GLENN COUNTY
Planning & Public Works Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net

RaeAnn R. Titus, Trustee
RaeAnn Mirande Separate Property Revocable Trust
855 W. Wood St.
Willows, CA 95988

December 12, 2017

RE: Lot Line Adjustment 2017-005, Approval Notice
APNs: 019-040-031, 019-040-032 and 019-040-038

To RaeAnn Titus,

On December 6, 2017, the Glenn County Planning & Public Works Agency Deputy Director approved Lot Line Adjustment 2017-005.

Enclosed for your reference is a copy of the Staff Report for the lot line adjustment. Also enclosed is a separate copy of the Conditions of Approval. The landowners will need to sign a copy of the Conditions of Approval and return them to this office.

Original signed legal descriptions need to be submitted for the resultant lots within 120 days of the approval date of the lot line adjustment. The Public Works Department (County Surveyor) will check the new legal descriptions and send them to the Agent/Title Company for new deeds preparation. The Title Company will be responsible for recording the new deeds.

It is the landowners' responsibility to pay all property taxes to the Glenn County Tax Collector and provide a Tax Collector's Certificate to this office. The Glenn County Tax Collector's office is located at 516 W. Sycamore Street, Willows, CA 95988 and they can be reached by phone at 530-934-6410.

Enclosed for your reference are copies of the Certificates of Compliance that will be recorded for the resultant lots. Also enclosed is a copy of each Notice of Voluntary Merger that will be recorded for the resultant lots. The landowners will need to sign the Notices of Voluntary Merger and return to this office.

The recording fee for the Certificates of Compliance is $14 for the first page and $3 for each page of descriptions; there is no charge for recording the Notices of Voluntary Merger. Once everything is received, all the documents (Certificates of Compliance, Notices of Voluntary

Merger, and the new Deeds) will be recorded simultaneously in the office of the County Recorder.
The Certificates of Compliance and Notices of Voluntary Merger are usually recorded in the morning and the Title Company will record the new deeds during the afternoon on that same day. You will be notified when the documents have been recorded and you will receive conformed copies of the recorded documents.

Should you have any questions, please contact the Glenn County Planning & Public Works Agency.

Sincerely,

Hether Ward
Assistant Planner
hward@countyofglenn.net

Cc: Gerald W. White, PLS Lic #3653
1070 West Wood St., Suite D
Willows, CA 95988

Glenn County Engineering & Surveying Division

Glenn County Assessor's Office

Glenn County Environmental Health Department

Glenn County Building Inspection Division

GLENN COUNTY
Planning & Public Works Agency

P.O. Box 1070 / 777 N. Colusa Street
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PROJECT: Lot Line Adjustment 2017-005

I. Environmental Review:

I find that Lot Line Adjustment 2017-005 is statutorily exempt from the California Environmental Quality Act pursuant to Section 15268 of the Guidelines of the California Environmental Quality Act as presented in the Staff Report.

II. Project Approval:

I have reviewed Lot Line Adjustment 2017-005 and find that this lot line adjustment meets the requirements of Chapter 15.140 of the Glenn County Code. I hereby approve the Lot Line Adjustment, as authorized in Section 15.140.020 of the Glenn County Code, with the Findings as presented in the Staff Report and Conditions of Approval as attached.

Signature: _____ Date: December 6, 2017

Di Aulabaugh, Deputy Director
Planning and Public Works Agency

NOTICE OF EXEMPTION

To: County Clerk, County of Glenn
516 W. Sycamore Street, 2nd Floor, Willows, CA 95988

From: Glenn County Planning & Public Works Agency
777 North Colusa Street, Willows, CA 95988

Project Title: Lot Line Adjustment 2017-005

Project Location: The project site is located at 8020 County Road 39, Glenn, CA 95943. The site is located on the north side of County Road 39 (Bayliss Blue Gum Rd.), east side of County Road X, south of County Road 34 and west of State Highway 45, east of the community of Bayliss, in the unincorporated area of Glenn County. APNs: 019-040-031, 019-040-032 and 019-040-038.

Description of Project: A lot line adjustment resulting in the following: Lot 1: Resultant 4.98± acres Lot 2: Resultant 98.6 ± acres

Name of Public Agency Approving Project:
Glenn County Planning & Public Works Agency

Name of Person or Agency Carrying Out Project:

Applicant/Landowner: RaeAnn R. Titus, Trustee
RaeAnn Mirande Separate Property Revocable Trust
855 W. Wood St., Willows, CA 95988

Surveyor: Gerald W. White, PLS Lic. # 3653
1070 West Wood St., Suite D, Willows, CA 95988

Exempt Status: Statutory Exemption:
This project is considered Statutorily Exempt from environmental review pursuant to Section 15268, "*Ministerial Projects*", of the Guidelines of the California Environmental Quality Act.

Reasons why project is exempt:
A Lot Line Adjustment is outlined in the Glenn County Code, Title 15, Chapter 15.140 as a ministerial action approved by the Director.

Lead Agency Contact Person:
Hether Ward, Assistant Planner, Glenn County Planning & Public Works Agency
777 N. Colusa Street, Willows, CA 95988 (530-934-6540)

Signature: _____ Date: December 11, 2017
Di Aulabaugh, Deputy Director

GLENN COUNTY
Planning & Public Works Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net

STAFF REPORT

DATE: December 11, 2017

TO: Di Aulabaugh, Deputy Director

FROM: Hether Ward, Assistant Planner

RE: Lot Line Adjustment, 2017-005

Attachments:

1. Conditions of Approval
2. Agency Comments
3. Request for Review and Application
4. Draft Descriptions
5. Preliminary Title Report and Deeds
6. Assessor's Parcel Maps
7. Lot Line Adjustment Map

1 PROJECT SUMMARY

RaeAnn Titus aka RaeAnn Mirande, Trustee, has proposed a lot line adjustment between two existing parcels resulting in the following:

Lot 1: Resultant 4.98 ± acres **Lot 2**: Resultant 98.6 ± acres

The lot line adjustment is requested for farm management purposes. According to the lot line map and air imagery, both resultant lots are agricultural and contain no dwellings. The existing APN(s) included are 019-040-031 (15.7 ± acres), 019-040-032 (84.0 ± acres) and 019-040-038 (3.92 ± acres).

The project site is located at 8020 County Road 39, Glenn, CA 95943. The site is located on the north side of County Road 39 (Bayliss Blue Gum Rd.), east side of County Road X, south of County Road 34 and west of State Highway 45, east of the community of Bayliss, in the unincorporated area of Glenn County. The parcels to be adjusted are zoned "AE-40" (Exclusive Agricultural, 36-acre minimum parcel size". The properties are designated "Intensive Agriculture" in the General Plan.

1.1 RECOMMENDATIONS

Staff recommends that the Deputy Director find that this project qualifies as a Statutory Exemption within Section 15268 of the California Environmental Quality Act.

Staff also recommends that the Deputy Director approve the lot line adjustment with the Findings as presented in the Staff Report and the Conditions of Approval as attached.

2 ANALYSIS

The proposed project is consistent with the land use in this area. All lot line adjustments are to be processed in accordance with Chapter 15.140 of the Glenn County Code and Section 66412(d) of the California Government Code.

2.1 ENVIRONMENTAL DETERMINATION

The properties involved in this lot line adjustment are existing legal lots and no additional lots are being created. This lot line adjustment as proposed will not introduce new or potentially significant impacts to the environment.

Lot line adjustments qualify for a Statutory Exemption from environmental review pursuant to Section 15268, "*Ministerial Projects*", of the Guidelines of the California Environmental Quality Act (CEQA). Article 18 (Statutory Exemptions), §15268(a) & (c) (Ministerial Projects) state the following:

(a) Ministerial projects are exempt from the requirements of CEQA. The determination of what is "ministerial" can most appropriately be made by the particular public agency involved based upon its analysis of its own laws, and each public agency should make such determination either as a part of its implementing regulations or on a case-by-case basis.
(c) Each public agency should, in its implementing regulations or ordinances, provide an identification or itemization of its projects and actions which are deemed ministerial under the applicable laws and ordinances.

Lot line adjustments, outlined in Section 15.140 of the Glenn County Code, are deemed as a ministerial project within Glenn County Title 15, Unified Development Code (Title 15, Division 2, Part 1). In addition, Section 66412(d) of the Subdivision Map Act limits review and approval of lot line adjustments to conformity with the local general plan, zoning, and building ordinances. An advisory agency or local agency cannot impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, zoning, and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements.

2.2 GENERAL PLAN AND ZONING CONSISTENCY

The three parcels, APN(s) 019-040-031 (15.7 ± acres), 019-040-032 (84.0 ± acres) and 019-040-038 (3.92 ± acres), are zoned "AE-40" and consist of two lots. This lot line adjustment will adjust the properties boundaries; however, it will not revise the bounds of the "AE-40" zoning district.

The General Plan Designation for the two properties is Intensive Agriculture. Glenn County Code §15.140.020.A and §66412(d) of the Subdivision Map Act require that lot line adjustments conform to local zoning and building ordinances. The resultant lots will remain subject to the permitting processes for uses permitted in "AE-40".

The "AE-40" zone requires a minimum parcel size of 36 acres.

The resultant lots are as follows:

Lot 1: Resultant 4.98 ± acres **Lot 2:** Resultant 98.6 ± acres

Assessor's Parcel Number, 019-040-038 (Lot 1), is an abandoned railroad right-of-way that was condemned on November 13, 1917, by the Colusa and Hamilton Railroad Company. The non-conforming parcel will be eliminated and the boundary moved, thus increasing the lot area of Resultant Lot 1. Resultant Lot 1 will not meet the corresponding 36-acre minimum parcel size, and will continue to meet requirements for a non-conforming lot.

Glenn County Code §15.060.020.B permits lot line adjustments for nonconforming parcels, which are defined in this section as *parcels that do not meet the minimum size, frontage, width or depth prescribed for the zone in which the lot is located*. Glenn County Code §15.060.020.B also states that a lot line adjustment between a nonconforming lot and another lot is permitted provided that the number of nonconforming lots is not increased and if the lot area is not decreased by more than twenty percent in size. There will be no increase in the number of non-conforming lots with this

lot line adjustment and the lot area is being increased to a resultant 4.98± acres. The proposed action conforms with Glenn County Code and the General Plan.

The property is in an area designated as Flood Zone "A" according to Flood Insurance Rate Map (FIRM) No. 06007C0700E, dated January 6, 2011, issued by the Federal Emergency Management Agency (FEMA). Flood Zone "A" is one of the Special Flood Hazard Areas (SFHAs) inundation by the 1% annual chance flood event. No base flood depths are shown within this zone.

2.3 OWNERSHIP STATUS OF EXISTING PARCELS

The attached Preliminary Title Report dated August 14, 2017, affecting current Assessor's Parcel Numbers 019-030-001, 019-040-031, 019-040-032 and 019-040-038 and, states that the title to said estate of interest at the date hereof is vested in: RaeAnn R. Titus, also known as RaeAnn Mirande, as trustee of the RaeAnn Mirande Separate Property Revocable Trust, Dated January 16, 2003.

2.4 ACCESS TO PARCELS

The proposed lot line adjustment will not result in the abandonment of or eliminate the access to any parcel. County Road "X" and County Road 39 front the resultant lots and will provide adequate ingress and egress.

2.5 EASEMENTS AND INTERESTS

This lot line adjustment will not result in the abandonment of a street or utility easement of record. The resultant legal descriptions from the lot line adjustment will preserve easements as necessary.

3 PROCESS FOR COMPLETION/RECORDING

1. There is a ten (10) day appeal period following action on this lot line adjustment (Glenn County Code §15.050.010).

2. A Record of Survey Map shall be prepared and recorded when required by Section 8762 of the Land Surveyor's Act (Glenn County Code §15.140.040.B).

3. The landowners shall pay all property taxes to the Glenn County Tax Collector and shall submit a Tax Collector's Certificate to the Glenn County Planning & Public Works Agency prior to the recordation of any document for this lot line adjustment.

4. The applicant/agent shall submit to the Public Works Department legal descriptions signed by a Licensed Land Surveyor, which describe the resultant lots after adjustment for approval by the County Surveyor. The descriptions shall contain a basis of bearings, if applicable, and a note describing its purpose. The note shall include a statement describing how the lots are being changed, adjusted, or modified and that no additional parcels are being created (Glenn County Code §15.140.040.A).

5. A Certificate of Compliance shall be recorded for the resultant lots in accordance with Section 66499.35 of the Subdivision Map Act and Section 15.150.010 of the Glenn County Code.

6. The property owners will sign a Notice of Voluntary Merger for each resultant lot involved with this lot line adjustment. The Notices of Voluntary Merger will delete all previous property boundary lines of record contained within the resultant lots.

7. The applicant/agent shall provide new deeds reflecting the new legal descriptions for each resultant lot (Glenn County Code §15.140.040.A).

8. The Certificates of Compliance, Notices of Voluntary Merger, and new deeds shall be recorded simultaneously in the office of the County Recorder. The applicant/agent shall be required to pay all applicable recording costs.

9. That all previous boundary lines of record contained within the resultant lots shall be deleted as property boundary lines.

10. As per section 15.660.040 of the Glenn County Code the following statement shall be referenced on the recorded map and recorded concurrently with the recorded map:

    "These parcels are not approved for any use that will generate liquid wastes. No permit to dispose of sewage or other liquid waste generated by the use of this property will be issued until the applicant has complied with the applicable provisions of Chapter 7.10 of the Glenn County Code."

    Where no map is recorded the statement shall be recorded with the certificate of compliance.

Other Requirements:

In addition to the conditions of approval, the applicant's and his/her technical or project management representative's attention is directed to the attached memoranda from Glenn County agencies and other agencies reflecting their comments on reviewing the application. The items noted are a guide to assist the applicant in meeting the requirements of the conditions of approval and applicable government codes. The memoranda may also note any unusual circumstances that need special attention. The items listed are a guide and not intended to be a comprehensive summary of all codified requirements or site-specific requirements.

4 FINDINGS

The following findings are made in accordance with Glenn County Code Section 15.140.020(B):

Finding 1
The lot line adjustment will not result in the abandonment of a street or utility easement of record.

Finding 2
The lot line adjustment will not result in the elimination or reduction in size of the access to the resultant lots.

Finding 3
The lot line adjustment conforms with the Glenn County General Plan, zoning and building ordinances.

CONDITIONS OF APPROVAL

Lot Line Adjustment 2017-005

RaeAnn Titus

1. The lot line adjustment shall conform to the lot line adjustment map being identified as Exhibit "A" as submitted and on file at the Glenn County Planning & Public Works Agency.

2. The Applicant(s) and/or successor(s) in interest shall defend, hold harmless and indemnify Glenn County from any claim, action or proceeding against Glenn County and/or its agents, officers and employees, to attack, set aside, void or annul the approval(s) granted by Glenn County concerning this proposal/project or any action relating to or arising out of such approval. The Applicant(s) and/or successor(s) in interest shall further indemnify Glenn County and/or its agents, officers and employees from liability for any award, damages, costs and fees, including but not limited to legal fees and costs, incurred by the County and/or awarded to any plaintiff in any action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant(s) and/or successor(s) in interest further agree to provide a defense for the County in any such action.

3. The landowners shall pay all property taxes to the Glenn County Tax Collector and shall provide a Tax Collector's Certificate to the Glenn County Planning & Public Works Agency prior to the recordation of any document for this lot line adjustment.

4. That the applicant shall submit to the Public Works Department descriptions signed by a Licensed Land Surveyor within one-hundred twenty (120) days from the date of approval or this Lot Line Adjustment shall be null and void. The Lot Line Adjustment shall not become effective until the descriptions have been approved by the County Surveyor and recorded in the office of the County Recorder.

5. The landowners shall sign a Notice of Voluntary Merger for each resultant lot involved with this lot line adjustment. The Notices of Voluntary Merger will delete all previous property boundary lines of record contained within the resultant lots.

6. That a Record of Survey map shall be filed if required by Section 8762 of the Land Surveyors Act.

7. The Certificates of Compliance, Notices of Voluntary Merger, and new deeds shall be recorded simultaneously in the office of the County Recorder. The applicant shall be required to pay all applicable recording costs.

8. That all previous boundary lines of record contained within the resultant lots shall be deleted as property boundary lines.

9. As per section 15.660.040 of the Glenn County Code the following statement shall be referenced on the recorded map and recorded concurrently with the recorded map:

   "These parcels are not approved for any use that will generate liquid wastes. No permit to dispose of sewage or other liquid waste generated by the use of this property will be issued until the applicant has complied with the applicable provisions of Chapter 7.10 of the Glenn County Code."

   Where no map is recorded the statement shall be recorded with the certificate of compliance.

Acknowledgment:

I hereby declare that I have read the foregoing conditions, which are in fact the conditions that were imposed upon the granting of this lot line adjustment, and that I agree to abide fully by said conditions.

Additionally, I have read the Staff Report and I am aware of codified county, state, and/or federal standards and regulations that shall be met with the granting of this lot line adjustment.

Signed: _____ Date: _____

RaeAnn Titus, Trustee
RaeAnn Mirande Separate Property Revocable Trust

COUNTY OF GLENN
HEALTH & HUMAN SERVICES AGENCY

Christine Zoppi
Director

Erin Valdez	**Amy Lindsey**	**Bill Wathen**	**Grinnell Norton**	**Vacant**
Deputy Director Administration	Deputy Director Behavioral Health	Deputy Director Social Services	Deputy Director Public Health Director of Nursing	Deputy Director Community Action

Glenn County Environmental Health
247 N. Villa Avenue
Willows CA 95988

Phone: 530-934-6102
Fax: 530-934-6103

Date: October 13, 2017

To: Hether Ward, Assistant Planner
Glenn County Planning & Public Works Agency
(Via Email)

From: Kevin Backus, REHS
Director, Glenn County Environmental Health

Re: LLA 2017-005, Mirande, APN 019-040-031, 032 & 038

We have reviewed the project mentioned above and recommend it be found complete for further processing. We have the following comments/requirements:

Proposed Lot 1 is undeveloped. Proposed Lot 2 has an existing house, water well and onsite wastewater treatment system. The lot line adjustment will not affect the water well, onsite wastewater treatment system or replacement area.

Both parcels are proposed for agriculture use. As per section 15.660.040 of the Glenn County Code the following statement must be referenced on the recorded map and recorded concurrently with the recorded map:

> *"These parcels are not approved for any use that will generate liquid wastes. No permit to dispose of sewage or other liquid waste generated by the use of this property will be issued until the applicant has complied with the applicable provisions of Chapter 7.10 of the Glenn County Code."*

Where no map is recorded the statement shall be recorded with the certificate of compliance.

Please contact Environmental Health at 530-934-6102 with any questions on this matter.

Equal opportunity employer/program. Auxiliary aids and services available upon request to individuals with disabilities

Conditions of Approval

Lot Line Adjustment 2017-005

RaeAnn Titus

COMMENTS

That the applicant shall comply with Section 15.140 of the Glenn County Code.

CONDITIONS

That the applicant shall submit to the Public Works Department descriptions signed by a Licensed Land Surveyor within one-hundred twenty (120) days from the date of approval or this Lot Line Adjustment shall be null and void. The Lot Line Adjustment shall not become effective until the descriptions have been approved by the County Surveyor and recorded in the office of the County Recorder.

That all previous boundary lines of record contained within the resultant lots shall be deleted as property boundary lines.

That a Record of Survey map shall be filed if required by Section 8762 of the Land Surveyors Act.

Michael Biggs
Engineering Tech III
10/20/2017

GLENN COUNTY
Planning & Public Works Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net

REQUEST FOR REVIEW

COUNTY DEPARTMENTS/DISTRICTS

- ☒ Glenn County Agricultural Commissioner
- ☒ Glenn County Air Pollution Control District/CUPA
- ☒ Glenn County Assessor
- ☒ Glenn County Building Inspector
- ☒ Glenn County Engineering & Surveying Division
- ☒ Glenn County Environmental Health Department
- ☒ Glenn County Sheriff's Department
- ☐ Glenn County Board of Supervisors
- ☐ Glenn County Counsel
- ☐ Glenn County Planning Commission
- ☐ Glenn LAFCO

STATE AGENCIES

- ☐ Central Valley Flood Protection Board
- ☐ Central Valley Regional Water Quality Control Board (RWQCB)
- ☐ CHP – Willows Office (GPA's, ZC's, and TSM's)
- ☐ Department of Alcoholic Beverage Control (ABC)
- ☐ Department of Conservation, Division of Land Resource Protection
- ☐ Department of Conservation, Office of Mine Reclamation (OMR)
- ☐ Department of Conservation, Division of Oil, Gas, and Geothermal Resources
- ☐ Department of Fish and Wildlife
- ☐ Department of Food and Agriculture
- ☐ Department of Forestry and Fire Protection (Cal Fire)
- ☐ Department of Housing and Community Development (HCD)
- ☐ Department of Public Health
- ☐ Department of Toxic Substances Control (DTSC)
- ☐ Department of Transportation (Caltrans)
- ☐ Department of Water Resources (DWR)
- ☐ Office of the State Fire Marshall
- ☐ Public Utilities Commission

FEDERAL AGENCIES

- ☐ U.S. Army Corps of Engineers
- ☐ U.S. Fish and Wildlife Service
- ☐ U.S. Department of Agriculture
- ☐ U.S. Bureau of Reclamation - Willows

OTHER

- ☐ AT&T
- ☐ California Water Service Co. (Chico)
- ☐ California Association of RC&D
- ☐ City of Orland
- ☐ Comcast Cable (Chico Office)
- ☐ Community Services District:
- ☐ Drainage District:
- ☐ Enterprise Rancheria of Maidu Indians
- ☒ Fire Protection District: Bayliss
- ☐ Glenn County Resource Conservation District
- ☐ Grindstone Rancheria of Wintun-Wailaki
- ☐ Northeast Center of the California Historical Resources Information System
- ☒ Pacific Gas and Electric Company (PG&E)
- ☐ Paskenta Band of Nomlaki Indians
- ☐ Railroad:
- ☐ Reclamation District:
- ☒ School District: Willows Unified
- ☐ Special District:
- ☐ Tehama-Colusa Canal Authority
- ☐ UC Cooperative Extension Office
- ☒ Water/Irrigation District: Glenn Colusa

DATE: October 6, 2017

PROJECT: Lot Line Adjustment 2017-005, Mirande

PLANNER: Hether Ward, Assistant Planner; hward@countyofglenn.net

GLENN COUNTY
Planning & Public Works Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net

REQUEST FOR REVIEW

DATE: October 6, 2017

PROJECT: **Lot Line Adjustment 2017-005, Mirande**

PLANNER: Hether Ward, Assistant Planner; hward@countyofglenn.net

APPLICANT/
LANDOWNER: RaeAnn R. Titus, Trustee
RaeAnn Mirande Separate Property Revocable Trust
855 W. Wood St.
Willows, CA 95988
(530) 934-8300
RaeAnnTitus@yahoo.com

SURVEYOR: Gerald W. White, PLS Lic. # 3653
1070 West Wood St., Suite D
Willows, CA 95988
(530) 934-7055
gwhite@cecusa.net

PROPOSAL: The project proposes a lot line adjustment resulting in the following:

Parcel 1: 5.96 ± acres
Parcel 2: 98.6 ± acres

APNs: 019-040-031, 019-040-032 and 019-040-038

LOCATION: The project site is located at 8020 County Road 39, Glenn, CA 95943. The site is located on the north side of County Road 39 (Bayliss Blue Gum Rd.), east side of County Road X, south of County Road 34 and west of State Highway 45, east of the community of Bayliss, in the unincorporated area of Glenn County.

ZONING: "AE-40" (Exclusive Agricultural, 36- acre minimum parcel size)

GENERAL PLAN: "Intensive Agriculture"

FLOOD ZONE: The property is in an area designated as Flood Zone "A"" according to Flood Insurance Rate Map (FIRM) No. 06007C0700E, dated January 6, 2011, issued by the Federal Emergency Management Agency (FEMA). Flood Zone "A" is one of the Special Flood Hazard Areas (SFHAs) inundation by the 1% annual chance flood event. No base flood depths are shown within this zone.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed conditions of approval. If comments are not received by **FRIDAY, OCTOBER 20, 2017,** it is assumed that there are no specific comments to be included in the analysis of the project. Comments submitted by e-mail are acceptable. Thank you for considering this matter.

AGENCY COMMENTS:

Please consider the following:

1. Is the information in the application complete enough to analyze impacts and conclude review?

2. Comments may include project-specific code requirements unique to the project. Cite code section and document (i.e. General Plan, Subdivision Map Act, etc.).

3. What are the recommended Conditions of Approval for this project and justification for each Condition? When should each Condition be accomplished (i.e. prior to any construction at the site, prior to recording the parcel map, filing the Final Map, or issuance of a Certificate of Occupancy, etc.)?

4. Are there significant environmental impacts? What mitigation(s) would bring the impacts to a less than significant level? When should mitigation(s) be accomplished (i.e. prior to recording parcel map, filing Final Map, or Certificate of Occupancy, etc.)?

LLA_____

GLENN COUNTY
PLANNING AND PUBLIC WORKS AGENCY
777 North Colusa Street
WILLOWS, CA 95988
(530) 934-6540
FAX (530) 934-6533
www.countyofglenn.net

APPLICATION FOR LOT LINE ADJUSTMENT

NOTE: FAILURE TO ANSWER APPLICABLE QUESTIONS AND REQUIRED ATTACHMENTS COULD DELAY THE PROCESSING OF YOUR APPLICATION.

1. Applicant(s):

   Name: RaeAnn R. Titus, Trustee

   Mailing Address: 855 W. Wood St., Willows, CA 95988

   Phone:(Business) 530-934-8300 (Home) 530-570-2750

   Fax:_____ E-mail: RaeAnnTitus@Yahoo.com

2. Property Owner(s) #1:

   Name: RaeAnn Mirande Separate Property Revocable Trust

   Mailing Address: 855 W. Wood St., Willows, CA 95988

   Phone:(Business) 530-934-833 (Home) 530-570-2750

   Fax:_____ E-mail: RaennTitus@yahoo.com

3. Property Owner(s) #2:

   Name: Same as above

   Mailing Address:_____

   Phone:(Business)_____ (Home)_____

   Fax:_____ E-mail:_____

4. Engineer/Surveyor:

Name: Gerald W. White, PLS

Mailing Address: 1070 West Wood St., Suite D, Willows, CA 95988

Phone:(Business) 530-394-7055 (Home) 530-518-3653

Fax: 530-394-4158 E-mail: gwhite@cecusa.net

5. Name and address of property owner's duly authorized agent (if applicable) who is to be furnished with notice of hearing (Section 65091 California Government Code).

Name: RaeAnn Titus, Trustee

Mailing Address: 855 W. Wood Street, Willows, CA 95988

6. Address and Location of Project: Section 41 Glenn Ranch Subdivision T20N.,R1W M.D.M

7. Current Assessor's Parcel Number(s): 019-040-031,032 &019-040-038

8. Existing Zoning: AE-40

9. Existing Use of Property: Farming-residential

10. Proposed Use of Property: Farming-residential

11. Size for Each Adjusted Lot: 4.98 Acres and 98.6 Acres

12. Why are the lots being adjusted? Boundary adjusted for farm management

13. Provide any additional information that may be helpful in evaluating this proposal:

Existing parcel, APN: 019-040-038, being eliminated is not a viable parcel.

DECLARATION UNDER PENALTY OF PERJURY

(Must be signed by Applicant(s) and Property Owner(s))
(Additional sheets may be necessary)

The Applicant(s) and/or Property Owner(s), by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against the foregoing individuals or entities, the purpose of which is to attack, set aside, void or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it, or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to, damages, costs expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the entitlement whether or not there is concurrent passive or active negligence on the part of the County.

Applicant(s):

Signed: RaeAnn Titus, Trustee

Print: RaeAnn Titus

Date: 9-27-17

Address: 855 W. Wood St, Willows, Ca 95988

I am (We are) the owner(s) of property involved in this application and I (We) have completed this application and all other documents required.

I am (We are) the owner(s) of the property involved in this application and I (We) acknowledge the preparation and submission of this application.

I (We) declare under penalty of perjury that the foregoing is true and correct.

Property Owner(s) #1:

Signed: RaeAnn Titus, Trustee

Print: RaeAnn Titus

Date: 9-27-17

Address: 855 W. Wood St, Willows, Ca 95988

DECLARATION UNDER PENALTY OF PERJURY

(Must be signed by Applicant(s) and Property Owner(s))
(Additional sheets may be necessary)

The Applicant(s) and/or Property Owner(s), by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against the foregoing individuals or entities, the purpose of which is to attack, set aside, void or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it, or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to, damages, costs expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the entitlement whether or not there is concurrent passive or active negligence on the part of the County.

I am (We are) the owner(s) of property involved in this application and I (We) have completed this application and all other documents required.

I am (We are) the owner(s) of the property involved in this application and I (We) acknowledge the preparation and submission of this application.

I (We) declare under penalty of perjury that the foregoing is true and correct.

Property Owner(s) #2:

Signed: N/A

Print: _____

Date: _____

Address: _____

EXHIBIT "A"
Description of
LOT ONE, per Lot Line Adjustment No. 2017-
for the
RAEANN MIRANDE SEPARATE PROPERTY REVOCABLE TRUST
DATED JAN.16, 2003

All that certain real property situate in the County of Glenn, State of California, described as follows:
A portion of Section 41 of the Glenn Ranch Survey as shown on that certain map on file in Book 1 of Maps and Surveys at Page 110, more particularly described as follows:

Beginning at the northwest corner of Parcel One as described in that certain document filed in the Glenn County Recorder's office as Document Number 2016-0297, said point being South 89°58' East a distance of 30.0 feet from the northwest corner of said Section 41; thence South 89°58' East, along the north line of said parcel and along the north line of said section, a distance of 600.00 feet; thence South, parallel to the west line of said section, a distance of 360.00 feet; thence North 89°58' West, parallel to the north line of said section, a distance of 600.00 feet to the west line of said parcel; thence North, along the west line of said parcel and parallel to the west line of said section, a distance of 360.00 feet to the point of beginning and contain an area of 4.98 acres, more or less.

The purpose of this deed is to effect Lot Line Adjustment No. 2017- as approved by the Glenn County Planning and Public Works Agency Deputy Director on , 2017.

DRAFT
FOR REVIEW ONLY

TITUS
L17-170
September 26, 2017
Sheet 1 of 1

EXHIBIT "B"
Description of
LOT TWO, per Lot Line Adjustment No. 2017-
for the
RAEANN MIRANDE SEPARATE PROPERTY REVOCABLE TRUST
DATED JAN.16, 2003

All that certain real property situate in the County of Glenn, State of California, described as follows:
A portion of Section 41 of the Glenn Ranch Survey as shown on that certain map on file in Book 1 of Maps and Surveys at Page 110, more particularly described as follows:
Beginning at a ¾" iron pipe No. 2042 in the North right of way line of the Willows-Jacinto Road where it intersects the West right of way line of the Southern Pacific Railroad (Colusa-Hamilton Branch), thence West 2607.7 feet along the North line of said road to a ¾" iron pipe No. 2042, thence North 1650.4 feet along the East right of way line of a county road to a ¾" iron pipe No. 2042 said pipe being South 89°58' East 30.0 feet from the Northwest corner of Section 41 of the Glenn Ranch Survey, thence South 89°58' East 2608.0 feet to a ¾" iron pipe No. 2042 set in the West right of way line of the Southern Pacific Railroad (Colusa-Hamilton Branch), thence down the said railroad West right of way line South 00°06" East 1639.1 feet to the place of beginning.

TOGETHER WITH the following described parcel of land:
All of the land as described in that certain Final Order of Condemnation, dated November 13, 1917, between Colusa and Hamilton Railroad Company, Plaintiff and Ella Glenn Leonard, et al, Defendants, recorded November 13, 1917 in Book 56 of Deeds at page 400, records of said county and more particularly described therein as follows:
A strip of land of unequal width off the West side of Defendant's land in Subdivision Forty-one (41) Jacinto Rancho, Glenn County, California, as shown upon the map of the Glenn Ranch, recorded on August 23, 1900, in the office of the County Recorder of said County of Glenn, extending from the South boundary line to the North boundary line and lying Fifty (50) feet on the Easterly side of the located center line of the Colusa and Hamilton Railroad Company's Railroad and all lying East of the Westerly boundary line of said Defendant's land and West of said located center line of the said Colusa and Hamilton Railroad Company's Railroad Company on October 27, 1911, where the same was located over and across the lands of said Defendant and marked by stakes set in the ground at distance of fifty (50) feet and less, said strip of land being bounded and described as follows:
Beginning at the intersection of said located center line at what is known as Engineer Survey Station "B" 3540+75.0 of said center line with the South line of said Subdivision Forty-one (41) a distance of fifty (50) feet measured Easterly along said South line from the South one-quarter corner of said Subdivision Forty-one (41); thence North 00°02'30" East, fifty feet (50) Easterly

EXHIBIT "B" (Continued)
Description of
LOT TWO, per Lot Line Adjustment No. 2017-
for the
RAEANN MIRANDE SEPARATE PROPERTY REVOCABLE TRUST
DATED JAN.16, 2003

of and parallel to said centerline a distance of fifty-two hundred and eighty four and four-tenths (5284.4) feet to a point on the North line of said Subdivision Forty-One (41); thence Westerly along said North line and crossing said located center line as what is known as Engineer Survey Station "E" 3593+59.4 of said center line a distance of ninety-six and six-tenths (96.6) to the North one-quarter corner of said Subdivision Forty-one (41); thence Southerly along the Westerly boundary line of said Defendant's land (said Westerly boundary line being also the North and South center line of said Subdivision Forty-one (41) a distance of fifty-two hundred and eighty four and four tenths (5284.4) feet to a point on the south line of said Subdivision Forty-one (41); thence East along said South lien a distance of fifty) feet to the place of beginning
Excepting therefrom that portion lying southerly of the centerline of County Road 39.

ALSO EXCEPTING THEREFROM the above described parcels the following:
A portion of Section 41 of the Glenn Ranch Survey as shown on that certain map on file in Book 1 of Maps and Surveys at Page 110, more particularly described as follows:
Beginning at the northwest corner of Parcel One as described in that certain document filed in the Glenn County Recorder's office as Document Number 2016-0297, said point being South 89°58' East a distance of 30.0 feet from the northwest corner of said Section 41; thence South 89°58' East, along the north line of said parcel and along the north line of said section, a distance of 600.00 feet; thence South, parallel to the west line of said section, a distance of 360.00 feet; thence North 89°58' West, parallel to the north line of said section, a distance of 600.00 feet to the west line of said parcel; thence North, along the west line of said parcel and parallel to the west line of said section, a distance of 360.00 feet to the point of beginning and contain an area of 4.98 acres, more or less.

The above described parcel after the exceptions contains an area of 98.6 acres, more or less.

The purpose of this deed is to effect Lot Line Adjustment No. 2017-00 as approved by the Glenn County Planning and Public Works Agency Deputy Director on.
All lines of record contained within the above described parcel are hereby deleted as property boundary lines and no new parcels are being created.

DRAFT
FOR REVIEW ONLY
TITUS
L17-170
September 26, 2017

PRELIMINARY REPORT

To:
ATTENTION:
RAEANN TITUS

Title Officer:
TITLE OFFICER: DEBBIE FALTESEK
TIMIOS TITLE
250 W. SYCAMORE ST.
WILLOWS, CA 95988
PHONE: (530) 934-3338

ESCROW NO: 135661

Property Address:
8020 COUNTY ROAD 39
GLENN, CA, 95943-9636

Title No:
135660

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy Forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a binder or commitment should be requested.

The form of Policy of title insurance contemplated by the report is:

ALTA STANDARD OWNER'S POLICY
Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of:

AUGUST 14, 2017 at 8:00 a.m.

The Estate or Interest in the land hereinafter described or referred to covered by this report is:

Fee Simple

Title to said estate of interest at the date hereof is vested in:

RAEANN R. TITUS, ALSO KNOWN AS RAEANN MIRANDE, AS TRUSTEE OF THE RAEANN MIRANDE SEPARATE PROPERTY REVOCABLE TRUST, DATED JANUARY 16, 2003

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

THE FOLLOWING AFFECT PARCEL ONE:

1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2017-2018 THAT ARE A LIEN NOT YET DUE.

2. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO THE DATE OF THE POLICY.

3. THE LAND HEREIN DESCRIBED LIES WITHIN THE BOUNDARIES OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF

4. THE LAND HEREIN DESCRIBED LIES WITHIN THE BOUNDARIES OF RECLAMATION DISTRICT NO. 2047 AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF. ANY AND ALL ASSESSMENTS ARE COLLECTED WITH COUNTY TAXES.

5. THE LAND HEREIN DESCRIBED LIES WITHIN THE BOUNDARIES OF GLENN-COLUSA IRRIGATION DISTRICT AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF. A REPORT HAS BEEN REQUESTED FROM THE OFFICE OF SAID DISTRICT.

6. RIGHTS OF WAY FOR ROADS, CANALS, LATERALS, DTICHES AND POLE LINES AS THEY MAY EXIST.

7. EASEMENTS AND RIGHTS NECESSARY OR CONVENIENT FOR THE HYDROCARBONS AND MINERALS AND THE EXPLORATION AND TESTING OF THE HEREIN DESCRIBED REAL PROPERTY IN CONNECTION WITH THE DRILLING OR MINING OPERATIONS THEREON, AS SET FORTH IN DEED FROM BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION TO ANTONIO MENDES, JOHN MENDES AND ANNIE MENDES, HIS WIFE, DATED JULY 23, 1943, AND RECORDED AUGUST 7, 1943, IN BOOK 161 OF OFFICIAL RECORDS, AT PAGE 80.

8. AGREEMENT BY AND BETWEEN CAPITAL COMPANY, A CORPORATION AND JOHN MENDES AND ANNIE MENDES, HIS WIFE DATED OCTOBER 4, 1955, RECORDED OCTOBER 31, 1955 IN BOOK 332 OF OFFICIAL RECORDS, PAGE 298, GLENN COUNTY RECORDER'S FILE NO. 3686.

9. RESERVATIONS AS CONTAINED IN DECREE OF FINAL DISTRIBUTION OF ANNA MENDES, ALSO KNOWN AS ANNA D. MENDES AND ANNA DENIZ MENDES, DECEASED RECORDED SEPTEMBER 28, 1988, GLENN COUNTY RECORDER'S FILE NO. 88-4249, WHICH RECITES THE FOLLOWING: RESERVING THEREFROM THE RIGHT OF JOHN ELMER MENDES, ANNA LORENE HALL AND LINDA LEE ALBERICO DURING THEIR LIFE TIMES AND FOR SO LONG AS THEY REMAIN THE OWNERS OF THE LANDS HEREIN GIVEN AND DEVISED TO THEM, THE RIGHT AND PRIVILEGE TO TAKE GRAVEL, FREE OF CHARGE, FROM THE GRAVEL PIT LOCATED ON THE PARCEL OF LAND DESCRIBED ABOVE FOR USE ON THE OTHER LANDS HEREIN DEVISED TO THEM.

THE FOLLOWING AFFECTS PARCEL TWO:

10. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2017-2018 THAT ARE A LIEN NOT YET DUE.

11. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO THE DATE OF THE POLICY.

12. THE PROPERTY HEREIN DESCRIBED LIES WITHIN MAINTENANCE AREA NO. 2 AND IS SUBJECT TO ASSESSMENTS LEVIED IN CONNECTION THEREWITH. SUCH ASSESSMENTS ARE PAYABLE WITH COUNTY TAXES.

13. TERMS AND PROVISIONS AS CONTAINED IN THE DEED TO THE COLUSA & HAMILTON RAILROAD COMPANY DATED NOVEMBER 1, 1911, RECORDED NOVEMBER 20, 1911, IN BOOK 39 OF DEEDS, PAGE 134, RECORDS OF GLENN COUNTY.

14. EASEMENT FOR POLES, AERIAL WIRES, CABLES AND APPURTENANCES THERETO GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION AND THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA CORPORATION, RECORDED JANUARY 27, 1983, BOOK 718, OFFICIAL RECORDS, PAGE 156, AND TERMS AND CONDITIONS CONTAINED THEREIN.

15. NOTICE OF INTENT TO PRESERVE MINERAL INTEREST EXECUTED BY SOUTHERN PACIFIC TRANSPORTATION COMPANY RECORDED FEBRUARY 26, 1986, BOOK 788, OFFICIAL RECORDS, PAGE 371.

16. NOTICE OF INTENT TO PRESERVE MINERAL INTEREST EXECUTED BY SOUTHERN PACIFIC TRANSPORTATION COMPANY RECORDED JUNE 16, 1986, BOOK 795, OFFICIAL RECORDS, PAGE 341.

THE FOLLOWING ITEMS AFFECT BOTH PARCELS:

17. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.

18. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT SHOWN BELOW.

AMOUNT:	$454,000.00
DATED:	DECEMBER 22, 2015
TRUSTOR:	RAEANN TITUS, ALSO KNOWN AS RAEANN MIRANDE, TRUSTEE OF THE RAEANN MIRANDE SEPARATE PROPERTY REVOCABLE TRUST DATED JANUARY 16, 2003
TRUSTEE:	TIMIOS TITLE
BENEFICIARY:	TRI COUNTIES BANK
RECORDED:	DECEMBER 29, 2015 AS INSTRUMENT NO. 2015-5763 OF OFFICIAL RECORDS AND RE-RECORDED JANUARY 26, 2016 AS INSTRUMENT NO. 2016-0298 OF OFFICIAL RECORDS.

19. WITH RESPECT TO THE TRUST REFERRED TO IN THE VESTING:

A. A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY.

B. COPIES OF THOSE EXCERPTS FROM THE ORIGINAL TRUST DOCUMENTS AND AMENDMENTS THERETO WHICH DESIGNATE THE TRUSTEE AND CONFER UPON THE TRUSTEE THE POWER TO ACT IN THE PENDING TRANSACTION.

C. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

20. THE RIGHTS AND CLAIMS OF PARTIES IN POSESSION.

21. EVIDENCE MUST BE PROVIDED THAT THERE ARE NO COMMITMENT STATEMENTS IN EFFECT UNDER CIVIL CODE SECTION 850 ET SEQ. WITH RESPECT TO THE PROPERTY.

IN ORDER TO REMOVE THIS STATEMENT, THE LANDOWNER WILL NEED TO PROVIDE US WITH AN AFFIDAVIT STATING THAT THEY ARE NOT AWARE OF ANY RELEASE REPORTS OR COMMITMENT STATEMENTS WHICH HAVE BEEN ISSUED UNDER THIS STATUTE WITH RESPECT TO THE PROPERTY.

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

NOTES:

A. **ACCORDING TO THE PUBLIC RECORDS, THERE HAS BEEN NO CONVEYANCE OF THE LAND WITHIN A PERIOD OF TWENTY-FOUR MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS:**

NONE

B. **NONE OF THE ITEMS SHOWN IN THIS REPORT WILL CAUSE THE COMPANY TO DECLINE TO ATTACH CLTA ENDORSEMENT FORM 100 TO AN ALTA POLICY, WHEN ISSUED.**

C. **THERE IS LOCATED ON SAID LAND A SINGLE FAMILY RESIDENCE KNOWN AS 8020 COUNTY ROAD 39, IN THE UNINCORPORATED AREA OF THE COUNTY OF GLENN, STATE OF CALIFORNIA.**

D. **THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF INSURANCE IS LESS THAN THE CERTAIN DOLLAR AMOUNT SET FORTH IN ANY APPLICABLE ARBITRATION CLAUSE, ALL ARBITRABLE MATTERS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE INSURED AS THE EXCLUSIVE REMEDY OF THE PARTIES. IF YOU DESIRE TO REVIEW THE TERMS OF THE POLICY, INCLUDING ANY ARBITRATION CLAUSE THAT MAY BE INCLUDED, CONTACT THE OFFICE THAT ISSUED THIS COMMITMENT OR REPORT TO OBTAIN A SAMPLE OF THE POLICY JACKET FOR THE POLICY THAT IS TO BE ISSUED IN CONNECTION WITH YOUR TRANSACTION.**

E. **CANCELLATION FEES:**

NOTE: PURSUANT TO RULE NO. 2 OF BULLETIN NO. NS-35 OF CALIFORNIA STATE INSURANCE COMMISSIONER THIS REPORT IS ISSUED SUBJECT TO A MINIMUM FEE OF $400.00

F. **GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2016-2017.**

FIRST INSTALLMENT:	**$362.48 MARKED PAID**
SECOND INSTALLMENT:	**$362.48 MARKED PAID**
TAX RATE AREA:	**084089**
APN:	**019-040-031-000**
FIRST INSTALLMENT:	**$952.67 MARKED PAID**
SECOND INSTALLMENT:	**$952.67 MARKED PAID**
TAX RATE AREA:	**084037**
APN:	**019-040-032-000**
FIRST INSTALLMENT:	**$29.60 MARKED PAID**
SECOND INSTALLMENT:	**$29.60 MARKED PAID**
TAX RATE AREA:	**084035**
APN:	**019-030-001-000**
FIRST INSTALLMENT:	**$17.58 MARKED PAID**
SECOND INSTALLMENT:	**$17.58 MARKED PAID**
TAX RATE AREA:	**084040**
APN:	**019-040-038-000**

LEGAL DESCRIPTION

All that certain real property situated in unincorporated area of the County of GLENN State of California, more particularly described as follows:

PARCEL ONE:

A portion of Section 41 of the Glenn Ranch Survey lying North of the Willows-Jacinto Road and West of the West right of way line of the Southern Pacific Railroad (Colusa-Hamilton Branch) said parcel being more particularly described as follows:

Beginning at a 3/4" iron pipe No. 2042 in the North right of way line of the Willows-Jacinto Road where it Intersects the West right of way line of the Southern Pacific Railroad (Colusa-Hamilton Branch), thence West 2607.7 feet along the North line of said road to a 3/4" iron pipe No. 2042, thence North 1650.4 feet along the East right of way line of a county road to 3/4" iron pipe No. 2041 said pipe being S. 89° 58' E. 30.0 feet from the Northwest corner of Section 41 of the Glenn Ranch Survey, thence S. 89° 58' E. 2608.0 feet to a 314" iron pipe No. 2042 set in the West right of way line of the Southern Pacific Railroad (Colusa-Hamilton Branch), thence down the said railroad West right of way line S. 0° 06' E. 1639.1 feet to the place of beginning.

EXCEPTING THEREFROM all oil, gas and other hydrocarbons and minerals heretofore reserved to the grantor in that certain Deed from Bank of America National Trust and Savings Association to Antonio Mendes et al, dated July 23, 1943 and recorded August 7, 1943, in Book 161 of Official Records, page 80.

An Existing irrigation lateral of Fifty (50) feet in width, lying in Section 32 of the Glenn Ranch Survey, the centerline of said irrigation line being more particularly described as follows:

COMMENCING at a point 967.8 feet West and 25 feet South of the Northeast corner of said Section 32, said point being on the Westerly right-of-way line of the River Branch Canal; thence running West on a line parallel with the North line of said Section 32, 4287.2 feet, which point is 25 feet East of and 25 feet South of the Northwest corner of said Section 32; thence South on a line parallel with the West line of said Section, 5070.8 feet, said point being North 210 feet and East 25 feet from the Southwest corner of said Section 32; thence Southeasterly to a point on the South line of said Section 32, said point being 175 feet East of the Southwest corner of said Section 32.

APN: 019-040-031-9, 019-040-032-9 & 019-030-001-9

PARCEL TWO:

All of the land as described in that certain Final Order of Condemnation, dated November 13, 1917, between Colusa and Hamilton Railroad Company, Plaintiff and Ella Glenn Leonard, et al, Defendants, recorded November 13, 1917 in Hook 56 of Deeds, page 400, records of said county, and more particularly described therein as follows:

"A strip of land of unequal width off the West side of Defendant's land in Subdivision Forty-one (41) Jacinto Rancho, Glenn County, California, as shown

upon the map of the Glenn Ranch, recorded on August 23, 1900, in the office of the County Recorder of said County of Glenn, extending from the South boundary line to the North boundary line and lying Fifty (50) feet on the Easterly side of the located center line of the Colusa and Hamilton Railroad Company's Railroad and all lying East of the Westerly boundary line of said Defendant's land and West of said located center line of the said Colusa and Hamilton Railroad Company's Railroad as adopted by the Board of Directors of the Colusa and Hamilton Railroad Company on October 27, 1911, where the same was located over and across the lands of said Defendant and marked by stakes set in the ground at distances of Fifty (50) feet and less, said strip of land being bounded and described as follows:

BEGINNING at the intersection of said located center line at what known as Engineer Survey Station "B" 3540+75.0 of said center line with the South line of said Subdivision Forty-one (41) a distance of Fifty (50) feet measured Easterly along said South line from the South one-quarter corner of said Subdivision Forty-one (41); thence North 0° and Two and One-half (2 1/2)' East, fifty feet 950) Easterly of and parallel to said center line an distance of Fifty-two hundred and eighty four and four-tenths (5284A) feet to a point on the North line of said Subdivision Forty-one (41); thence Westerly along said North line and crossing said located center line at what is known as Engineer Survey Station "E" 3593+59.4 of said center line a distance of Ninety-six and Six-tenths (96.6) feet to the North one-quarter corner of said Subdivision Forty-one (41); thence Southerly along the Westerly boundary line of said Defendant's land (said Westerly boundary line being also the North and South center line of said Subdivision Forty-one (41) a distance of Fifty-two hundred and Eighty-four and four tenths (5284.4) feet to a point on the South line of said Subdivision Forty-one (41); thence East along said South line a distance of Fifty (50) feet to the place of beginning.

APN: 019-040-038-0

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   (a) building; (b) zoning; (c) land use; (d) improvements on the Land; (e) land division; and (f) environmental protection.
   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   (c) that result in no loss to You; or
   (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   (b) in streets, alleys, or waterways that touch the Land.
   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21:	1% of Policy Amount or $2,500.00 (whichever is less)	$5,000.00

ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)
EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
   (a) and use
   (b) improvements on the land
   (c) and division
   (d) environmental protection
   This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.
   This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
   (a) a notice of exercising the right appears in the public records on the Policy Date
   (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
   (a) that are created, allowed, or agreed to by you
   (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
   (c) that result in no loss to you
   (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
   (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
   (b) in streets, alleys, or waterways that touch your land
   This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters

(a) created, suffered, assumed, or agreed to by the Insured Claimant;
(b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
(c) resulting in no loss or damage to the Insured Claimant;
(d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
(e) in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
(a) a fraudulent conveyance or fraudulent transfer, or
(b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:
1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:
1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
(i) the occupancy, use, or enjoyment of the Land;
(ii) the character, dimensions, or location of any improvement erected on the Land;
(iii) the subdivision of land; or
(iv) environmental protection;
or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
(a) created, suffered, assumed, or agreed to by the Insured Claimant;
(b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
(c) resulting in no loss or damage to the Insured Claimant;
(d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.

9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990
SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim which arises out of the transaction vesting in the insured the estate or interest insured by their policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state of insolvency or similar creditors' rights laws.

PRIVACY INFORMATION

We Are Committed to Safeguarding Customer Information
In order to better serve your needs now an in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information. We agree that you have right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability
This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other sources, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information
Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information
We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers
Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security
We will use our best efforts to ensure that no unauthorized parties have access to any of our information. We restrict access to nonpublic personal information about you to those individuals and entitles who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

Business Relationships
First American Financial Corporation's site and it's affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

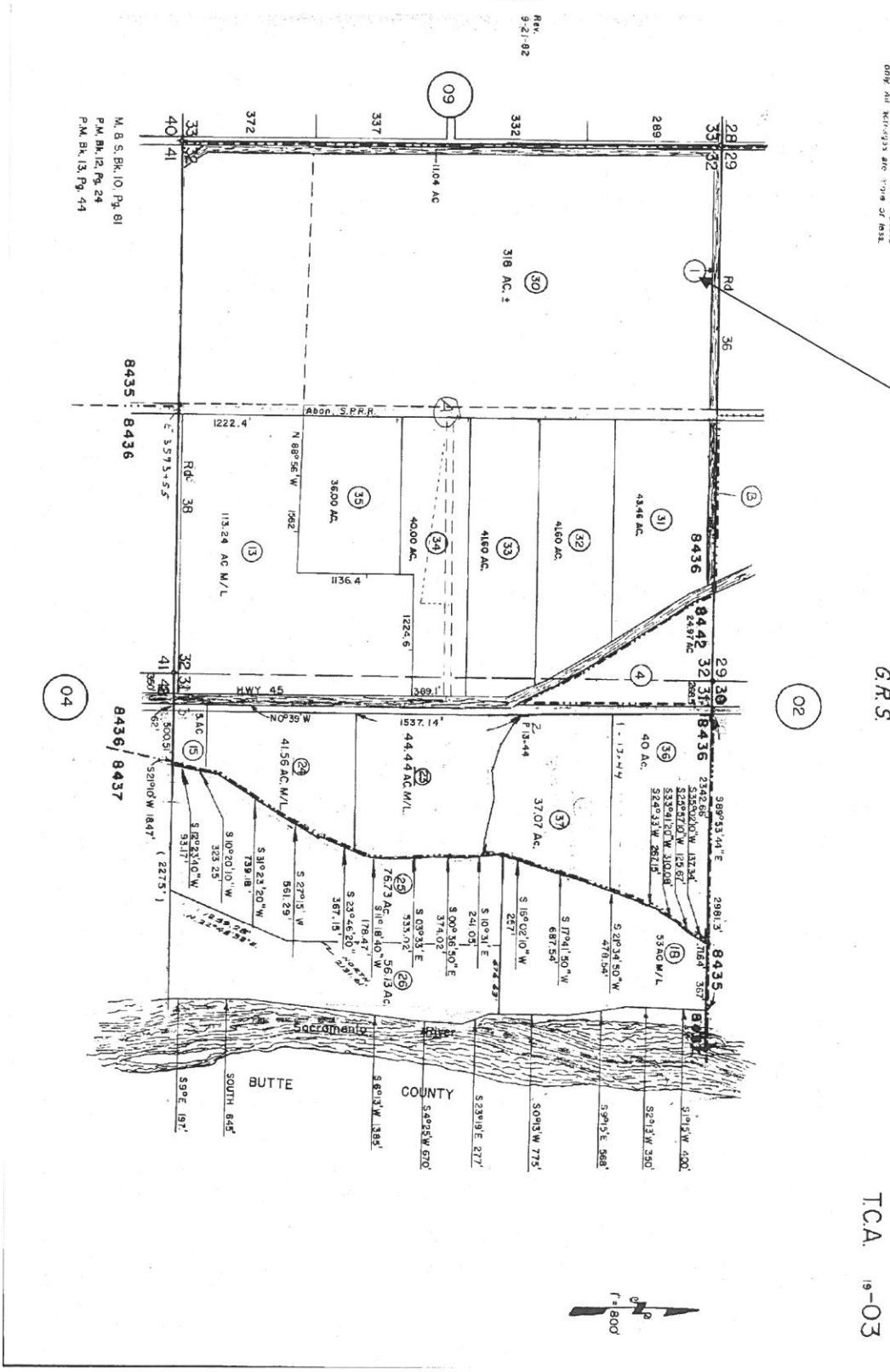
Cookies
Some of First American's Web site may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values
Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.
Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.
Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.
Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.
Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

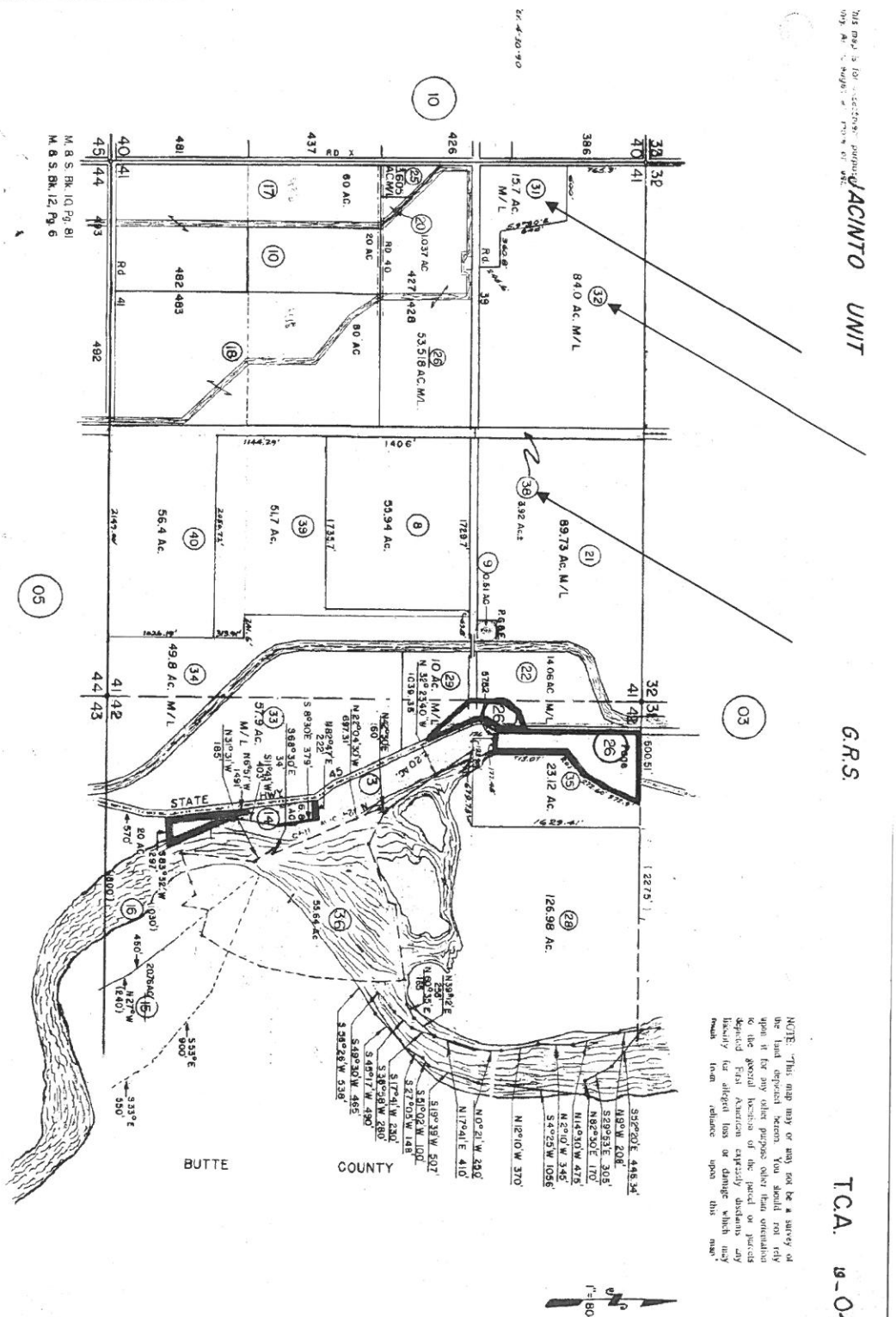
The map attached, if any, may or may not be a survey of the land depicted hereon. Timios Title and it's Underwriters expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

MAP



The map attached, if any, may or may not be a survey of the land depicted hereon. Timios Title and it's Underwriters expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

MAP



NO CIOS REQUIRED

2016-0297

Recorded at the request of:
TIMIOS TITLE COMPANY

01/26/2016 09:57 AM
Fee: $29.00 Pgs: 6

OFFICIAL RECORDS
Sheryl Thur, Clerk-Recorder
Glenn County, CA

Recording Requested by:
Timios Title Company

After Recording Return and
Mail Tax Statements To:

RAEANN TITUS
1001 W. ASH STREET
WILLOWS, CA 95988

This Space for Recorder's Use Only

GRANT DEED

THIS GRANT DEED IS BEING RE-RECORDED TO ADD THE NAME OF THE TRUST ABOVE THE SIGNATURE LINE.

CIOS ENCLOSED

2015-5762

Recorded at the request of:
TIMIOS TITLE COMPANY

12/29/2015 10:37 AM
Fee: $23.00 Pgs: 4

OFFICIAL RECORDS
Sheryl Thur Clerk-Recorder
Glenn County, CA

Prepared By:
Timios Title, A California Corporation
250 W. Sycamore St.
Willows, CA 95988
No: 128356
After Recording Return And
Mail Tax Statements To:
RAEANN TITUS
8020 CO. RD 39
WILLOWS, CA 95988

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N. NO. 019-040-031-9; 019-040-032-9
019-030-001-9

GRANT DEED

The undersigned grantor(s) declare(s):
City transfer tax is $0.00
County Transfer Tax is $0.00
Monument preservation fee is $0.00
( ) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
(x) Unincorporated area: ( ) City of WILLOWS, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
RAEANN MIRANDE, AS TRUSTEE OF THE RAEANN MIRANDE SEPARATE PROPERTY REVOCABLE TRUST DATED JAN. 16, 2003

hereby GRANTS to, RAEANN R. TITUS, ALSO KNOWN AS RAEANN MIRANDE, AS TRUSTEE OF THE RAEANN MIRANDE SEPARATE PROPERTY REVOCABLE TRUST, DATED JANUARY 16, 2003

the following described real property in the County of GLENN, State of California:

PARCEL ONE:

A portion of Section 41 of the Glenn Ranch Survey lying North of the Willows-Jacinto Road and West of the West right of way line of the Southern Pacific Railroad (Colusa-Hamilton Branch) said parcel being more particularly described as follows:

Beginning at a 3/4" iron pipe No. 2042 in the North right of way line of the Willows-Jacinto Road where it Intersects the West right of way line of the Southern Pacific Railroad (Colusa-Hamilton Branch), thence West 2607.7 feet along the North line of said road to a 3/4" iron pipe No. 2042, thence North 1650.4 feet along the East right of way line of a county road to 3/4" iron pipe No. 2041 said pipe being S. 89° 58' E. 30.0 feet from the Northwest corner of Section 41 of the Glenn Ranch Survey, thence S. 89° 58' E. 2608.0 feet to a 314" iron pipe No. 2042 set in the West right of way line of the Southern Pacific Railroad (Colusa-Hamilton Branch), thence down the said railroad West right of way line S. 0° 06' E. 1639.1 feet to the place of beginning.

EXCEPTING THEREFROM all oil, gas and other hydrocarbons and minerals

heretofore reserved to the grantor in that certain Deed from Bank of America National Trust and Savings Association to Antonio Mendes et al, dated July 23, 1943 and recorded August 7, 1943, in Book 161 of Official Records, page 80.

An Existing irrigation lateral of Fifty (50) feet in width, lying in Section 32 of the Glenn Ranch Survey, the centerline of said irrigation line being more particularly described as follows:

COMMENCING at a point 967.8 feet West and 25 feet South of the Northeast corner of said Section 32, said point being on the Westerly right-of-way line of the River Branch Canal; thence running West on a line parallel with the North line of said Section 32, 4287.2 feet, which point is 25 feet East of and 25 feet South of the Northwest corner of said Section 32; thence South on a line parallel with the West line of said Section, 5070.8 feet, said point being North 210 feet and East 25 feet from the Southwest corner of said Section 32; thence Southeasterly to a point on the South line of said Section 32, said point being 175 feet East of the Southwest corner of said Section 32.

APN: 019-040-031-9, 019-040-032-9 & 019-030-001-9

PARCEL TWO:

All of the land as described in that certain Final Order of Condemnation, dated November 13, 1917, between Colusa and Hamilton Railroad Company, Plaintiff and Ella Glenn Leonard, et al, Defendants, recorded November 13, 1917 in Book 56 of Deeds, page 400, records of said county, and more particularly described therein as follows:

"A strip of land of unequal width off the West side of Defendant's land in Subdivision Forty-one (41) Jacinto Rancho, Glenn County, California, as shown upon the map of the Glenn Ranch, recorded on August 23, 1900, in the office of the County Recorder of said County of Glenn, extending from the South boundary line to the North boundary line and lying Fifty (50) feet on the Easterly side of the located center line of the Colusa and Hamilton Railroad Company's Railroad and all lying East of the Westerly boundary line of said Defendant's land and West of said located center line of the said Colusa and Hamilton Railroad Company's Railroad as adopted by the Board of Directors of the Colusa and Hamilton Railroad Company on October 27, 1911, where the same was located over and across the lands of said Defendant and marked by stakes set in the ground at distances of Fifty (50) feet and less, said strip of land being bounded and described as follows:

BEGINNING at the intersection of said located center line at what known as Engineer Survey Station "B" 3540+75.0 of said center line with the South line of said Subdivision Forty-one (41) a distance of Fifty (50) feet measured Easterly along said South line from the South one-quarter corner of said Subdivision Forty-one (41); thence North 0° and Two and One-half (2 1/2)' East, fifty feet 950) Easterly of and parallel to said center line an distance of Fifty-two hundred and eighty four and four-tenths (5284A) feet to a point on the North line of said Subdivision Forty-one (41); thence Westerly along said North line and crossing said located center line at what is known as Engineer Survey Station "E" 3593+59.4 of said center line a distance of Ninety-six and Six-tenths (96.6) feet to the North one-quarter corner of said Subdivision Forty-one (41); thence Southerly along the Westerly boundary line of said Defendant's land (said Westerly boundary line being also the North

and South center line of said Subdivision Forty-one (41) a distance of Fifty-two hundred and Eighty-four and four tenths (5284.4) feet to a point on the South line of said Subdivision Forty-one (41); thence East along said South line a distance of Fifty (50) feet to the place of beginning.

APN: 019-040-038-0

More commonly known as: 8020 CO. RD 39, WILLOWS, CA 95988

12/22/2015

RaeAnn R Titus

RAEANN R. TITUS, ALSO KNOWN AS
RAEANN MIRANDE

The RaeAnn Mirande Separate Property Revocable Trust
Dated January 16, 2003

RaeAnn R Titus

RaeAnn R. Titus aka RaeAnn Mirande, Trustee

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 GLENN

On 12-23- , 20 15 , before me, Bernice Perry , a notary public, personally appeared, RAEANN R. TITUS, 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.

BERNICE PERRY
Commission # 2104672
Notary Public - California
Glenn County
My Comm. Expires Apr 20, 2019

Bernice Perry
Signature of Notary Public

(Notary Seal)

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 GLENN } SS

On January 22,, 2016 , before me, Ron Campbell, Notary Public

Personally appeared RaeAnn R. Titus

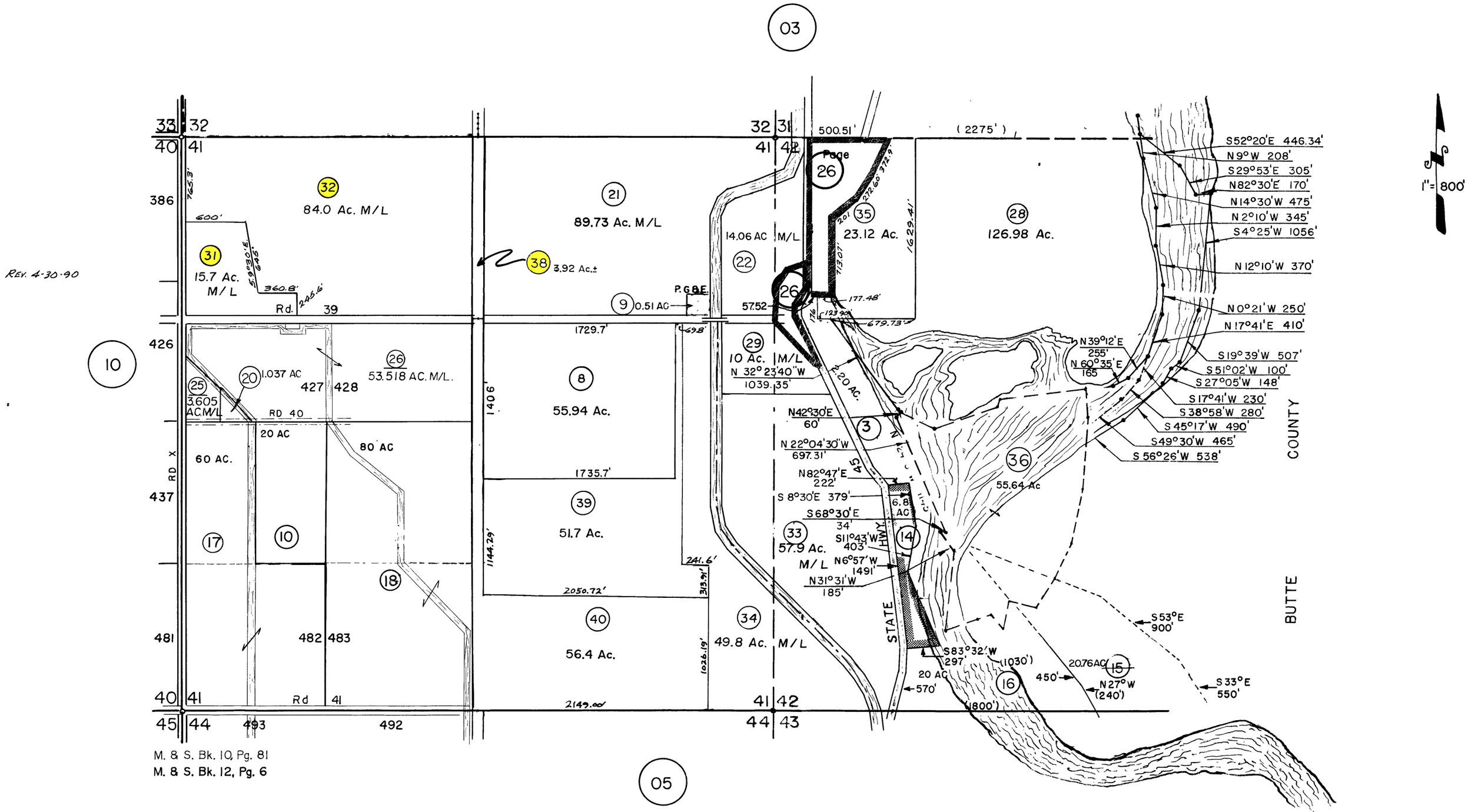
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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

MGC1 RON CAMPBELL COMM. # 2090586 NOTARY PUBLIC - CALIFORNIA GLENN COUNTY COMM. EXPIRES DEC. 16, 2018 MGC1

ATTACHED TO (OPTIONAL):


03
05
10
REV. 4-30-90
1" = 800'
32 84.0 Ac. M/L
31 15.7 Ac. M/L
38 3.92 Ac.±
21 89.73 Ac. M/L
9 0.51 AC
P.G.&E.
22 14.06 AC M/L
26 Page
35 23.12 Ac.
28 126.98 Ac.
29 10 Ac. M/L
N 32°23'40"W 1039.35'
8 55.94 Ac.
39 51.7 Ac.
40 56.4 Ac.
34 49.8 Ac. M/L
33 57.9 Ac. M/L
36 55.64 Ac
14 6.8 AC
3 2.20 AC.
25 3.605 AC.M/L
20 1.037 AC
26 53.518 AC. M/L.
17 60 AC.
10 20 AC
18 80 AC
15 20.76 AC
16 20 AC
STATE HWY. 45
BUTTE COUNTY
S52°20'E 446.34'
N9°W 208'
S29°53'E 305'
N82°30'E 170'
N14°30'W 475'
N2°10'W 345'
S4°25'W 1056'
N12°10'W 370'
N0°21'W 250'
N17°41'E 410'
S19°39'W 507'
S51°02'W 100'
S27°05'W 148'
S17°41'W 230'
S38°58'W 280'
S45°17'W 490'
S49°30'W 465'
S56°26'W 538'
N39°12'E 255'
N60°35'E 165
N42°30'E 60'
N22°04'30"W 697.31'
N82°47'E 222'
S8°30'E 379'
S68°30'E 34'
S11°43'W 403'
N6°57'W 1491'
N31°31'W 185'
S83°32'W 297'
S53°E 900'
S33°E 550'
N27°W (240')
(1030')
(1800')
450'
570'
(2275')
500.51'
1729.7'
1735.7'
2050.72'
2149.00'
1406'
1144.29'
1629.41'
1026.19'
313.91'
241.6'
Rd. 39
Rd 41
RD 40
RD X
386
426
437
481
492
493
427
428
482
483
33 32
40 41
32 31
41 42
41 42
44 43
45 44
M. & S. Bk. 10, Pg. 81
M. & S. Bk. 12, Pg. 6

019-090-025
SWANER

019-040-030
MIRANDE

019-030-013
MENDES

33 32

Co. Rd. 38

40 41

(S 89°58' E 2638.0' – DEED)
(2608.0' – DEED)
2008.00'

600.00'

360.00'

Lot One
4.98± AC

360.00'

BOUNDARY

600.00'
NEW

PARCEL TWO, DOC. 2016-0297
Parcel deeded to Colusa and Hamilton Railroad in Book 56 of Deeds at page 400

BE REMOVED

100'

019-040-021
MENDES

019-100-010
KOEHN

County Road "X"

(NORTH 1650.4' – DEED)
1290.40'

RICE FIELD

019-040-032
MIRANDE

Lot Two
98.6± AC

019-040-031
MIRANDE

OPEN FIELD

Garage

House

(S 00°06' E 1639.1' – DEED)

019-040-038
MIRANDE

100'

BOUNDARY TO BE REMOVED

(WEST 2607.7' – DEED)

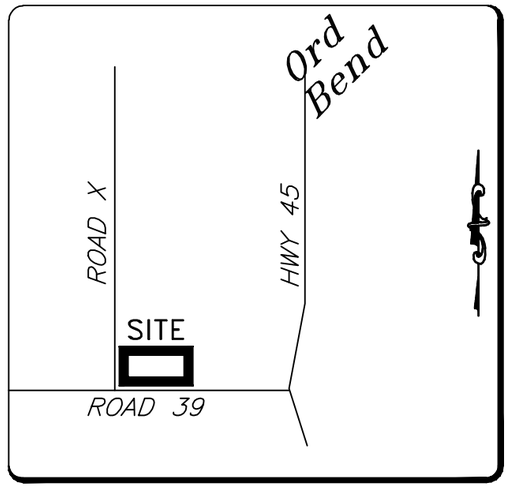
County Road 39

019-100-049
LOWEN

019-040-026
BOSCHI

019-040-040
P. MIRANDE

019-040-008
SIMSON



VICINITY MAP

NOT TO SCALE

LICENSED LAND SURVEYOR
GERALD W. WHITE
No. 3653
STATE OF CALIFORNIA

SURVEYOR:

GERALD W. WHITE, PLS 3653
CALIFORNIA ENGINEERING COMPANY
1070 WEST WOOD STREET, SUITE D
WILLOWS, CA 95988
(530) 934-7055

OWNERS

APN 019-040-031, -032 & -038
RAEANN MIRANDE SEPARATE PROPERTY REVOCABLE TRUST
c/o RAEANN R. TITUS, AKA RAEANN MIRANDE,BY, TRUSTEE
855 WEST WOOD STREET
WILLOWS, CA 95988
(530) 570-2750

LEGEND:

- RECORD MONUMENT PER DOC. 2016-0297
- COURSE END POINT, NO MONUMENT
- EXISTING PARCEL BOUNDARY TO REMAIN
- PROPOSED NEW PARCEL BOUNDARY
- EXISTING BOUNDARY TO BE REMOVED
- ASSESSOR PARCEL BOUNDARY

DRAFT
FOR REVIEW ONLY

0' 300' 600'
SCALE: 1"=300'

LOT LINE ADJUSTMENT MAP

SHOWING A LOT LINE ADJUSTMENT
WITHIN
SECTION 41, GLENN RANCH SUBDIVISION
COUNTY OF GLENN STATE OF CALIFORNIA
FOR THE
RAEANN MIRANDE SEPARATE PROPERTY REVOCABLE TRUST

PREPARED BY
CALIFORNIA ENGINEERING COMPANY – LANDON DIVISION
1070 WEST WOOD STREET, SUITE D
WILLOWS, CA 95988
SEPTEMBER, 2017

JOB NO. L17-170 SHEET 1 OF 1

EXHIBIT "B"