

P

Type

Plans

AGP12-0025

Permit Number

3575

Street Number

Slusser Rd

Street Name

SRA

Community Code

057-070-040

APN



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

---

**MEMO**

**Date:** June 14, 2016  
**To:** Jackson Family Wines, Attention: Debbie Hunt  
**From:** Traci Tesconi, Supervising Planner *TT*  
**Subject:** AGP12-0025 (APN: 057-070-050) & AGP12-0023 (APN: 057-070-049)  
Correction to Notices of Two Non-Renewals

For your records, attached please find two corrected Notices of Non-Renewals for the above APN's. If you have any questions, please contact me at (707) 565-1903 or [Traci.Tesconi@sonoma-county.org](mailto:Traci.Tesconi@sonoma-county.org).

I appreciate your assistance in this matter.

cc: PRMD DIS- Attention: Shelly Bianchi-Williamson  
Assessor – Attention: Kim Ballachey  
State Department of Conservation- Land Conservation Act program  
File: AGP12-0025 & AGP12-0023

Free Recording per Govt. Code Sec. 27383

Recording Requested by  
COUNTY OF SONOMA  
Clerk of the Board of Supervisors  
575 Administration Drive, Suite 100A  
Santa Rosa, CA 95403

**2016047708**

Official Records Of Sonoma County  
William F. Rousseau

06/02/2016 03:59 PM  
Fee: \$ 0.00 5 Pages



**CONFORMED COPY**

After recording return to:  
COUNTY OF SONOMA  
Clerk of the Board of Supervisors  
575 Administration Drive, Suite 100A  
Santa Rosa, CA 95403

Space above line for Recorder's Use Only

**\*\*CORRECTION\*\***

to

**NOTICE OF NON-RENEWAL**

**OF LAND CONSERVATION CONTRACT (a.k.a. WILLIAMSON ACT CONTRACT)  
Pursuant to California Government Code § 51245**

This Document corrects clerical error(s) and/or omissions in the Notice of Non-Renewal recorded on October 5, 2012, as Sonoma County Official Record, Instrument Number 2012-098801.

The Notice of Non-Renewal recorded at Instrument Number 2012-098801 incorrectly identifies Assessor's Parcel Number (APN) APN 057-070-050 as one of the parcels restricted by the Land Conservation Contract recorded at Instrument Number 1978-082068.

By its terms, the Land Conservation Contract recorded at Instrument Number 1978-082068 only restricts APNs 057-070-040 and 057-070-041. Only these parcels are subject to the Notice of Non-Renewal recorded October 5, 2012, at Instrument Number 2012-098801. APN 057-070-050 is not affected by Instrument Number 2012-098801.

[APN 057-070-050 was incorrectly omitted from the Notice of Non-Renewal recorded at Instrument Number 2012-098850. A separate correction will be recorded to correct that Notice of Non-Renewal, which affects the Land Conservation Contract recorded at Instrument Number 1998-153731.]

COUNTY OF SONOMA  
Clerk of the Board of Supervisors  
Veronica A. Ferguson

X Veronica A. Ferguson  
by Roxanne Epstein  
Print Name: Veronica A. Ferguson

Date: June 2, 2016

## ACKNOWLEDGMENT

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 Sonoma )

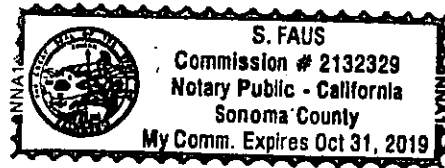
On June 2, 2016 before me, S. Faus, Notary Public,

personally appeared Roxanne Epstein  
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.

S. Faus  
Signature of Notary Public



RECEIVED

OCT 22 2012

BOARD OF SUPERVISORS  
COUNTY OF SONOMA

Recording Requested by  
COUNTY OF SONOMA  
Clerk of the Board of Supervisors  
575 Administration Drive, Suite  
Santa Rosa, CA 95403

SONOMA COUNTY  
10/05/2012 02:43 AGPNNR  
RECORDING FEE: \$0.00  
PAID

2012098801

OFFICIAL RECORDS OF  
SONOMA COUNTY  
JANICE ATKINSON

3 PGS



After recording return to:  
COUNTY OF SONOMA  
Clerk of the Board of Supervisors  
575 Administration Drive, Suite  
Santa Rosa, CA 95403

Space above line for Recorder's Use Only

## NOTICE OF NON-RENEWAL

### OF LAND CONSERVATION CONTRACT (a.k.a. WILLIAMSON ACT CONTRACT)

#### Pursuant to California Government Code § 51245

NOTICE IS HEREBY GIVEN BY the CURRENT OWNER(s) identified below, that the Contract entered into between the ORIGINAL CONTRACTING OWNER(s) identified below and the COUNTY OF SONOMA, pursuant to the California Land Conservation Act (a.k.a. Williamson Act), California Government Code § 51200, and recorded on February 17, 1978 as Instrument Number 1978-082068 of the Official Records of Sonoma County, California, IS NOT TO BE RENEWED as of January 1, 2013.

The expiration date of said contract is the last day of December, 2021. The above referenced contract enforceably restricts land within Agricultural Preserve No.1-439, and identified by the following Sonoma County Assessor Parcel Numbers (APN):

APN(s): 057-070-040, 057-070-041, 057-070-050  
Situs Address: 3575 SLUSSER RD., Santa Rosa, CA

The ORIGINAL CONTRACTING OWNER(s):

Thomas A. Nunes, Jr. and Carole J. Nunes

The CURRENT OWNER(S) and mailing address for each current owner:

Richard's Grove & Saralee's Vineyard, Inc., a California Corporation  
3575 Slusser Road  
Windsor, CA 95492

Notarized Signatures of Current Owner(s)\*:

X Richard Kunde

Date: 9-20-12

Print Name: Richard Kunde

X Saralee McClelland Kunde Date: 9-20-12

Print Name: Saralee McClelland Kunde

*\*Signature acknowledgments must be attached.*

**Service of this Notice Accepted by:**

**COUNTY OF SONOMA  
Clerk of the Board of Supervisors**

By: Veronica A. Ferguson  
by M. Dellano

Date: 9/27/12

Print Name: Veronica A. Ferguson

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Sonoma }

On 9/20/12 before me, Christine Margetts, Notary Public  
Date Here Insert Name and Title of the Officer

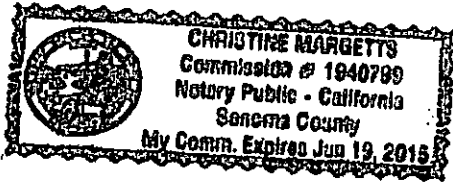
personally appeared Richard Kunde and Saralee McClelland Kunde  
Name(s) of Signer(s)

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 Christine Margetts  
Signature of Notary Public



Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

Free Recording per Govt. Code Sec. 27383

2016047709

Official Records Of Sonoma County  
William F. Rousseau

Recording Requested by  
COUNTY OF SONOMA  
Clerk of the Board of Supervisors  
575 Administration Drive, Suite 100A  
Santa Rosa, CA 95403

06/02/2016 03:59 PM  
Fee: \$ 0.00 9 Pages



**CONFORMED COPY**

After recording return to:  
COUNTY OF SONOMA  
Clerk of the Board of Supervisors  
575 Administration Drive, Suite 100A  
Santa Rosa, CA 95403

Space above line for Recorder's Use Only

**\*\*CORRECTION\*\***

to

**NOTICE OF NON-RENEWAL**

**OF LAND CONSERVATION CONTRACT (a.k.a. WILLIAMSON ACT CONTRACT)**  
Pursuant to California Government Code § 51245

This Document corrects clerical error(s) and/or omissions in the Notice of Non-Renewal recorded on October 5, 2012, as Sonoma County Official Record, Instrument Number 2012-098850.

The Notice of Non-Renewal recorded at Instrument Number 2012-098850 incorrectly identifies Assessor's Parcel Number (APN) APN 057-070-049 as the only parcel restricted by the Land Conservation Contract recorded at Instrument Number 1998-153731.

By its terms, the Land Conservation Contract recorded at Instrument Number 1998-153731 restricts APN 057-070-047, APN 057-070-049, and APN 057-070-050. These three parcels are subject to the Notice of Non-Renewal recorded October 5, 2012, at Instrument Number 2012-098850.

[APN 057-070-050 was incorrectly included in the Notice of Non-Renewal recorded at Instrument Number 2012-098801. A separate correction will be recorded to correct that Notice of Non-Renewal, which affects the Land Conservation Contract recorded at Instrument Number 1978-082068.]

COUNTY OF SONOMA  
Clerk of the Board of Supervisors  
Veronica A. Ferguson

X Veronica A. Ferguson  
~~by Roxanne Epstein~~

Date: June 2, 2016

Print Name: Veronica A. Ferguson

## ACKNOWLEDGMENT

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 Sonoma )

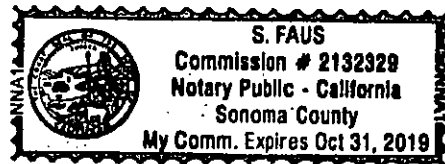
On June 2, 2016 before me, S. Faus, Notary Public,

personally appeared Roxanne Epstein  
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.

S. Faus  
Signature of Notary Public



RECEIVED

OCT 22 2012

Recording Requested by  
COUNTY OF SONOMA  
Clerk of the Board of Supervisors  
575 Administration Drive, Suite  
Santa Rosa, CA 95403

BOARD OF SUPERVISORS  
COUNTY OF SONOMA

2012098850

OFFICIAL RECORDS OF  
SONOMA COUNTY  
JANICE ATKINSON

SONOMA COUNTY  
10/05/2012 03:33 AGPNNR  
RECORDING FEE: \$0.00  
PAID

7 PGS



After recording return to:  
COUNTY OF SONOMA  
Clerk of the Board of Supervisors  
575 Administration Drive, Suite  
Santa Rosa, CA 95403

Space above line for Recorder's Use Only

**NOTICE OF NON-RENEWAL**

**OF LAND CONSERVATION CONTRACT (a.k.a. WILLIAMSON ACT CONTRACT)**

**Pursuant to California Government Code § 51245**

NOTICE IS HEREBY GIVEN BY the CURRENT OWNER(s) identified below, that the Contract entered into between the ORIGINAL CONTRACTING OWNER(s) identified below and the COUNTY OF SONOMA, pursuant to the California Land Conservation Act (a.k.a. Williamson Act), California Government Code § 51200, and recorded on December 22, 1998 as Instrument Number 1998-153731 of the Official Records of Sonoma County, California, IS NOT TO BE RENEWED as of January 1, 2013.

The expiration date of said contract is the last day of December, 2021. The above referenced contract enforceably restricts land within Agricultural Preserve No.1-439, and identified by the following Sonoma County Assessor Parcel Numbers (APN):

APN(s): 057-070-049

Situs Address: 4255 RIVER RD., Santa Rosa, CA

The ORIGINAL CONTRACTING OWNER(s):

Thomas A. Nunes

The CURRENT OWNER(S) and mailing address for each current owner:

Tom A. Nunes Jr., Trustee of the Tom A. Nunes Jr. Trust dated January 22, 2008  
4255 River Road  
Santa Rosa, CA 95401

Notarized Signatures of Current Owner(s)\*:

X Thomas A. Nunes

Date: 9-21-2012

Print Name: Thomas A. Nunes

X \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

*\*Signature acknowledgments must be attached.*

**Service of this Notice Accepted by:**

**COUNTY OF SONOMA  
Clerk of the Board of Supervisors**

*Veronica A. Ferguson*

By: Veronica A. Ferguson  
*J. M. Allarbo*

Date: 9/27/12

Print Name: \_\_\_\_\_



EXHIBIT "A"

All that parcel of land situate in the County of Sonoma, State of California, describes as follows:

BEING a portion of the Rancho "El Molino" bounded and described as follows, to wit:

BOUNDED on the north by the north line of Township 7 North of Range 9 West, Mount Diablo Meridian; on the east by the east line of the said Rancho El Molino; on the south by the center of the County Road leading from Fulton to Guerneville and on the West by the lands of Ridley B. Ross, containing one hundred fifty acres, more or less, being the northern portion of the west half of Section Two in Township 7 North of Range 9 West, Mount Diablo Base and Meridian conveyed to Joseph H. Griggs by John B. R. Cooper on June 18, 1857 by deed recorded in Liber 6 of Deeds, page 8 of Sonoma County Records.

ALSO SAVING AND EXCEPTING THEREFROM all that portion as described in the deed from John W. Rued, et al. to the County of Sonoma, dated August 22, 1958 and recorded October 16, 1958 under Recorder's Serial No. F-54742, Sonoma County Records.

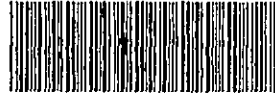
TOGETHER WITH all water and water rights, however shown, held or evidenced, used on or in connection with, or in any wise appertaining to the above described lands.

A.P. No. 057-070-049

RECORDING REQUESTED BY  
Sonoma Title Guaranty Company  
AND WHEN RECORDED MAIL TO

Name Richard M. Kunde Trustee and Saralee  
McClelland Kunde Trustee  
Street Address 3575 Slusser Rd.  
Windsor, CA 95492  
City, State  
Zip

Order No. 01100514-001-SV



2001080507

OFFICIAL RECORDS OF  
SONOMA COUNTY  
BERNICE A. PETERSON

SONOMA TITLE GUARANTY  
06/20/2001 08:00 DEED  
RECORDING FEE: 20.00

2



SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

- unincorporated area
- City of

Documentary Transfer Tax is \$ City  
County

- computed on full value of interest or property conveyed, or
- full value less value of liens or encumbrances remaining at the time of sale

Parcel No. 057-070-047 & 050

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

Thomas A. Nunes, a married man, dealing with his separate property

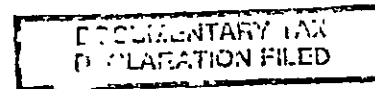
hereby GRANT(s) to

Richard M. Kunde Trustee and Saralee McClelland Kunde Trustee, of the Richard Kunde and Saralee  
McClelland Kunde 1994 Trust

the following real property in the unincorporated area

county of Sonoma, state of California:

See Exhibit A attached hereto and made a part hereof.



Dated: June 15, 2001

*Thomas A. Nunes*  
Thomas A. Nunes

STATE OF CALIFORNIA

COUNTY OF SONOMA

On June 19, 2001

} SS:

before me, SANDY VEVEIROS

, a Notary Public in and for said County and State, personally appeared

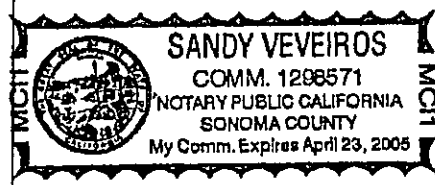
Thomas A. Nunes

Personally known to me (or 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

WITNESS my hand and official seal

Signature *Sandy*

FOR NOTARY SEAL OR STAMP



MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE: IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

Grantee

**Exhibit A**

**Being a portion of the Rancho El Molino, bounded and described as follows:**

**Bounded on the North by the North line of Township 7 North of Range 9 West, Mount Diablo Meridian; on the East line of the line of said Rancho El Molino; on the South by the center of the County Road leading from Fulton to Guerneville; and on the West by the Lands of Ridley B. Ross, containing 150 acres, more or less, being the Northerly portion of the West half of Section Two in Township 7 North of Range 9 West, Mount Diablo Base and Meridian, conveyed to Joseph H. Griggs by John B. R. Cooper on June 18, 1857 by Deed recorded in Book 6 of Deeds, at page 8, Sonoma County Records.**

**Excepting therefrom the right-of-way conveyed by Joseph H. Griggs to the San Francisco and North Pacific Railroad Company by Deed recorded in Book 50 of Deeds, page 274, Sonoma County Records.**

**Also excepting therefrom the one and one half acre tract described in the Deed for John A. Brown to Henry Rued, recorded June 16, 1904 in Book 210 of Deeds, at page 298, Sonoma County Records.**

**Also excepting therefrom all that portion as described in the Deed from John W. Rued, et al, to the County of Sonoma, recorded October 16, 1958 under Recorder's Serial No. F-54742, Sonoma County Records.**

**Also excepting therefrom that portion conveyed to the County of Sonoma by Deed recorded September 10, 1985 under Document No. 85059923, Sonoma County Records.**

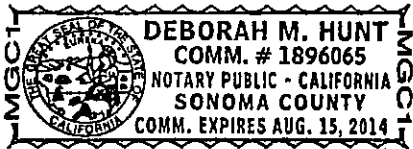
**Also excepting therefrom Parcel One as shown upon Parcel Map No. MNS 99-0019, filed and recorded on May 25, 2000 in Book 608 of Maps, page 23, Sonoma County Records.**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
 County of Sonoma }

On SEPT 21, 2012 before me, Deborah M. Hunt, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer  
 personally appeared THOMAS A. NUNES, JR  
Name(s) of Signer(s)

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 Deborah M. Hunt  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

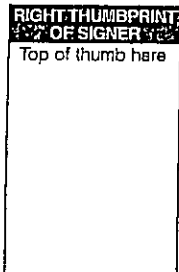
**Description of Attached Document**

Title or Type of Document: Notice of Non-Renewal of Land Conservation Contract  
 Document Date: SEPT. 21, 2012 Number of Pages: SIX  
 Signer(s) Other Than Named Above: NONE

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: THOMAS A. NUNES, JR

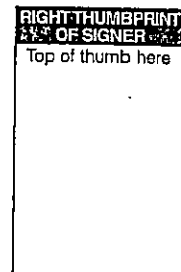
- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_



April 20, 2016

Ms. Traci Tesconi, Supervising Planner  
Project Review Section  
Permit & Resource Management Dept.  
County of Sonoma  
2550 Ventura Avenue  
Santa Rosa, CA 95403

Re: Williamson Act Notice of Non-Renewal  
3575 Slusser Road, Windsor

Dear Ms. Tesconi,

On August 30, 2012, we requested that a notice of non-renewal for the existing Williamson Act contract be prepared for the above referenced property. In that request we inadvertently omitted APN 057-070-047, one of the four parcels covered under the contract.

Please accept this letter as our request that APN 057-070-047 be phased out of the contract on the same terms and schedule as APNs 050-070-040, -041, and -050.

Sincerely,

A handwritten signature in cursive script, appearing to read "Barbara R. Banke".

Barbara R. Banke