: 
Robert Pinoli, President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of MendocinoOn 12/21/2022 before me,R. Burlesci, Notary Public,personally appeared Robert Pinoli

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.

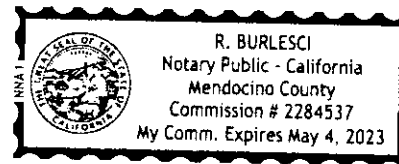
Signature R. Burlesci (Seal)

EXHIBIT "A"

All that certain real property situated in the County of Mendocino, State of California, more particularly described as follows:

TRACT ONE:**Parcel One:**

All that real property situate in Sections 12 and 13, Township 18 North, Range 18 West, Mount Diablo Base and Meridian, County of Mendocino, California, more particularly described as follows:

All of Lots 1, 2, 3, 4, and the East half of the East half of said Section 12, and that portion of Lot 1 of said Section 13 described as follows:

Beginning at the northeast corner of said Section 13, said corner marked by a 3/4" rebar with plastic cap stamped L.S. 5940; thence North 88° 51' 40" West, 342.41 feet along the section line common to said Sections 12 and 13 to a 3/4" rebar with plastic cap stamped L.S. 5940 in a cyclone fence; thence South 56° 18' 42" East 65.93 feet along said fence to a 3/4" rebar with plastic cap stamped L.S. 5940 at another fence corner; thence North 04° 05' 36" East, 23.80 feet along said fence to a 3/4" rebar with plastic cap stamped L.S. 5940 at another fence corner; thence South 55° 34' 22" East, 306.82 feet along said fence to a 3/4" rebar with plastic cap stamped L.S. 5940 on the East boundary of said Section 13; thence North 01° 18' 05" East, 194.66 feet along said East boundary of Section 13 to the point of beginning.

EXCEPTING from Lots 2 and 3 that part thereof conveyed to Charles Russell Johnson and Peter Lowe by Joint Tenancy Deed dated December 27, 1945, recorded November 15, 1946 in Volume 206 of Official Records, Page 51 et seq., Mendocino County Records.

ALSO EXCEPTING from Lot 2 that part thereof as described in the Deed executed by Boise Cascade Corporation to Fort Bragg Municipal Improvement District Number One, dated November 3, 1970, recorded December 18, 1970 in Book 834 Official Records, Page 517, Mendocino County Records.

ALSO EXCEPTING from the Northeast quarter of Section 12 that portion thereof deeded to Mendocino Coast Railways, Inc. recorded in Book 1656 Official Records, Page 378, Mendocino County Records.

ALSO EXCEPTING THEREFROM that portion described in the Deed to the City of Fort Bragg, recorded January 5, 2010 as Instrument No. 2010-00114, Mendocino County Records.

ALSO EXCEPTING those portions described in the Deeds to the City of Fort Bragg, recorded November 21, 2011 as Instrument No. 2011-16313 and recorded November 24, 2015 as Instrument No. 2015-15977, Official Records of Mendocino County.

ALSO EXCEPTING all that portion described as follows:

Commencing at the section corner common to Sections 6 and 7, Township 18 North, Range 17 West, and Sections 1 and 12, Township 18 North, Range 18 West, Mount Diablo Meridian; thence South 01°18'24" West along the range line, a distance of 460.05 feet to the POINT OF BEGINNING; thence continuing South 01°18'24" West along the range line, a distance of 237.38 feet; thence leaving said range line North 88°58'07" West, a distance of 29.03 feet; thence North 1°18'24" East, a distance of 237.53 feet; thence South 88°41'11" East, a distance of 29.03 feet to the POINT OF BEGINNING.

Parcel Two:

That portion of the West half of the Northwest Quarter of Section 7, Township 18 North, Range 17 West, Mount Diablo Base and Meridian, described as follows:

Beginning at the corner to Sections 1 and 12, Township 18 North, Range 18 West, and Sections 6 and 7, Township 18 North, Range 17 West, Mount Diablo Base and Meridian; and running thence South along the Range line 2640 feet to a point in the City Limit on the South side of Fort Bragg, according to the "Map of the City of Fort Bragg, showing the Town Lots" tiled February 15, 1910 in Map Case 1, Drawer 3, Page 44, Mendocino County Records; thence East along said City Limit 380 feet to a point in the West line of Main Street; thence North along said West line 1260 feet to a point in the South line of Oak Avenue; thence West along said South line 200 feet; thence North 980 feet to a point in the North line of Redwood Avenue; thence East along the North line of Redwood Avenue 200 feet to the West line of Main Street; thence

North along said West line 119.50 feet to the Northeast corner of a strip of land described in a Deed from Coast National Bank in Fort Bragg to Union Lumber Company, dated November 9, 1955, recorded in Book 413 of Official Records, Page 502, Mendocino County Records; thence West along said North line 121 feet to a point in the West line of a parcel of land described in a Deed from Union Lumber Company to Coast National Bank of Fort Bragg, dated November 3, 1955, recorded in Book 413 of Official Records, Page 500, Mendocino County Records; thence North along the West line of said Parcel 38.50 feet to the Northwest corner thereof; thence East 121 feet to a point on the West line of Main Street and being the Northeast corner of a parcel of land described in a Deed from Union Lumber Company to the Bank of Fort Bragg, dated June 3, 1904, recorded in Book 97 of Deeds, Page 354, Mendocino County Records; thence North along the West line of Main Street 161.5 feet to the Southeast corner of a parcel of land described in a Deed from Union Lumber Company to the City of Fort Bragg, dated October 31, 1912, recorded in Book 133 of Deeds, Page 421, Mendocino County Records; thence West along the South line of said last mentioned Parcel 56 feet to its Southwest corner; thence North along its West line 42.5 feet to a point in the South line of a parcel of land described in a Deed from Union Lumber Company to Fort Bragg Commercial Bank, dated May 11, 1912, recorded in Book 131 of Deeds, Page 33, Mendocino County Records; thence West along the South line of said last mentioned Parcel 44 feet to its Southwest corner; thence North along its West line 35 feet to its Northwest corner; thence West 280 feet to the point of beginning.

EXCEPTING THEREFROM the following:

1. That portion described in the Deed to City of Fort Bragg, recorded January 9, 1985, in Book 1489, Page 317, Mendocino County Records.
2. That portion described in the Deed to California Western Railroad recorded November 19, 1987, in Book 1656 Official Records, Page 374, Mendocino County Records.
3. That portion described in the Deed to Mendocino Coast Railway recorded November 19, 1987, in Book 1656 Official Records, Page 378, Mendocino County Records.
4. Those portions described in the Deeds to Joe H. Mayfield, et ux, recorded October 31, 1984 in Book 1480 Official Records, Page 252 and recorded June 27, 1986 in Book 1566 Official Records, Page 363, Mendocino County Records.
5. Parcel 1 as shown on that certain Parcel Map of Division No. 3-84 filed October 23, 1984 in Map Case 2, Drawer 42, Page 23, Mendocino County Records.
6. Parcels 1, 2 and 3 as numbered and designated on the certain Parcel Map of Division 4-01 filed September 23, 2005 in Drawer 72 of Maps, Page 79, Mendocino County Records.
7. Those portions described in the Deeds to the State of California recorded February 19, 1999 as Serial #1999-03294 and Serial #1999-03295, Mendocino County Records.
8. All that portion as described as follows:

That certain real property situated in the City of Fort Bragg, County of Mendocino, State of California, and being a portion of the West one-half of the Northwest one-quarter of Section 7, Township 18 North, Range 17 West, Mount Diablo Meridian, more particularly described as follows:

The bearings used in this description are in terms of the California State Grid, Zone 2.

Beginning at a point where the West line of Main Street intersects the South line of Oak Avenue extended Westerly in the City of Fort Bragg, said point of beginning being 138a feet South and 38a feet East of the section corner common to Sections 6 and 7, Township 18 North, Range 17 West, and Section 1 and 12, Township 18 North, Range 18 West, Mount Diablo Meridian; thence from said point of beginning and along the exterior boundary lines of the parcel of land to be described as follows:

South $01^{\circ} 37' 54''$ West (Record= South) along the West line of said Main Street, 145.88 feet; thence leaving said street side line, North $85^{\circ} 10' 18''$ West, 100.15; thence North $01^{\circ} 37' 54''$ East (Record = North) and Parallel with the West line of said Main Street, 139.83 feet to a point in the South line of said Oak Avenue extended Westerly; thence South $88^{\circ} 38' 00''$ East (Record = East) along said Oak Avenue side line, 100.00 feet to the point of beginning.

9. All that portion described as follows:

Commencing at the section corner common to Sections 6 and 7, Township 18 North, Range 17 West, and Sections 1 and 12, Township 18 North, Range 18 West, Mount Diablo Meridian; thence South $01^{\circ} 18' 24''$ West along the range line, a distance of 460.05 feet to the POINT OF BEGINNING; thence leaving said range line, South $88^{\circ} 41' 11''$ East, a distance of

179.92 feet; thence South 01°21'03" West, a distance of 229.27 feet; thence North 87°51'29" West, a distance of 12.77 feet; thence South 00°17'51" West, a distance of 21.09 feet; thence North 89°10'25" West, a distance of 74.38 feet; thence North 00°41'57" East, a distance of 9.95 feet; thence North 88°17'22" West, a distance of 10.04 feet; thence North 60°27'42" West, a distance of 7.99 feet; thence North 88°58'07" West, a distance of 75.78 feet to the range line; thence North 01°18'24" East along the range line, a distance of 237.38 feet to the POINT OF BEGINNING.

EXCEPTING FROM TRACTS TWO AND THREE ALL THAT LAND LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 6 AND 7, TOWNSHIP 18 NORTH, RANGE 17 WEST, AND SECTIONS 1 AND 12, TOWNSHIP 18 NORTH, RANGE 18 WEST, MOUNT DIABLO MERIDIAN; THENCE SOUTH 13°42'42" EAST, A DISTANCE OF 414.22 FEET TO THE SOUTHWEST CORNER OF PARCEL ONE AS SHOWN ON "PARCEL MAP OF DIVISION NO. 5-84" FILED IN MAP CASE 2, DRAWER 42, PAGE 59 MENDOCINO COUNTY RECORDS AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 88.41'11" WEST, A DISTANCE OF 1,809.58 FEET MORE OR LESS TO A POINT ON THE WEST BOUNDARY OF THE LANDS OF GEORGIA-PACIFIC CORPORATION.

Basis of Bearings: That certain Record of Survey filed in Drawer 72 of Maps at Pages 58-64, Mendocino County Records.

TRACT TWO:

PARCEL ONE:

ALL THAT PORTION OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 18 WEST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

LOTS 2 AND 3 AND ALL THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 LYING SOUTHERLY OF THE SOUTH LINE OF BLOCKS A AND B OF WELLER ADDITION TO THE CITY OF FORT BRAGG AND ALL THAT PORTION LYING WESTERLY OF THE WEST LINE OF BLOCKS B, C, D AND G OF WELLER ADDITION TO THE CITY OF FORT BRAGG AND ALSO LYING WESTERLY OF THE WEST BOUNDARY LINES OF THOSE CERTAIN PARCELS CONVEYED TO FRED C. HOLMES BY DEED RECORDED APRIL 15, 1964 IN BOOK 656 OFFICIAL RECORDS, PAGE 355, AND SOUTHERLY AND WESTERLY OF THE LANDS DESCRIBED IN THE DEED TO FORT BRAGG MUNICIPAL IMPROVEMENT DISTRICT NUMBER ONE BY PARCEL TWO OF DEED RECORDED DECEMBER 28, 1970 IN BOOK 834 OFFICIAL RECORDS, PAGE 517 MENDOCINO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO CALIFORNIA WESTERN RAILROAD, A CALIFORNIA CORPORATION RECORDED NOVEMBER 19, 1987 IN BOOK 1656 OFFICIAL RECORDS, PAGE 378, MENDOCINO COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO WILLIAM J. BLINN RECORDED APRIL 4, 1990 IN BOOK 1820 OFFICIAL RECORDS, PAGE 1, MENDOCINO COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE CITY OF FORT BRAGG RECORDED SEPTEMBER 6, 1990 IN BOOK 1856 OFFICIAL RECORDS, PAGE 516, MENDOCINO COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS DESCRIBED IN THE IRREVOCABLE OFFER TO DEDICATE TITLE IN FEE AND DECLARATION OF RESTRICTIVE COVENANTS TO THE CITY OF FORT BRAGG, RECORDED JANUARY 5, 2010, INSTRUMENT NO. 2010-00117, OFFICIAL RECORDS.

PARCEL TWO:

LOT 14, BLOCK B OF THE WELLER ADDITION TO FORT BRAGG.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO GARY E. RICHARDS, ET UX RECORDED NOVEMBER 14, 1978 IN BOOK 1180 OFFICIAL RECORDS, PAGE 101, MENDOCINO COUNTY RECORDS.

APN: 008-010-37, 008-020-18 and 008-053-34