

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 IS SIGNED IN COUNTERPART**

Dated:

By:

Theodore Christos, Manager

Dated:

By:

Alexander Christos, Manager

Dated:

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

STATE OF CALIFORNIA           )  
COUNTY OF Sonoma         ) ss.  
  )

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

By my hand and official seal.

Jennifer V. Christensen  
Notary Public



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.

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

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

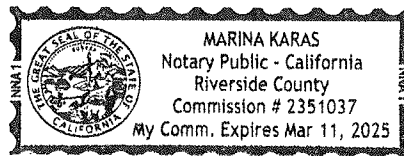


Exhibit A  
LLA21-0010  
Legal Description Resulting Lot A

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



Exhibit A  
LLA21-0010  
Legal Description Resulting Lot A

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.

Exception therefrom, PARCEL A

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 Wood Road TIC Theodore LLC, Wood Road TIC Alexander LLC, Wood Road TIC Helen LLC as described in Document Number 2021-069168, Tract Four, 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** North 79°59'54" West, 28.20 feet point on the westerly boundary of said Lands of Wright from which bears North 10°00'06" East, 3.21 the southeasterly corner said Lands of Wright

**Thence** leaving said westerly boundary, North 79°59'54" West, 129.56 feet to a point on the westerly boundary of said Lands of Wood Road TIC Theodore LLC, et al;

**Thence** along the boundary of said Lands of Wood Road TIC Theodore LLC, et al 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 Wood Road TIC Theodore LLC, et al, being marked with a 3/4" iron pipe with no tag;

**Thence** continuing along the easterly boundary of said Lands of Wood Road TIC Theodore LLC, et al, North 07°54'14" West, 33.42 feet;

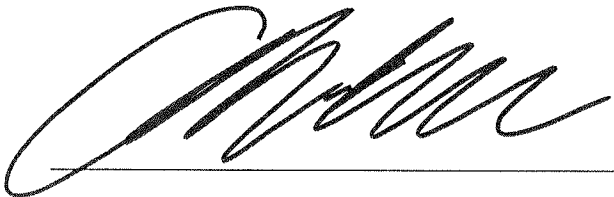
**Thence** continuing along the easterly boundary of said Lands of Wood Road TIC Theodore LLC, et al, North 14°14'55" East, 42.98 feet more or less to a point which bears South 79°59'54" East from **the Point of Beginning**;

**Thence** leaving the easterly boundary of said Lands of Wood Road TIC Theodore LLC, et al, North 79°59'54" West, 129.56 feet to the **Point of Beginning**.

Exhibit A  
LLA21-0010  
Legal Description Resulting Lot A

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)

This description was prepared under my direct supervision in March 2023 at the request of Theodore Christos

 3/21/22

Adam S. Rivera PLS 8451 Date



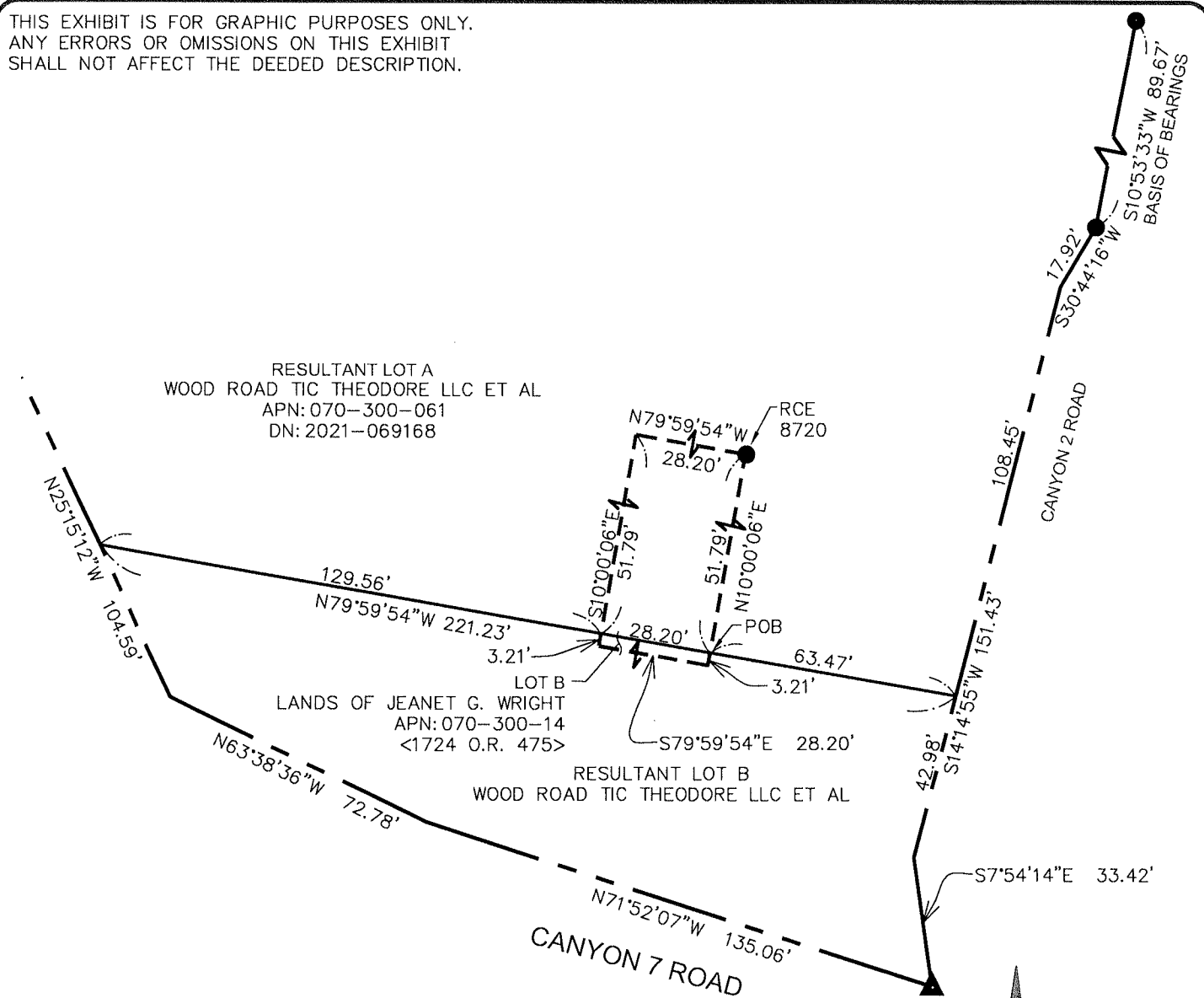
**End of Description**

The purpose of this deed is for a Lot Line Adjustment for the combination of a portion of the Lands of Wood Road TIC Theodore LLC, Wood Road TIC Alexander LLC, Wood Road TIC Helen LLC, as described by deed recorded under Document No. 2021-069168, Tract Four, Sonoma County Records, APN 070-300-061, with the Lands of Wood Road TIC Theodore LLC, Wood Road TIC Alexander LLC, Wood Road TIC Helen LLC, as described by deed recorded under Document No. 2021-069168, Tract Four, Sonoma County Records, APN 070-300-014. This deed is pursuant to LLA21-0010 on file in the office of the Sonoma County Permit and Resource Management Department. It is the express intent of the signatory hereto that the recordation of this Deed extinguishes any underlying parcels or portions of parcels.

**APPROVED**

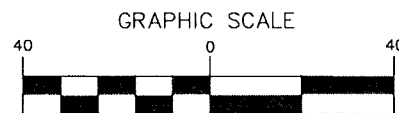
March 22, 2023  
SONOMA COUNTY  
SURVEYOR'S OFFICE  
Keri Rynearson

THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.  
ANY ERRORS OR OMISSIONS ON THIS EXHIBIT  
SHALL NOT AFFECT THE DEEDED DESCRIPTION.



## LEGEND

	RECORD BOUNDARY LINE TO REMAIN
	PROPOSED BOUNDARY LINE
	EXTINGUISHED BOUNDARY LINE
	FOUND 3/4" IRON PIPE NO TAG, UNLESS NOTED
	FOUND 1/2" IRON PIPE, LS 9076 OR AS NOTED



( IN FEET )  
1 inch = 40 ft.

**HOGAN LAND SERVICES**  
A CALIFORNIA CORPORATION  
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LLA21-0010  
14520 CANYON 7 RD  
RIO NIDO, CALIFORNIA

JOB #:2748

REVISIONS

DRN: ABF PM: TWR  
DATE: 3/21/23

DATE:

1 OF 1