

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

SEP 05-1048
OPR05-4210

County of Sonoma
Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403



2006121249

GOVERNMENT AGENCY
10/02/2006 10:58 DEED
RECORDING FEE: 0.00
PAID

OFFICIAL RECORDS OF
SONOMA COUNTY
EVE T. LEWIS
6 PGS



Recording fees waived pursuant to Government Code 6103

NO TRANSFER TAX DUE PURSUANT TO R&T SEC. 11922

EASEMENT DEED AND AGREEMENT

Preamble

This Agreement made this 14 day of October, 2005, by and between **Anthony Romeo and Karen L. Romeo, his wife, as joint tenants**, hereinafter referred to as "Grantor" and **County of Sonoma**, hereinafter referred to as "Grantee".

Recitals

WHEREAS, Grantor is the owner of certain real property commonly known as 21085 Highway 1, APN 109-080-004, in an unincorporated area of Sonoma County, State of California, described by deed recorded under the Official Records Document Number 85-069612, Sonoma County Records, hereinafter referred to as the "Servient Tenement" and described as "Exhibit A" below:

"Exhibit A"

DESCRIPTION:

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

LOCATED in the Muniz Rancho, near Timber Cove, and being a portion of the Williams Tract with the Northeasterly line of State Highway No. 1; thence along said State Highway line, South 49° 28' East, 258.7 feet; thence North 31° 20' East, 17.1 feet to a 3/4" pipe; thence North 31° 20' East, 185.85 feet to a 3/4" pipe; thence North 56° 28' East, 148.05 feet to a 3/4" pipe; thence South 87° 32' East, 156.75 feet to a 3/4" pipe; thence North 58° 25' East, 325.6 feet to a 3/4" pipe; thence North 31° 35' West, 103.2 feet to a nail in blazed 10" fir tree; thence North 31° 35' West, 133.4 feet to the Northwesterly line of the Williams Tract; thence along the said Williams line, South 58° 25' West, 445.3 feet to a 1/2" pipe; thence South 58° 25' West, 409.85 feet to a 1/2" pipe; thence South 58° 25' West, 8.65 feet to the point of beginning.

WHEREAS, Grantee desires to acquire certain rights in the Servient Tenement:

NOW, THEREFORE, it is agreed as follows:

Grant of Easement

(1) For valuable consideration, Grantor hereby grants to Grantee an easement as hereinafter described.

Character of Easement

(2) The easement granted herein is an easement in gross, for purposes of ingress and egress pertaining to the use described below.

Description of Easement

(3) The easement granted herein is a right to come onto the property of Grantor and to bring associates and employees of the County of Sonoma Permit and Resource Management Department and/or the Regional Water Quality Control Board onto the property more fully described in "Exhibit A" attached hereto and incorporated herein by reference.

Location

(4) The easement granted herein is located as follows:

The entire Servient Tenement as described on "Exhibit A"

Use by Grantee

(5) The easement granted herein includes the following use of the Servient Tenement: To come onto the property or accompanied as hereinabove set forth for the purpose of observing, testing, sampling, placing and removing of test devices and evaluating and monitoring Grantor's nonstandard individual sewage disposal system. Said activity shall be permitted on Servient Tenement only during normal business hours.

Exclusiveness of Easement

(6) The easement granted herein is not exclusive.

Entire Agreement

(7) The instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representation or modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing, signed by the party to be charged.

Attorney's Fees

(8) In the event of any controversy, claim, or dispute relating to this instrument or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees and costs.

Binding Effect

(9) This instrument shall bind and inure to the benefit of the respective heirs, personal representatives, successors and assigns of the parties hereto.

Operational Permit

(10) This instrument shall include the issuance of an operational permit for a nonstandard sewage disposal system to be issued to the Grantor at the time of installation of said sewage system and subsequent use.

This operational permit shall be renewed on an annual basis by the current owners of the property, who shall be bound by all requirements and restrictions as set forth in Chapter 24 of the Sonoma County Code.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.

GRANTOR

Dated: Oct-14-05 Property Owner(s): Anthony Romeo
Jane L. Romeo

STATE OF CALIFORNIA
COUNTY OF Sonoma

On 10/14/05 before me, Barbara L. Staggs Naranjo

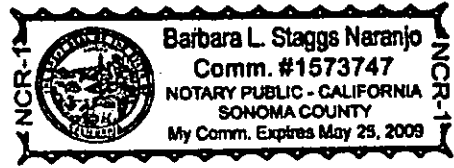
Notary Public

personally appeared, Anthony Romeo and Karen L. Romeo

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.

Barbara L. Staggs Naranjo (Seal)



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

County of Sonoma
Permit and Resource
Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Recording fees waived pursuant to Government Code 6103

**SUPPLEMENT TO APPLICATION
FOR NONSTANDARD SEWAGE DISPOSAL SYSTEM PERMIT**

Name: Anthony Romeo and Karen L. Romeo, his wife, as joint tenants

Mailing Address: 20705 Coast Highway 1

City: Jenner State: CA Zip Code: 95450

Site Address: 21085 Highway 1 ID No.: DPRO 54210

NOTICE: The installation permit for the above nonstandard sewage disposal system is issued subject to the following conditions:

1. That the property owner(s) acknowledges the fact that the system serving the above property is nonstandard, that it is required to be operated under an Operational Permit and, that the County Of Sonoma Permit and Resources Department makes no guarantee of satisfactory performance or warranty of the system.
2. That the nonstandard system for the above property is designed to serve a residential and commercial use and, that the maximum peak daily wastewater flow is not to exceed 360 gallons per day. Operating the system in excess of its maximum capacity in gallons per day is a violation of the terms and conditions of the Operational Permit which can be cause for the suspension and/or revocation of the permit.
3. That the system is designed to be constructed and operated with water saving devices and, that all such devices shall be properly maintained or replaced with equivalent types of water saving devices in the event that repair becomes necessary.
4. That, due to the sophisticated nature of nonstandard systems and the specialized equipment and experience needed to properly install such systems, it is preferred that only properly licensed C-42 or general engineering contractors are to install nonstandard systems. B contractors and homeowners may install nonstandard systems. In these cases, there is an increase in the number of inspections and the amount of fees. Any permit application to install, repair or replace a nonstandard system must have a contractor named and, any such contractor is required to demonstrate possession of a valid and active state contracting license and have a current certificate of worker's compensation insurance on file with the Sonoma County Permit and Resources Management Department.

5. That, in the event of malfunction of the nonstandard system, action will be taken by the Sonoma County Permit and Resources Management Department to abate the failing installation as a public health hazard and nuisance. The cost of repair and/or replacement of the nonstandard system could be significantly more expensive than a standard system repair.
6. That, after installation and final approval of the nonstandard system, the owner agrees to monitor the system at the frequency required by the Sonoma County Permit and Resource Management Department and/or the R.W.Q.C.B. on the self-monitoring forms provided by the department, the forms require measurement of the depth to water in the monitoring wells, observance of the site and soil conditions, as well as indicating the dose counter readings and subsequent volume of wastewater discharged to the nonstandard system. All required self-monitoring reports are to be submitted to the department in a timely manner.
7. That all areas of the parcel held for reserve in which to replace the nonstandard system be protected from development with a conflicting and/or incompatible use which would have an adverse effect or impact on the function of the system and/or the reserve area in which to repair the nonstandard system.
8. That the owner agrees to renew the required Operational Permit and pay fees as required by the Sonoma County Permit and Resource Management Department and to continue to renew the Operational Permit as long as ownership of the site is retained or until such time the department notifies the current owner that renewal is no longer necessary. Also, the current owner agrees to notify subsequent owners of this property of the above requirements to monitor and maintain the nonstandard system as well as the necessity to obtain and renew the Operational Permit.

Dated: 10/14/05 Property Owners: Anthony Romeo
Karen L. Romeo

STATE OF CALIFORNIA
 COUNTY OF Sonoma

On 10/14/05 before me
Barbara C. Staggs Naranjo, Notary Public,

personally appeared, Anthony Romeo and Karen L. Romeo

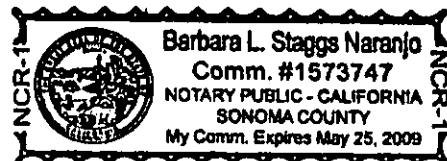
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)

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.

Barbara C. Staggs Naranjo

(SEAL)



**GRANTEE
COUNTY OF SONOMA**

CERTIFICATE OF ACCEPTANCE (GOVERNMENT CODE 27281)

This is to certify that the interest in real property conveyed above is hereby accepted by the undersigned officer or agent on behalf of the County of Sonoma, pursuant to authority conferred by Resolution No. 96-1454 of the Board of Supervisors of the County of Sonoma adopted on November 5, 1996, and the grantee consents to recordation thereof by its duly authorized officer.

Pete Parkinson, Director, Permit & Resource Management Department

Randy Leach

Randy Leach, Well & Septic Division Manager, Permit & Resource Management Department

Dated: _____

9/28/06



2015081282

Official Records Of Sonoma County
William F. Rousseau
09/15/2015 10:45 AM
GENERAL PUBLIC



DEED 3 Pgs
Fee: \$19.00

Recording Requested by and)
When Recorded Return to:)

BADDELEY, OLIKER & SARTORI)
17 Keller Street)
Petaluma, CA 94952)

Mail Tax Statements To:)

Karen L. Romeo, Trustee)
20705 Coast Highway 1)
Jenner, CA 95450)

Transfer to Revocable Trust Not Pursuant to Sale
(R&T 11930)

DOCUMENTARY TRANSFER TAX \$ NONE

Computed on the consideration or value of property conveyed, OR

Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

Deane P. Sartori - Baddeley, Oliner & Sartori
Signature of Declarant or Agent determining tax - Firm Name

APN 109-080-004

QUITCLAIM DEED

KAREN L. ROMEO, as Trustee of the ANTHONY ROMEO AND KAREN L. ROMEO FAMILY TRUST dated August 21, 2002, hereby remises, releases and quitclaims to KAREN L. ROMEO, as Trustee of that portion of the ANTHONY ROMEO AND KAREN L. ROMEO FAMILY TRUST dated August 21, 2002 known and designated as the SURVIVOR'S TRUST thereof, all of her right, title and interest as such Trustee in and to that certain real property in the unincorporated area, County of Sonoma, State of California, described in Exhibit "A" attached hereto and made a part hereof.

Dated: August 18, 2015

Karen L. Romeo
KAREN L. ROMEO, Trustee of the Anthony
Romeo and Karen L. Romeo Family Trust

Unoffficial