

Order No. TO-20711-SME-3
SM: 02/08/2023

WHEN RECORDED MAIL TO:

Name WOOD TIC THEODORE, ET AL
ATTN: THEODORE CHRISTOS
Street Address 4444 WOOD RD
City, State, Zip GUERNEVILLE CA 95446

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

APN(S): PTN 070-300-061 & PTN 070-300-014

RESULTANT LOT A
THE UNDERSIGNED GRANTOR(s) DECLARE(s)
Unincorporated Documentary Transfer Tax is \$0.00 (Exempt)
R&T Code: 11925-Transfer between entity does not change proportional interest held
Conveyance pursuant to an approved Lot Line Adjustment

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

WOOD ROAD TIC THEODORE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 33.33333% INTEREST AND WOOD ROAD TIC ALEXANDER LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 33.33333% INTEREST AND WOOD ROAD TIC HELEN LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 33.33334% INTEREST

hereby GRANT(s) to **WOOD ROAD TIC THEODORE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 33.33333% INTEREST AND WOOD ROAD TIC ALEXANDER LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 33.33333% INTEREST AND WOOD ROAD TIC HELEN LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 33.33334% INTEREST**

the following real property in the County of Sonoma, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
AND DESIGNATED AS EXHIBIT "A"

Signatures on Next Page

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DOCUMENT SIGNED IN COUNTERPART


Dated: 2/9/2023

Wood Road TIC Theodore LLC,
a California limited liability company

By: 
Theodore Christos, Manager


Dated:

Wood Road TIC Alexander LLC,
a California limited liability company

By: 
Alexander Christos, Manager

Dated:

Wood Road TIC Helen LLC,
a California limited liability company

By: 
Helen Christos, Manager

Dated: _____

Wood Road TIC Theodore LLC,
a California limited liability company

By: _____
Theodore Christos, Manager

Dated: 2-9-23

Wood Road TIC Alexander LLC,
a California limited liability company

By: Alex Christ
Alexander Christos, Manager

Dated: _____

Wood Road TIC Helen LLC,
a California limited liability company

By: _____
Helen Christos, Manager

Dated: _____

Wood Road TIC Theodore LLC,
a California limited liability company

By: _____
Theodore Christos, Manager

Dated: _____

Wood Road TIC Alexander LLC,
a California limited liability company

By: _____
Alexander Christos, Manager

Dated: Feb. 9, 2023

Wood Road TIC Helen LLC,
a California limited liability company

By: Helen Christos
Helen Christos, Manager

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.

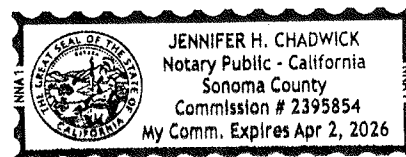
STATE OF CALIFORNIA)
) ss.
COUNTY OF Sonoma)

On February 9, 2023, before me, Jennifer H. Chadwick, Notary Public, personally appeared THEODORE CHRISTOS, 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 Jennifer H. Chadwick
Notary Public



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)
) ss.
COUNTY OF _____)

On _____, before me, _____, Notary Public, personally appeared ALEXANDER CHRISTOS, 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 _____

[illegible]

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

~~Signature~~ _____

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.

WITNESS my hand and official seal.

Signature _____



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 Riverside) ss.

On February 9, 2023, before me, MARINA KARAS, Notary Public, personally appeared HELEN CHRISTOS, 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 Marina Karas

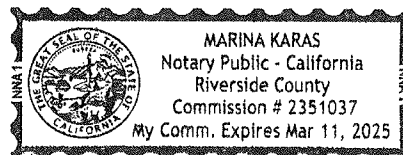


EXHIBIT "A"

The land referred to herein, is situated in the unincorporated area of the County of Sonoma, State of California, and is described as follows:

PARCEL ONE:

Being a portion of the certain Record of Survey filed December 30, 1970, in Book 153 of Maps, at Page 12, Sonoma County Records, and more particularly described as follows:

Beginning at a set 1" outside diameter iron pipe and tag (R.C.E. 8720) located at the common southerly corners of Tracts A & B as shown upon the aforementioned Record of Survey; thence S 71°52'07" 135.06 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 7°54'14" W 102.25 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 30°44'16" E 109.36 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 10°53'33" E 89.67 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 04°38'57" W 144.76 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 68°50'49" W 84.68 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 74°15'51" W 202.74 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 24°36'11" W 74.93 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 23°52'06" E 98.91 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 2° 15' 44" E 80.16 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 26°52'37" W 55.30 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 2°11'45" E 56.91 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 25°15'12" E 104.59 to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 63°38'36" E 72.78 to the point of beginning.

Excepting from Parcel One herein, that portion described in the Grant Deed to Richard L. Holling, et ux, and recorded on September 11, 1996, under Document No. 1996-0080936, of Official Records.

PARCEL TWO:

Being a portion of the lands delineated as Madrona Road on Map No. 14 being Redwood Valley Subdivision, Rio Nido, Formerly Eagle Nest, recorded in Book 27 of Maps, page 15 and as shown on a Record of Survey recorded in Book 153 of Maps, Page 12, on file in the office of the Sonoma County Recorder, and being more particularly described as follows:

Commencing at the most southerly corner of the lands of Vincent P. Walsh and Dorothy C. Walsh as recorded in Document No. 1980-0013516, Parcel "A" and delineated as Tract "A" as shown on said Record of Survey marked by a found 1 inch outside diameter iron pipe; also, from said point of commencement a found 1 inch outside diameter iron pipe marking the Northwest corner of Lot 700 as shown on said Record of Survey bears N 22°20'46" E, 193.36 feet; thence along the Easterly line of the said lands of Walsh N7°54'05" W, 33.42 feet to the point of beginning of the hereinafter described parcel of land; thence from said point of beginning and continuing along said Easterly line N 7°54'05" W, 68.87 feet to a found 1 inch outside diameter iron pipe; thence continuing along the Westerly line N 30°41'19" E, 91.44 feet to a point from which a found 1 inch outside diameter iron pipe found on said Easterly line bears N 30°41'19" E, 17.84 feet; thence leaving said Easterly line S 14° 12'55" W, 151.50 feet to the point of beginning.

TOGETHER WITH:

The land referred to is situated in the unincorporated area of the County of Sonoma, State of California, being a portion of The Lands of Jeanet G. Wright as described in Book 1724 of Official Records at Page 475, and is more particularly described as follows:

Beginning at a point on the easterly line of The Lands of Jeanet G. Wright filed as described in Book 1724 of Official Records at Page 475, Sonoma County Records, from which a 1/2" iron pipe tagged RCE 8720 bears North 10°00'06" East, 51.79 feet;

Thence along the easterly boundary of said Lands of Wright, North 10°00'06" East, 51.79 feet to the Northeast corner of said Lands of Wright, being marked by a 1/2" iron pipe tagged RCE 8720;

Thence along the northerly boundary of said Lands of Wright, North 79°59'54" West, 28.20 feet to the Northwest corner of said Lands of Wright;

Thence along the westerly boundary of said Lands of Wright, South 10°00'06" West, 51.79 feet to a point which bears North 79°59'54" West from the Point of Beginning;

Thence leaving said westerly boundary, South 79°59'54" East, 28.20 feet to the Point of Beginning;

The basis of bearings used in this description is based on two 3/4" iron pipes with no tag as shown on the Record of Survey filed in Book 153 of Maps at Page 12, Sonoma County Records. (South 10°53'33" East, 89.67 feet)

EXCEPTING THEREFROM:

The land referred to is situated in the unincorporated area of the County of Sonoma, State of California, being a portion of the Lands of D. Judd Commercial, LLC as described in Document Number 2013-086498, and is more particularly described as follows:

Beginning at a point on the easterly line on The Lands of Jeanet G. Wright filed as described in Book 1724 of Official Records at Page 475, Sonoma County Records, from which a 1/2" iron pipe tagged RCE 8720 bears North 10°00'06" East, 51.79 feet;

Thence along the easterly boundary of said Lands of Wright, South 10°00'06" West, 3.21 feet;

Thence along the southerly boundary of said Lands of Wright, North 79°59'54" West, 28.20 feet;

Thence along the westerly boundary of said Lands of Wright, North 10°00'06" East, 3.21 feet to a point which bears North 79°59'54" West from the Point of Beginning

Thence leaving said westerly boundary, North 79°59'54" West, 129.56 feet to a point on the westerly boundary of said Lands of Judd;

Thence along the boundary of said Lands of Judd in a southerly direction, the following courses:

South 25°15'12" East, 42.94 feet

South 63°38'36" East, 72.78 feet

South 71°52'07" East, 135.06 feet to the southeasterly corner of said Lands of Judd being marked with a 3/4" iron pipe with no tag

Thence continuing along the easterly boundary of said Lands of Judd, North 07°54'14" West, 33.42 feet

Thence continuing along the easterly boundary of said Lands of Judd, North 14°14'55" East, 42.98 feet more or less to a point which bears South 79°59'54" East from the Point of Beginning

Thence leaving the easterly boundary of said Lands of Judd, North 79°59'54" West, 129.56 feet to the Point of Beginning.

The basis of bearings used in this description is based on two ¾" iron pipes with no tag as shown on the Record of Survey filed in Book 153 of Maps at Page 12, Sonoma County Records. (South 10°53'33" East, 89.67 feet)

APNs: PTN 070-300-061 & PTN 070-300-014