



Timber Cove County Water &lt;admin@tccwd.org&gt;

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**22098 Lyons court meeting this Friday 11am**

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**Michael Hallett** <michael@countryarchitect.com>  
To: John Howland Architect <john@johnhowlandarchitect.com>  
Cc: Timber Cove County Water <admin@tccwd.org>

Tue, Apr 2, 2019 at 3:56 PM

Melanie, John, All, I will turn out too.

We have a coastal permit application pending CPN 18-0002

which proposes to develop the property as a legal dwelling,  
the only use the zoning allows,  
which can also be used for small meetings and office use.

I have inquired of our planner in charge, Jennifer Faso 656-1683  
to learn the status. It is certainly time they did something.

See you Friday at 11, Michael

[Quoted text hidden]



Timber Cove County Water &lt;admin@tccwd.org&gt;

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To: John Howland Architect <john@johnhowlandarchitect.com>  
Cc: Timber Cove County Water <admin@tccwd.org>

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[Quoted text hidden]

Recording Requested By

North American Title Company, Inc.  
Order No. 62906596  
Escrow No. 56202-62906596-LLR



2001181246

OFFICIAL RECORDS OF  
SONOMA COUNTY  
EVEE T. LEWIS

NORTH AMERICAN TITLE CO.  
12/31/2001 14:39 DEED  
RECORDING FEE: 13.00

3



AND WHEN RECORDED MAIL TO:

Name Timber Cove Homes Assoc.  
Street Address 22150 Amanita Circle  
City & State Jenner, CA 95450

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INDIVIDUAL GRANT DEED

A.P.N. 109-400-010

The undersigned grantor (s) declare (s): R&T 11911- Gift  
Documentary transfer tax is \$ NONE City transfer tax is \$ NONE  
( X ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.  
( X ) Unincorporated area: ( ) City of \_\_\_\_\_, and  
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Anne Adams Helms and Michael Adams, Successor Trustees under Declaration of Trust for The Ansel Adams Family,  
dated January 9, 1974, as amended

hereby GRANT(s) to Timber Cove Homes Association, a California Corporation  
the following described real property in the Unincorporated Area, County of Sonoma, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF.

Dated December 13, 2001

STATE OF CALIFORNIA,

COUNTY OF Monterey, JSS.

On December 21, 2001 before me,

Ramon N. Vallejo, Notary Public, personally appeared

- Anne Adams Helms

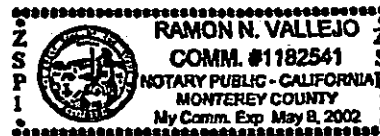
Anne Adams Helms, Successor Trustee  
Anne Adams Helms, Successor Trustee

Michael Adams, Successor Trustee  
Michael Adams, Successor Trustee

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



(This area for official notarial seal)

MAIL TAX SAME AS ABOVE  
STATEMENTS TO:

NAME ADDRESS CITY, STATE, ZIP

**EXHIBIT A LEGAL DESCRIPTION**

**LOT 41, IN BLOCK 1 AS NUMBERED AND DESIGNATED UPON THE MAP OF TIMBER COVE PROPERTIES, INC., UNIT 2, ETC., FILED MARCH 5, 1965, IN BOOK 103 OF MAPS, AT PAGES 11 THROUGH 25, INCLUSIVE, SONOMA COUNTY RECORDS.**

**EXCEPTING THEREFROM THE GAS, OIL AND MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED OCTOBER 26, 1960, IN BOOK 1790 OF OFFICIAL RECORDS AT PAGE 883, AS RECORDER'S SERIAL NO. G-28438, AS GRANTED IN INSTRUMENT RECORDED MARCH 29, 1975, IN BOOK 2117 OF OFFICIAL RECORDS AT PAGE 269, RECORDER'S SERIAL NO. J-36443, SONOMA COUNTY RECORDS, WITHOUT THE RIGHT OF SURFACE ENTRY.**

Unofficial Copy

STATE OF CALIFORNIA  
COUNTY OF FRESNO

On 12-26-01, before me, Dale L. Stedham - Notary  
personally appeared Michael Adams

( ) personally known to me - OR - (X) 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.



(This area for official notarial seal)

WITNESS my hand and official seal.

*Dale L. Stedham*

DESCRIPTION OF ATTACHED DOCUMENT

Individual Grant Deed  
DESCRIPTION OF DOCUMENT (OPTIONAL)

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, before me, \_\_\_\_\_  
personally appeared \_\_\_\_\_

( ) 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.

(This area for official notarial seal)

DESCRIPTION OF ATTACHED DOCUMENT

DESCRIPTION OF DOCUMENT (OPTIONAL)



2015079854

Official Records Of Sonoma County  
William F. Rousseau  
09/09/2015 01:33 PM  
TIMBER COVE COUNTY WATER DIS



DEED 9 Pgs

Fee: \$0.00

RECORDING REQUESTED BY:

Grantee/Grantor

When Recorded Mail Document To:

TCCWD  
22098 Lyons Court  
Jenner CA 95450

109-400-039

APN/Parcel ID(s):

FREE Recording / per s.c. 6103

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Quitclaim Deed

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(Additional recording fee applies)

# Quitclaim Deed

THIS QUITCLAIM DEED, executed this 10th day of AUGUST, 2015,  
by first party, Grantor, TIMBERCOVE Homes ASSOCIATION  
whose post office address is 22098 LYONS COURT, JENNER CA, 95450  
to second party, Grantee, TIMBERCOVE COUNTY WATER DISTRICT  
whose post office address is 22098 LYONS COURT, JENNER CA, 95450

WITNESSETH, That the said first party, for good consideration and for the sum of GIFT  
Dollars (\$ GIFT )  
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the  
said second party forever, all the right, title, interest and claim which the said first party has in and to the following described  
parcel of land, and improvements and appurtenances thereto in the County of SOLANO,  
State of CALIFORNIA to wit: ATTACHED

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Quitclaim Deed

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 8/10/15 before me, Justin White, Notary Public,  
(here insert name and title of the officer)

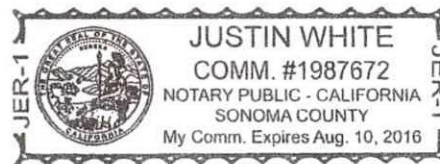
personally appeared Thomas Anthony Giacinto, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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 \_\_\_\_\_

(Seal)



**RECORDED AT THE REQUEST OF  
AND WHEN RECORDED RETURN TO:**

Timber Cove County water District  
22058 Lyons Court  
Jenner, California 95450

Transfer Tax Not Applicable: R&T Code 11922  
Exempt from Recording Fees: Gov. Code 27383

APN 109-400-039


Space above this line for Recorder's use only

**CERTIFICATE OF ACCEPTANCE**

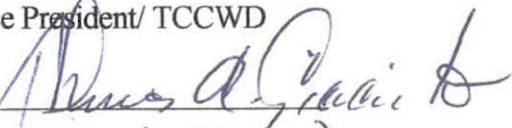
**GRANT DEED**

Pursuant to California Government Code Section 27281, this is to certify that the interest in real property conveyed by the deed or grant dated Aug 10, 2015, 2015 from the Timber Cove Homes Association to the Timber Cove County Water District, a County Water District of the State of California, is hereby accepted by order of the Board of Directors of Timber Cove Water District on August 15th, 2015, and the grantee consents to the recordation thereof.

Dated 8/15/2015

BY:   
Brian Todd, President of the Timber Cove Water District

ATTEST: Thomas A Giacinto  
Vice President/ TCCWD

By:   
V.P. TCCWD

**EXHIBIT "A" LEGAL DESCRIPTION**

LOT 41, IN BLOCK 1 AS NUMBERED AND DESIGNATED UPON THE MAP OF TIMBER COVE PROPERTIES, INC., UNIT 2, ETC., FILED MARCH 5, 1965, IN BOOK 103 OF MAPS, AT PAGES 11 THROUGH 25, INCLUSIVE, SONOMA COUNTY RECORDS.

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APN: 109-400-039

RECORDED AT THE REQUEST OF AND  
WHEN RECORDED RETURN TO:

TIMBER COVE COUNTY WATER  
DISTRICT  
22098 Lyons Court  
Jenner, CA 95450

MAIL TAX STATEMENTS TO:

TIMBER COVE COUNTY WATER  
DISTRICT  
22098 Lyons Court  
Jenner, CA 95450

A.P.N.: 109-400-039



**2018029451**

Official Records Of Sonoma County  
William F. Rousseau  
04/30/2018 02:07 PM  
GENERAL PUBLIC

DEED 4 Pgs

Fee: \$0.00

PAID



Space Above This Line For Recorder's Use

UNDERSIGNED TRANSFEROR(S) DECLARE(S): EXEMPT FROM TRANSFER FEES PURSUANT TO  
GOVT. CODE § 27388.1(a)(2)(D)

### DEED OF CORRECTION

THIS DEED OF CORRECTION is made as of the date written below, by and between  
TIMBER COVE HOMES ASSOCIATION, a California Corporation, ("GRANTOR") and  
TIMBER COVER COUNTY WATER DISTRICT, a California County Water District,  
("GRANTEE").

WHEREAS, by Deed dated August 10, 2015, recorded on September 9, 2015, in the  
Recorder's Office of the County of Sonoma as Document Number: 2015079854 (the "Deed"),  
GRANTOR intended to convey to GRANTEE the real property commonly known as 22098  
Lyons Court, Jenner, County of Sonoma, California 95450 APN: 109-400-039; and

WHEREAS, question has now been raised as to the accuracy of the real property  
contained in the Deed, and

WHEREAS, the parties hereto now desire to correct and reform the Deed in order to  
remove any question as to the description of the real property intended to be conveyed by the  
Deed.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby  
acknowledged:

GRANTOR does hereby remise, release, and forever quitclaim to GRANTEE all right,  
title, interest, and claim which GRANTOR has in and to the real property situated in the  
unincorporated area of the County of Sonoma, State of California described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

GRANTEE executes this Deed of Correction for the purpose of consenting to the reformation of the Deed and agrees that the real property herein described is the real property intended to be conveyed by the Deed.

IN WITNESS WHEREOF, the parties have duly executed this Deed of Correction as of April 18, 2018 at ~~Santa Rosa~~, California.

Point Arena

TIMBER COVER HOMES ASSOCIATION,  
A California Corporation

By: 

Ron Case  
Its: President

TIMBER COVER COUNTY WATER DISTRICT,  
A California County Water District

By: 

John Rea  
Its: President

**EXHIBIT "A"**

**PARCEL ONE:**

Lot 44 in Block 1, as numbered and designated upon the Map of Timber Cove Properties, Inc., Unit Two, Recorded March 5, 1965 in Book 103 of Maps, Pages 11 through 25, inclusive, Sonoma County Records.

**PARCEL TWO:**

Lot 41, in Block 1 as numbered and designated upon the map of Timber Cover Properties, Inc., Unit 2, etc., filed March 5, 1965, in Book 103 of Maps, at Pages 11 through 25, inclusive, Sonoma County Records.

Excepting therefrom the gas, oil and mineral rights as reserved in instrument recorded October 26, 1960, in Book 1790 of Official Records at Page 883, as Recorder's Serial No. G-28438, as granted in instrument recorded March 29, 1975, in Book 2117 of Official Records at Page 269, Recorder's Serial No. J-36443, Sonoma County Records, without the right of surface entry.

The description set forth above reflects the voluntary merger of Lot 41 and Lot 44 approved as of January 23, 2014 in the Official Records of the County of Sonoma Document Number 2014005254, and as shown on Sonoma County Assessor's Parcel Map Book 109, Page 40 as revised on July 17, 2014.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

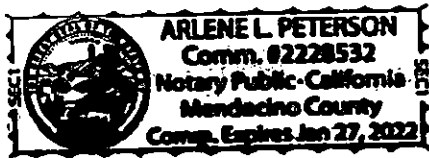
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Mendocino )  
on April 18, 2018 before me, Arlene L. Peterson  
Date Here Insert Name and Title of the Officer  
personally appeared John Daniel Rea and Ronald Allen Case  
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 Arlene L. Peterson  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Deed of Correction Document Date: 4/18/18  
Number of Pages: 3 Signer(s) Other Than Named Above: 2

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

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_