

Recording Requested By and

Return to:

William W. Hatcher, Esq.
Law Offices of William W. Hatcher
114 Pierce Street
Santa Rosa, CA 95404



2024017234

Official Records Of Sonoma County
Deva Marie Proto
04/23/2024 12:34 PM
GENERAL PUBLIC



DEED 5 Pgs

Fee: \$26.00

PAID

Document Title(s)


Correction Grant Deed
APN 109-430-052-000

The purpose of this Correction Grant Deed is to correct the identity of the grantor (Anne Vernon, at trustee of her living trust, instead of in her individual capacity) erroneously indicated on the Correction Grant Deed recorded September 19, 2023 as Document No. 2023043475 of the Official Records of Sonoma County, California.

Reason for exemption:

- Document is subject to the imposition of documentary transfer tax and includes a declaration showing the amount of documentary transfer tax paid at the time of recording
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax
- Exempt from fee per GC sec 27388.1 (a) (2); Document represents a transfer of real property that is a residential dwelling to an owner-occupier
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225 reached
- Exempt from the fee per GC 27388.1 (a) (1) Not related to real property
- Exempt from the fee per GC 27388.1 (a) (2); executed or recorded by a government agency

I hereby declare that the information provided above is true and correct.



Signature

William W. Hatcher

Printed Name

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

William W. Hatcher
Law Offices of William W. Hatcher
114 Pierce Street
Santa Rosa, CA 95404

Mail Tax Statements To:
Anne Vernon Rea and John Daniel McKinnon Rea
21981 Timber Cove Road
Jenner, CA 95450

No transfer tax due: R&T Code §11911 (no
consideration – adding spouse)

Signature of declarant or agent determining tax firm name

CORRECTION GRANT DEED

For valuable consideration, receipt of which is hereby acknowledged, the undersigned, ANNE VERNON, AS TRUSTEE OF THE ANNE VERNON LIVING TRUST, U/A DATED APRIL 30, 2019, does hereby grant unto ANNE VERNON REA and JOHN DANIEL MCKINNON REA, husband and wife, as community property with right of survivorship, the following described property in the town of Jenner, County of Sonoma, State of California, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This transfer affects Sonoma County APN 109-430-052-000.

The purpose of this Correction Grant Deed is to correct the identity of the grantor (Anne Vernon, at trustee of her living trust, instead of in her individual capacity) erroneously indicated on the Correction Grant Deed recorded September 19, 2023 as Document No. 2023043475 of the Official Records of Sonoma County, California.

Dated: April 22, 2024


ANNE VERNON

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN AN UNINCORPORATED AREA, COUNTY OF SONOMA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

TRACT "A"

Parcel One:

Lot 28, Block 6, as Numbered and designated upon the Map of Timber Cove Properties, Inc., Unit Two, recorded in the Office of the County Recorder on March 5, 1965, in Book 103 of Maps, Pages 11 through 25, Sonoma County Records.

Excepting therefrom 1/2 of all gas, oil and mineral rights as contained in the Deed from James H. Groom and Palle H. Andersen, to Reece Clark, Jr. and Richard Clements, Jr., dated August 30, 1960 and recorded October 26, 1960, in Book 1790 of Official Records, Page 883, under Recorder's Serial No. G-28438, Sonoma County Records, without the right of surface entry.

Also Excepting therefrom an undivided 35% interest of all gas, oil and mineral rights as contained in the Deed from Timber Cove Properties, Inc., a corporation, to Gualala Investment Co., a limited partnership and recorded March 29, 1965, in Book 2117 of Official Records, at Page 269, Serial No. J-36443, Sonoma County Records, without the right of surface entry.

Parcel Two:

An exclusive easement for driveway and public utility purposes for the benefit of and being only appurtenant to the lands of Rea as described in that Deed recorded December 21, 2001 as Instrument No. 2001-176531, Said easement is more particularly described as follows:

Being a portion of the lands of Stuart M. Drake and Susan Drake as described in that Deed recorded as Document Number 1998-0105509, Sonoma County Records, and being a portion of Lot 27, Block 6, as shown on that Map entitled "Timber Cove Properties, Inc., Unit Two", filed in Book 103 of Maps, Page 11, Sonoma County Records, said portion being more particularly described as follows:

Commencing at the Northeasterly corner of the above mentioned Lot 27, said corner marking the Westerly sideline of Timber Cove Road; thence along the Easterly line of said Lot the following courses:

Thence South 09° 57' 30" East, 49.55 feet; thence South 30° 11' 30" East, 73.02 feet to a point, said point being the true point of beginning of the easement herein described, said easement being 20.00 feet in width and lying 10.00 feet on each side of the following described centerline; thence leaving said Easterly line South 29° 33' 26" West 12.61 feet; thence South 15° 54' 32" West, 30.40 feet; thence South 08° 01' 20" East, 40.52 feet; thence South 11° 32' 57" East, 94.95 feet to a point on the Southerly line of said Lot, said point being the terminus of the herein described centerline. The sidelines of this easement are to extend or shorten to conform to property lines.

TRACT "B"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN AN UNINCORPORATED AREA, COUNTY OF SONOMA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel One:

Lot 24 in Block 6 as shown upon the Map of Tract 340, Timber Cove Properties, Inc., Unit Two, filed March 5, 1965 in the Office of the County Recorder of Sonoma County, in Book 103 of Maps, at Page(s) 11 through 25, inclusive, Sonoma County Records.

Excepting therefrom 1/2 interest in 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. J36443, Sonoma County Records, without the right of surface entry.

Also Excepting therefrom an undivided 35% of an undivided 1/2 interest of all gas, oil and mineral rights, in Deed from Timber Cove Properties, Inc., a California corporation, to Gaulala Investment Co., a limited partnership, in Deed recorded March 29, 1965 in Book 2117 of Official Records, Page 269, Sonoma County Records, which recites "reserving and retaining unto the grantors herein the right of surface entry."

Parcel Two:

A non-exclusive easement, 10 feet in width, to use, repair, replace and maintain a 4 inch and an 8 inch underground transite water pipe line crossing Lots 25 and 31, in Block 6, as shown upon the aforesaid map where said pipe lines now exists, running from the abovementioned water reservoir Southerly to Timber Cove Inn.