

RECORDING REQUESTED BY:

SCO Planning & Engineering, Inc.

**When Recorded Mail Document
To:**

Sandy MacDougall
260 Newport Center Drive, 4th Floor
Newport Beach, CA 92660

APN: 051-120-020-000 & 051-370-002-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EASEMENT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ none City Tax is \$ none

☐ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale,

☒ Unincorporated Area of the County of Nevada

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

TRUST ONE TRUST as Trustee, Vanessa V. Marquez

hereby grants to

JOHN AND TONI OROSE, HUSBAND AND WIFE AND JOINT TENANTS; IDM ENDEAVORS LLC; PENNIMAN & ASSOICATES, LLC; PACIFIC PREMIER TRUST, CUSTODIAN FBO ANOTHONY LYON, IRA; CAROLE CHAMP, A SINGLE WOMAN; ROKIN'IT, LLC; GEORGE BUCKLEY AND JANET BUCKLEY, AS TRUSTEES OF THE BUCKLEY FAMILY REVOCABLE TRUST; VALERIE WICKLAND, TRUSTEE OF THE VALERIE ELIZABETH WICKLAND 1989 REVOCABLE SEPARATE PROPERTY EST. 9/18/1989; CHARLES MUGLER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY; their successor's and/or assigns for the benefit of **Parcel A** per Book 18 of Parcel Maps, Page 207, Official Records of Nevada County, Official Records of Nevada County


A Roadway Access and Utilities Easement including ingress, egress, drainage, construction, maintenance and all appurtenances thereto and Public Utilities Easement Reservation across a portion of Parcel 1 as shown on that Parcel Map for B. Ellsworth recorded in Book 4 of Parcel Maps, Page 186; Official Records of Nevada County.

Said Easement is situated in the Penn Valley, County of Nevada, State of California, as described in Exhibit "A" and shown on Supporting Exhibit "B" and made a part hereof.

Signatories and Notary Acknowledgements on following page

GRANTOR:

TRUST ONE TRUST as Trustee, Vanessa V. Marquez


Vanessa V. Marquez,
Trustee, TRUST ONE TRUST

3-13-25
Date

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.

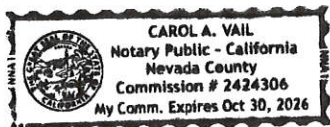
State of California)

County of Nevada)

On 3/13/25 before me, Carol A. Vail
Date Here Insert Name and Title of the Officer

personally appeared Vanessa Veronica Marquez
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 Carol A. Vail
Signature of Notary Public

EXHIBIT A
LEGAL DESCRIPTION

Description of a Roadway Access and Utilities Easement including ingress, egress, drainage, construction, maintenance and all appurtenances thereto and Public Utilities Easement Reservation across a portion of Parcel 1 as shown on that Parcel Map for B. Ellsworth recorded in Book 4 of Parcel Maps, Page 186; Official Records of Nevada County and described in that deed recorded as document no. 2017-009095, Official Records of Nevada County, being a portion of the South ½ Section 34, Township 16 North, Range 7 East, Mount Diablo Meridian, in Penn Valley, County of Nevada, State of California and being more particularly described as follows:

Beginning at the northeast corner of Parcel 4 owned by TRUST ONE TRUST as Trustee, Vanessa V. Marquez as described in that document no. 2024-019456, said point also being the northeasterly corner of Parcel 1 as shown on that Parcel Map for B. Ellsworth, recorded in Book 4 of Parcel Maps, Page 186, Official Records of Nevada County; thence from said point of beginning along the easterly line of said Parcel 1 and Parcel 4 South 27°44'00" West, 85.44 feet; thence leaving said line North 29°51'11" West, 159.34 feet to the northerly line of said TRUST ONE TRUST PROPERTY and the southerly line of Parcel A as shown on that Parcel Map 92-39 for Amber Gardens recorded in Book 18 of Parcel Maps, Page 207; Official Records of Nevada County; thence South 62°16'23" East, 93.26 feet to the southeast corner of said Parcel A; thence South 62°17'40" East, 41.25 feet to the **Point of Beginning**.

Said easement is shown on Exhibit "B" attached hereto and made a part hereof.

Said easement covering 5,746 square feet, more, or less.

END OF DESCRIPTION

This description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.


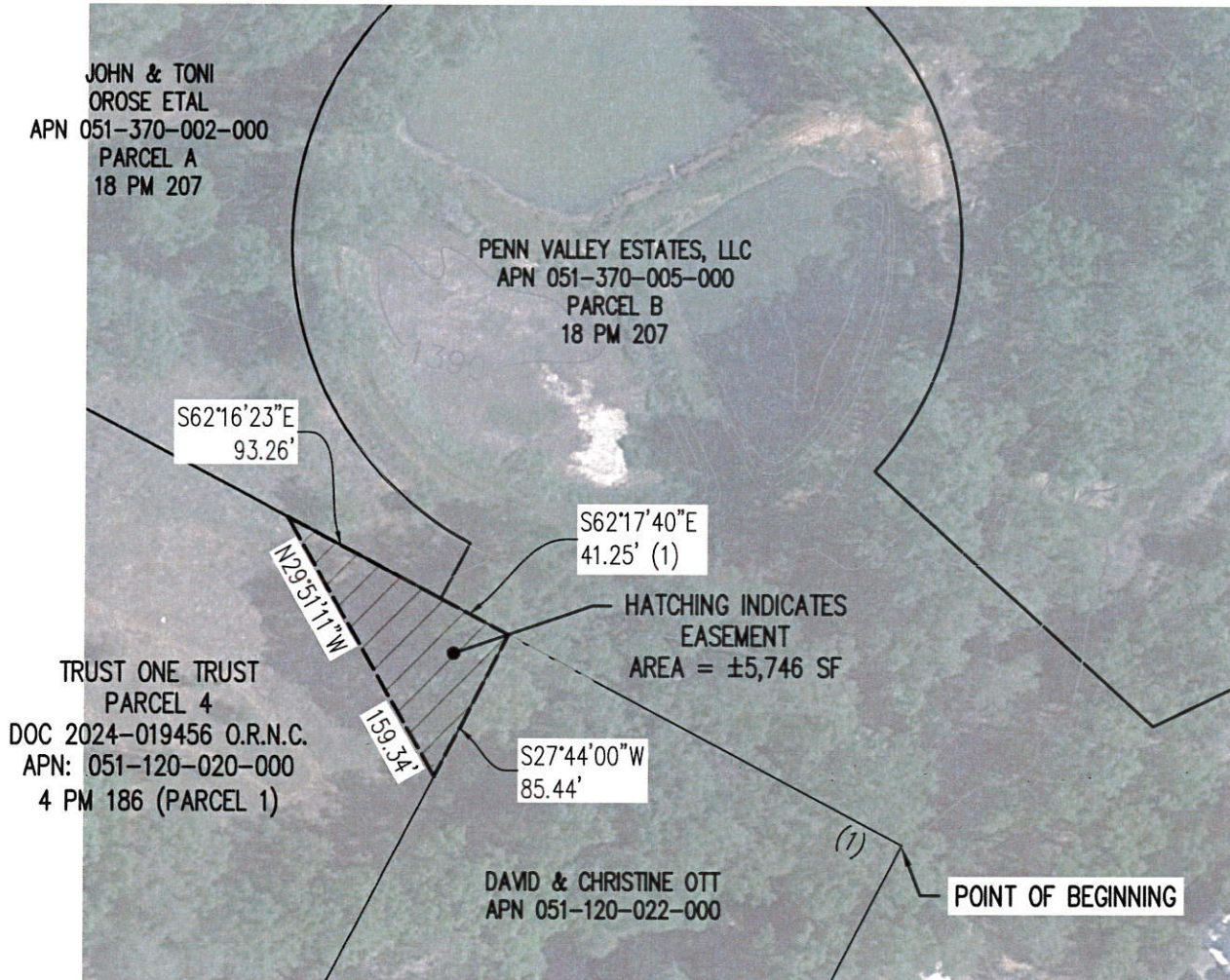
 3-11-25
Martin D. Wood Date
LS 8321



EXHIBIT "B"

ACCESS EASEMENT

BEING PORTION OF THE SOUTH SECTION 34, TOWNSHIP 16 NORTH, RANGE 7 EAST, M.D.B. & M.,
WITHIN THE COUNTY OF NEVADA, CALIFORNIA
MARCH, 2025 SCALE: 1" = 100'



LEGEND:

- (1) DOCUMENT FOUND IN BOOK 18 OF PARCEL
MAPS PAGE 207, NEVADA COUNTY RECORDS

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS
IDENTICAL TO THAT MAP FOUND IN
BOOK 18 OF PARCEL MAPS, PAGE
207, NEVADA COUNTY RECORDS.



3-11-25 SHEET 1 OF 1