GLENN COUNTY
Planning & Community Development Services

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6540 Fax 530.934.6533
www.countyofglenn.net

Donald Rust, Director

Patricia Michael
PO Box 1067
Willows, CA 95988

May 15, 2019

RE: Lot Line Adjustment 2019-003, Approval Notice
APN: 014-170-032, 014-170-031, & 014-170-025

To whom it may concern,

On May 15, 2019, the Glenn County Planning & Community Development Services Director approved Lot Line Adjustment 2019-003.

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 the Planning Division.

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 Agency (County Surveyor) will check the new legal descriptions and send them to the Agent/Title Company for new deeds preparation. The Title Company is 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 the Planning Division. 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.

Should you have any questions, please contact the Glenn County Planning & Community Development Services.

Sincerely,

John Lanier
Assistant Planner
jlanier@countyofglenn.net

Cc: Precision Surveying
1165 Hoff Way, Suite 204, Orland, CA 95963

Glenn County Public Works Agency

Glenn County Assessor's Office

Glenn County Environmental Health Department

Glenn County Building Inspection Division

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PROJECT: Lot Line Adjustment 2019-003

I. Environmental Review:

I find that Lot Line Adjustment 2019-003 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 2019-003 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: May 15. 2019

Donald Rust, Director
Planning and Community Development Services Agency

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Donald Rust, Director

STAFF REPORT

DATE: May 15, 2019

TO: Donald Rust, Director

FROM: John Lanier, Assistant Planner

RE: Lot Line Adjustment 2019-003

Attachments:

1. Compliance Requirements
2. Agency Comments
3. Request for Review and Application
4. Preliminary Title Report and Deeds
5. Assessor's Parcel Maps
6. Lot Line Adjustment Map

1 PROJECT SUMMARY

Patricia Michael, Trustee of the Ernest Wayne Michael Trust, has proposed a lot line adjustment spanning three existing lots, but only moving one property boundary, resulting in the following:

Existing Parcels

Existing Lot 1	014-170-032	117.06± acres
Existing Lot 2	014-170-031	25.6± acres
Existing Lot 3	014-170-025	60.3± acres

Resulting Parcels

Parcel 1	Portion of Existing Lot 1	60.60± acres
Parcel 2	Portion of Existing Lot 1	56.40± acres
Parcel 3	Existing Lots 2 and 3	85.9± acres

The Lot Line Adjustment is requested to adjust the property line for estate planning. Lot Line Adjustment 2019-003 is an interim phase for Lot Line Adjustment 2018-007. Certificates of Compliance will first be recorded for 2019-003, and then directly afterward recorded for 2018-007.

According to the lot line map and air imagery, resultant Parcel 1 is agricultural with no structures while resultant Parcel 2 is also primarily agricultural, containing agricultural buildings. The existing APNs are 014-170-032, 014-170-031, & 014-170-025. All parcels are zoned “AP-80” Agricultural Preserve Zone (72 acre minimum), and two existing lots are legally non-conforming at less than the 72 acres minimum. After the proposed Lot Line Adjustment, all resultant lots except one will meet the AP-80 minimum area of 72 acres.

The project site is located at 5640 County Road 65. The site is located on the west and east sides of the Tehama-Colusa Canal, south of County Road 62, west of County Road D, north of County Road 65, and southwest of the City of Willows, in the unincorporated area of Glenn County.

1.1 RECOMMENDATIONS

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

Staff also recommends that the 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

All parcels involved in this lot line adjustment are zoned "AP-80" (Agricultural Preserve Zone 72-acre minimum parcel size). This lot line adjustment will adjust the properties boundaries; however, it will not revise the bounds of the "AP-80" zoning district.

The General Plan Designation for the 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 "AP-80". The "AP-80" zone requires a minimum parcel size of 72 acres.

Prior to the lot line adjustment, two of the lots are legal non-conforming lots that do not meet the minimum area of 72-acre required by "AP-80" zoning. After the lot line adjustment, Resultant Parcel One and Resultant Parcel Two will still fail to meet the corresponding minimum parcel size, transferring legal non-conforming status from the original non-conforming lots.

The property is in an area designated as Flood Zone "X" according to Flood Insurance Rate Map (FIRM) No. 06021C0800D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

2.3 OWNERSHIP STATUS OF EXISTING PARCELS

The attached Preliminary Title Report dated August 13, 2018, affecting current Assessor's Parcels Number 014-170-025 & 014-170-034, states that the title to said estate of interest at the date hereof is vested in: BARRY MORRELL AND CARRIE MORRELL, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH THE RIGHT OF SURVIVORSHIP.

The attached Preliminary Title Report dated August 13, 2018, affecting current Assessor's Parcels Number 014-170-031 & 014-170-032, states that the title to said estate of interest at the date hereof is vested in: ERNEST WAYNE MICHAEL AND PATRICIA ANN MICHAEL, TRUSTEES OF THE ERNEST WAYNE MICHAEL TRUST DATED NOV. 6, 1981.

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 62 or County Road 65 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 <u>PROCESS FOR COMPLETION/RECORDING</u>

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 & Community Development Services 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) within one year of the date of approval.

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.

<u>Other Requirements</u>:

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.

Comments from LLA 2018-007:

Public Works:
Glenn County Public Works Department was provided the application information and provided the following comment and Conditions of Approval.

> *That the applicant shall comply with Section 15.140 of the Glenn County Code.*
>
> **Conditions of Approval**
>
> *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.*

Environmental Health
Glenn County Environmental Health was provided the application information and provided the following comments.

> *We have reviewed the project mentioned above and have the following comments/requirements:*
>
> - Plot map needs to show the locations of septic systems and what buildings they serve for parcels that have improvements.
> - The plot plan must show building footprints and well locations for parcels that have them.
>
> A map may not be required to be recorded to facilitate the proposed lot line adjustment; however, a Certificate of Compliance will be recorded which contains adequate language to meet the intent of Glenn County Code §15.660.040.D and to inform the landowner that Environmental Health approval is required prior to any development on the resultant lots.

Pacific Gas and Electric
Pacific Gas and Electric (PG&E) was provided the application information and submitted a letter regarding the proposal. Attached PG&E letter states that the proposal does not interfere with any PG&E facilities or easement rights.

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.

COMPLIANCE REQUIREMENTS

Lot Line Adjustment 2019-003
MICHAEL TRUST

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

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.

(Continued)

8. 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.

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: _____
BARRY MORRELL

Signed: _____ Date: _____
CARRIE MORRELL

BARRY MORRELL AND CARRIE MORRELL, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH THE RIGHT OF SURVIVORSHIP.

Signed: _____ Date: _____
ERNEST WAYNE MICHAEL

Signed: _____ Date: _____
PATRICIA ANN MICHAEL
ERNEST WAYNE MICHAEL AND PATRICIA ANN MICHAEL, TRUSTEES OF THE ERNEST WAYNE MICHAEL TRUST DATED NOV. 6, 1981.

LLA 2019-003

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

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: **Patricia Michael, Trustee of the Ernest Wayne Michael Trust**

   Mailing Address: **P.O. box 1067, Willows, CA 95988**

   Phone:(Business)_____(Home) **530-934-3425**

   Fax:_____E-mail: **rmichael316@gmail.com**

2. Property Owner(s) #1:

   Name: **Patricia Michael, Trustee of the Ernest Wayne Michael Trust**

   Mailing Address: **P.O. Box 1067, Willows, CA 95988**

   Phone:(Business) _____ (Home) **530-934-3425**

   Fax:_____E-mail:_____

3. Property Owner(s) #2:

   Name: **Same as above**

   Mailing Address:

   Phone:(Business) (Home)_____

   Fax:_____E-mail

4. Engineer/Surveyor:

Name: **Precision Surveying**

Mailing Address: **1165 Hoff Way, Suite 204 Orland, CA 95963**

Phone:(Business) **530-856-4194** (Home)_____

Fax:_____E-mail: **presurv@yahoo.com**

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: **Steven Butler, Precision Surveying**

Mailing Address: **1165 Hoff Way, Suite 204, Orland, CA 95963**

6. Address and Location of Project: **5640 County Road 65, Between County Road 62 and County Road 65.**

7. Current Assessor's Parcel Number(s): **014-170-032, 014-170-031 and 014-170-025**

_____

8. Existing Zoning: **Agriculture Preserve**

9. Existing Use of Property: **Agriculture**

10. Proposed Use of Property: **Agriculture**

11. Size for Each Adjusted Lot: _____

12. Why are the lots being adjusted? **Estate Planning**

_____

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

_____

_____

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: Patricia Michael

Print: PATRICIA MICHAEL

Date: 5.4.17

Address: 202 S. ENRIGHT AVE 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: Patricia Michael

Print: SAME

Date:

Address:

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: Carrie Morrell

Print: Carrie Morrell

Date: 5/6/19

Address: 5640 CoRd 65 Willows, Ca 95988

PRELIMINARY REPORT

To:
PRECISION SURVEYING
1165 HOFF WAY SUITE 204
ORLAND, CA 95963
STEVEN BUTLER

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

ESCROW NO:

Property Address:
014-170-031, 032, 018, 019
WILLOWS, CA, 95988

Title No:
141502

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
ALTA LOAN POLICY

Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: AUGUST 13, 2018 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:

ERNEST WAYNE MICHAEL AND PATRICIA ANN MICHAEL, TRUSTEES OF THE ERNEST WAYNE MICHAEL TRUST DATED NOV. 6, 1981

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

1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2018-2019 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. RIGHTS OF THE PUBLIC IN AND TO SO MUCH OF THE HEREIN DESCRIBED LAND AS LIES WITHIN THE BOUNDARIES OF ANY PUBLIC HIGHWAY OR ROAD.

4. DECLARATION OF TAKING, CASE NO. 6319, "UNITED STATES OF AMERICA, PLAINTIFF VS. BERTHA MICHAEL, ET AL, DEFENDANTS," DATED MAY 6, 1950 AND RECORDED MAY 12, 1950 IN BOOK 245 OF OFFICIAL RECORDS, AT PAGE 121, (FOR ELECTRICAL TRANSMISSION LINES)

5. AN EASEMENT AND RIGHT-OF-WAY FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, AS CONVEYED TO THE COUNTY OF GLENN, IN THE DOCUMENT RECORDED DECEMBER 22, 1959 IN BOOK 394 OF OFFICIAL RECORDS, AT PAGE 242.

6. DECLARATION OF TAKING, CASE NO. 8430, "UNITED STATES OF AMERICA VS. WALTER H. MICHAEL, ET AL", DATED FEBRUARY 9, 1962 AND RECORDED MARCH 6, 1962 IN BOOK 429 OF OFFICAL RECORDS, AT PAGE 228. (FOR ELECTRICAL TRANSMISSION LINES)

7. THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THAT CERTAIN LAND USE CONTRACT EXECUTED BY AND BETWEEN THE HEIRS AND/OR DEVISEES OF WALTER H. MICHAEL, ALIAS, DECEASED, SUBJECT TO THE ADMINISTRATION OF THE ESTATE OF SAID DECEDENT; ANNA MAY MICHAEL, AND THE COUNTY OF GLENN, A POLITICAL SUBDIVISION, RECORDED MAY 12, 1971 IN BOOK 536 OF OFFICIAL RECORDS, AT PAGE 362.
(AFFECTS PARCEL THREE)

8. THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THAT CERTAIN LAND USE CONTRACT EXECUTED BY AND BETWEEN ERNEST WAYNE MICHAEL, AS EXECUTOR OF THE ESTATE OF WALTER H. MICHAEL, ALIAS, DECEASED; AND ERNEST WAYNE MICHAEL AND THE COUNTY OF GLENN, A POLITICAL SUBDIVISION, RECORDED MAY 13, 1971 IN BOOK 536 OF OFFICIAL RECORDS, AT PAGE 376.

9. DECLARATION OF TAKING, CIV. S-75-365-TJM, "UNITED STATES OF AMERICA VS. ERNEST WAYNE MICHAEL, ET AL", DATED APRIL 9, 1975 AND RECORDED MAY 29, 1975 IN BOOK 586 OF OFFICIAL RECORDS, AT PAGE 313.
(AFFECTS PARCEL THREE)

10. AN EASEMENT FOR WATER DISTRIBUTION PIPELINE, DRAINAGE AND INCIDENTAL PURPOSES, AS CONTAINED IN FINAL ORDER OF CONDEMNATION ENTITLED KANAWHA WATER DISTRICT, A CALIFORNIA WATER DISTRICT VS. ERNEST WAYNE MICHAEL, PATRICIA ANN MICHAEL, DIAMOND M. RANCH, INC., A CORPORATION, THE COUNTY OF GLENN, A POLITICAL SUBDIVISION, THE FEDERAL LAND BANK OF SACRAMENTO, A CORPORATION, AND COLUSA-GLENN PRODUCTION CREDIT ASSOCIATION, A CORPORATION, RECORDED APRIL 23, 1982 IN BOOK 704 OF OFFICIAL RECORDS, AT PAGE 23.

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

AMOUNT:	$50,000.00
DATED:	FEBRUARY 8, 2000
TRUSTOR:	ERNEST WAYNE MICHAEL AND PATRICIA ANN MICHAEL, WHO ARE MARRIED TO EACH OTHER
TRUSTEE:	EQUITABLE DEED COMPANY
BENEFICIARY:	BANK OF AMERICA, N.A.
RECORDED:	FEBRUARY 29, 2000 AS INSTRUMENT NO. 2000-1099 OF OFFICIAL RECORDS

(AFFECTS PARCEL TWO)

12. RIGHTS AND CLAIMS OF PARTIES IN POSSESSION

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

14. 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.

15. WITH RESPECT TO THE TRUST REFERRED TO IN THE VESTING, COMPANY REQUIRES:

    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.

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 5729 COUNTY ROAD 62 (014-170-018-000), AND VACANT LAND KNOWN AS 014-170-031-000, 014-170-032-000 AND 014-170-019-000 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. NOTE TAXES FOR PRORATION PURPOSES ONLY FOR THE FISCAL YEAR 2017-2018.

FIRST INSTALLMENT:	**$17.69**	**MARKED PAID**
SECOND INSTALLMENT:	**$17.69**	**MARKED PAID**
TAX RATE AREA:	**084066**	
ASSESSMENT NO.:	**014-170-031-000**	

FIRST INSTALLMENT:	**$224.26**	**MARKED PAID**
SECOND INSTALLMENT:	**$224.26**	**MARKED PAID**
TAX RATE AREA:	**084066**	
ASSESSMENT NO.:	**014-170-032-000**	

FIRST INSTALLMENT:	**$339.45**	**MARKED PAID**
SECOND INSTALLMENT:	**$339.45**	**MARKED PAID**
HOMEOWNERS EXEMPTION:	**$7,000.00**	
TAX RATE AREA:	**084110**	
ASSESSMENT NO.:	**014-170-018-000**	

FIRST INSTALLMENT:	**$450.63**	**MARKED PAID**
SECOND INSTALLMENT:	**$450.63**	**MARKED PAID**
TAX RATE AREA:	**084016**	
ASSESSMENT NO.:	**014-170-019-000**	

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

A 141.1 ACRE PARCEL IN SECTION 2, T. 18N, R.4 W., M.D.B. & M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2, MARKED WITH A ROCK SET IN CONCRETE WITH A + AND A 3/4" CAPPED PIPE ON AN OFF SET, THENCE S. 0°19' E., 1718.7 FEET TO A 3/4" IRON PIPE TAGGED RCE #2042, THENCE S. 88°28' E., 1499.9 FEET TO A 2" FENCE POST SET IN CONCRETE, THENCE S. 87°18' E., 366.6 FEET TO A 2 1/4" STEEL FENCE POST SET IN CONCRETE, THENCE S. 85°16" E., 1604.1 FEET TO A 3/4" IRON PIPE TAGGED RCE #2042, THENCE N. 0°22'40" W., 1885.3 FEET TO A 3.4: IRON PIPE TAGGED RCE #2042, IN THE NORTH SECTION LINE, THENCE N. 89°36'30" W. 3461.6 FEET ALONG THE NORTH SECTION LINE TO THE PLACE OF BEGINNING AND CONTAINING 141.1 ACRES, MORE OR LESS.

EXCEPTING THEREFROM A PARCEL OF LAND IN THE NW 1/4 OF SECTION 2, T18N, R4W, M.D.B. & M., SAID PARCEL CONTAINING THE WALTER MICHAEL HOME SITE AND YARD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" GAL. IRON PIPE TAGGED RCE #2042, SAID PIPE BEING IN THE CENTER LINE OF COUNTY ROAD #62, WHERE IT INTERSECTS THE CENTER LINE OF A 39 FOOT WIDE ROADWAY LEADING TO THE MICHAEL HOME SITE, AND BEING S. 89°36'30" E. 2154.2 FEET FROM A 1.8" x 8" ROCK SET IN CONCRETE, WHICH ROCK IS THE NORTHWEST CORNER OF SAID SECTION 2, T18N, R4W, M.D.B. & M., THENCE FROM SAID IRON PIPE ALONG THE CENTER LINE OF THE 38 FOOT WIDE ROADWAY S. 2°29' W., 1571.0 FEET TO A 1/2" GAL. IRON PIPE; THENCE ALONG THE NORTH SIDE OF A 20 FOOT WIDE ROADWAY N. 87°26' W., 209.6 FEET TO A 3/4" GAL. IRON PIPE TAGGED RCE #2042, SAID IRON PIPE BEING THE TRUE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE TRUE POINT OF BEGINNING MENTIONED ABOVE, THENCE N. 87°26' W. 43.3 FEET ALONG THE SOUTH CURBING AND FENCE LINE OF A CONSTRUCTED SWIMMING POOL TO A 3/4" GAL. IRON PIPE, THENCE CONTINUING ALONG SAID CONCRETE CURBING AND FENCE N. 48°40' W., 24.5 FEET TO A 3/4" GAL. IRON PIPE, FROM THIS PIPE A WELL LOCATED N. 16°23' E., 17.0 FEET IN A QUONSET HUT WILL GRANT A RIGHT FOR USE AND AN EASEMENT TO THIS DESCRIBED PARCEL, THENCE LEAVING THE 3/4" GAL. IRON PIPE AT THE CURB, N. 88°40'W., 175.0 FEET TO A GAL. IRON PIPE TAGGED RCE #2042 AT THE NORTHWEST CORNER OF A GARAGE, FROM THIS IRON PIPE N. 26°17' E. 318.5 FEET IS A TRANSFORMER POWER POLE FOR ELECTRICITY AND SOUTHWESTERLY 132 FEET IS A POWER METER PANEL, WHICH POLE AND METER PANEL WILL GRANT USE AND AN EASEMENT TO THIS DESCRIBED PARCEL, THENCE LEAVING THE TAGGED IRON POPE AT THE NORTHWEST CORNER OF THE GARAGE, S. 1°20' W. 78.3 FEET TO A 3/4" IRON PIPE IN LINE WITH A FENCE CORNER, THENCE N. 89°30'W., 112.9 FEET ALONG A FENCE LINE TO A 2 1/4" STEEL FENCE POST SET IN CONCRETE, THENCE S. 2°18'W. 128.1 FEET TO A 3/4" GAL. PIPE IN THE NORTH FENCE LINE OF A 30.0 FOOT WIDE EASEMENT FOR ROAD PURPOSES ACROSS THE RANCH, THENCE ALONG SAID NORTH FENCE LINE S. 87°18' E., 354.9 FEET TO A 2 1/4" STEEL FENCE POST SET IN CONCRETE, THENCE N. 0°33' E., 199.8 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.55 ACRES, MORE OR LESS.

EXCEPTING THEREFROM ALL OIL, GAS, PETROLEUM OR OTHER HYDROCARBON SUBSTANCES AS GRANTED TO PATRICIA JAYNE MICHAEL, A SINGLE WOMAN, IN THE DEED RECORDED OCTOBER 5, 1988 AS GLENN COUNTY RECORDER'S INSTRUMENT NO. 88-4399 OF OFFICIAL RECORDS.

APN: 014-170-019-000

PARCEL TWO:

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 2, T. 18N, R.4 W., M.D.B. & M., SAID PARCEL CONTAINING THE WALTER MICHAEL HOME SITE AND YARD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" GAL. IRON PIPE TAGGED RCE #2042, SAID PIPE BEING IN THE CENTER LINE OF COUNTY ROAD #62, WHERE IT INTERSECTS THE CENTER LINE OF A 39 FOOT WIDE ROADWAY LEADING TO THE MICHAEL HOME SITE, AND BEING S. 89°36'30" E. 2154.2 FEET FROM A 1.8" x 8" ROCK SET IN CONCRETE, WHICH ROCK IS THE NORTHWEST CORNER OF SAID SECTION 2, T18N, R4W, M.D.B. & M., THENCE FROM SAID IRON PIPE ALONG THE CENTER LINE OF THE 38 FOOT WIDE ROADWAY S. 2°29' W., 1571.0 FEET TO A 1/2" GAL. IRON PIPE; THENCE ALONG THE NORTH SIDE OF A 20 FOOT WIDE ROADWAY N. 87°26' W., 209.6 FEET TO A 3/4" GAL. IRON PIPE TAGGED RCE #2042, SAID IRON PIPE BEING THE TRUE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE TRUE POINT OF BEGINNING MENTIONED ABOVE, THENCE N. 87°26' W. 43.3 FEET ALONG THE SOUTH CURBING AND FENCE LINE OF A CONSTRUCTED SWIMMING POOL TO A 3/4" GAL. IRON PIPE, THENCE CONTINUING ALONG SAID CONCRETE CURBING AND FENCE N. 48°40' W., 24.5 FEET TO A 3/4" GAL. IRON PIPE, FROM THIS PIPE A WELL LOCATED N. 16°23' E., 17.0 FEET IN A QUONSET HUT WILL GRANT A RIGHT FOR USE AND AN EASEMENT TO THIS DESCRIBED PARCEL, THENCE LEAVING THE 3/4" GAL. IRON PIPE AT THE CURB, N. 88°40'W., 175.0 FEET TO A GAL. IRON PIPE TAGGED RCE #2042 AT THE NORTHWEST CORNER OF A GARAGE, FROM THIS IRON PIPE N. 26°17' E. 318.5 FEET IS A TRANSFORMER POWER POLE FOR ELECTRICITY AND SOUTHWESTERLY 132 FEET IS A POWER METER PANEL, WHICH POLE AND METER PANEL WILL GRANT USE AND AN EASEMENT TO THIS DESCRIBED PARCEL, THENCE LEAVING THE TAGGED IRON POPE AT THE NORTHWEST CORNER OF THE GARAGE, S. 1°20' W. 78.3 FEET TO A 3/4" IRON PIPE IN LINE WITH A FENCE CORNER, THENCE N. 89°30'W., 112.9 FEET ALONG A FENCE LINE TO A 2 1/4" STEEL FENCE POST SET IN CONCRETE, THENCE S. 2°18'W. 128.1 FEET TO A 3/4" GAL. PIPE IN THE NORTH FENCE LINE OF A 30.0 FOOT WIDE EASEMENT FOR ROAD PURPOSES ACROSS THE RANCH, THENCE ALONG SAID NORTH FENCE LINE S. 87°18' E., 354.9 FEET TO A 2 1/4" STEEL FENCE POST SET IN CONCRETE, THENCE N. 0°33' E., 199.8 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.55 ACRES, MORE OR LESS.

EXCEPTING THEREFROM ALL OIL, GAS, PETROLEUM OR OTHER HYDROCARBON SUBSTANCES AS GRANTED TO PATRICIA JAYNE MICHAEL, A SINGLE WOMAN, IN THE DEED RECORDED OCTOBER 5, 1988 AS GLENN COUNTY RECORDER'S INSTRUMENT NO. 88-4399 OF OFFICIAL RECORDS.

APN: 014-170-018-000

PARCEL THREE:

THE FRACTIONAL NORTHEAST QUARTER OF SECTION 3, IN TOWNSHIP 18 NORTH, RANGE 4 WEST, M.D.B. & M.

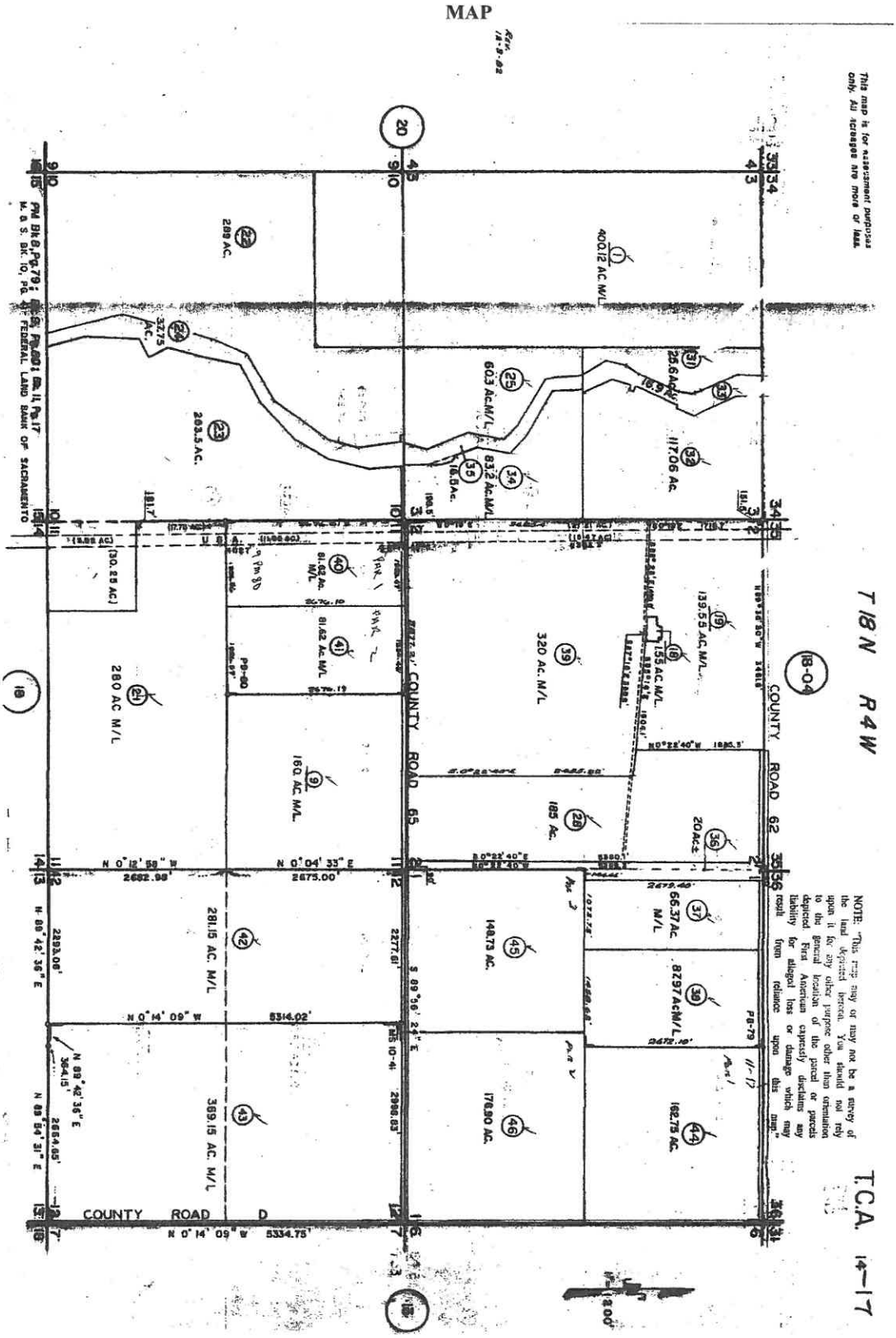
EXCEPTING THEREFROM THE FRACTIONAL NORTHEAST QUARTER OF SECTION 3, THAT PORTION ACQUIRED BY THE UNITED STATES OF AMERICA IN DECLARATION OF TAKING RECORDED MAY 29, 1975 IN BOOK 586 OF OFFICIAL RECORDS, AT PAGE 313.

EXCEPTING THEREFROM ALL OIL, GAS, PETROLEUM OR OTHER HYDROCARBON SUBSTANCES AS GRANTED TO PATRICIA JAYNE MICHAEL, A SINGLE WOMAN, IN THE DEED RECORDED OCTOBER 5, 1988 AS GLENN COUNTY RECORDER'S INSTRUMENT NO. 88-4399 OF OFFICIAL RECORDS.

APN: 014-170-031-000 & 014-170-032-000

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



PRELIMINARY REPORT

To:
PRECISION SURVEYING
1165 HOFF WAY STE 204
ORLAND, CA 95963
STEVEN BUTLER

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

ESCROW NO: 141682

Property Address:
5640 COUNTY ROAD 65
WILLOWS, CA, 95988-9636

Title No:
141501

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
ALTA LOAN POLICY

Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: AUGUST 13, 2018 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:

BARRY MORRELL AND CARRIE MORRELL, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH THE RIGHT OF SURVIVORSHIP

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

1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2018-2019 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 HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF THE KANAWHA WATER DISTRICT AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF. ANY AND ALL ASSESSMENTS ARE COLLECTED WITH COUNTY TAXES.

4. THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THAT LAND USE CONTRACT DATED MARCH 29, 1971 BY AND BETWEEN ERIC G. CARLSON AND IRMA F. CARLSON, HUSBAND AND WIFE, OWNER AND COUNTY OF GLENN, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, RECORDED APRIL 14, 1971 IN BOOK 534 OF OFFICIAL RECORDS AT PAGE 330. (AFFECTS THIS AND OTHER PROPERTY)

5. EASEMENT, EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM G. A. HANKS AND SONS, A PARTNERSHIP, ET AL, TO THE UNITED STATES OF AMERICA, RECORDED JULY 15, 1975 IN BOOK 588 OF OFFICIAL RECORDS AT PAGE 148.

6. CONTRACT AND GRANT OF EASEMENT FROM G. A. HANKS AND SONS, A PARTNERSHIP, ET AL TO THE UNITED STATES OF AMERICA DATED JUNE 16, 1978 AND RECORDED JULY 10, 1978 IN BOOK 631 OF OFFICIAL RECORDS AT PAGE 418.

7. AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, RECONSTRUCTION OR USE OF ANY WATER SERVICE INSTALLATION OR FACILITIES NECESSARY FOR THE CONVEYANCE OF WATER FOR IRRIGATION PURPOSES AND INCIDENTAL PURPOSES, AS GRANTED BY G. A. HANKS & SONS, A PARTNERSHIP TO KANAWHA WATER DISTRICT, A PUBLIC AGENCY, RECORDED OCTOBER 15, 1979 IN BOOK 653 OF OFFICIAL RECORDS AT PAGE 241, UPON TERMS AND CONDITIONS CONTAINED THEREIN.

8. AGRICULTURAL STATEMENT OF ACKNOWLEDGEMENT EXECUTED BY BARRY THOMAS MORRELL, CARRIE SUSAN MORRELL, THOMAS D. MORRELL AND JOAN B. MORRELL, DATED NOVEMBER 11, 2004, RECORDED NOVEMBER 15, 2004, GLENN COUNTY RECORDER'S FILE NO. 2004-7688.

9. MOBILEHOME INSTALLATION ON A FOUNDATION TO THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FROM THE GLENN COUNTY BUILDING DEPARTMENT, DATED APRIL 8, 2005, RECORDED APRIL 8, 2005, GLENN COUNTY RECORDER'S FILE NO. 2005-2518.

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

AMOUNT:	$123,530.00
DATED:	JUNE 5, 2014
TRUSTOR:	BARRY MORRELL AND CARRIE MORRELL, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH THE RIGHT OF SURVIVORSHIP
TRUSTEE:	TIMIOS TITLE
BENEFICIARY:	UMPQUA BANK
RECORDED:	JUNE 20, 2014 AS INSTRUMENT NO. 2014-2233 OF OFFICIAL RECORDS

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

AMOUNT:	$205,650.00
DATED:	JUNE 5, 2014
TRUSTOR:	BARRY MORRELL AND CARRIE MORRELL, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH THE RIGHT OF SURVIVORSHIP
TRUSTEE:	TIMIOS TITLE
BENEFICIARY:	UMPQUA BANK
RECORDED:	JUNE 20, 2014 AS INSTRUMENT NO. 2014-2234 OF OFFICIAL RECORDS

12. A FINANCING STATEMENT RECORDED JUNE 20, 2014 AS INSTRUMENT NO. 2014-2235 OF OFFICIAL RECORDS.
DEBTOR: BARRY THOMAS MORRELL AND CARRIE SUSAN MORRELL
SECURED PARTY: UMPQUA BANK

13. RIGHTS AND CLAIMS OF PARTIES IN POSSESSION

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

15. 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 5640 COUNTY ROAD 65, 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. NOTE TAXES FOR PRORATION PURPOSES ONLY FOR THE FISCAL YEAR 2017-2018.

FIRST INSTALLMENT:	**$498.21**	**MARKED PAID 6/30/2018**
SECOND INSTALLMENT:	**$485.21**	**MARKED PAID 6/30/2018**
TAX RATE AREA:	**084115**	
ASSESSMENT NO.:	**014-170-025-000**	

FIRST INSTALLMENT:	**$597.93**	**MARKED PAID 6/30/2018**
SECOND INSTALLMENT:	**$607.93**	**MARKED PAID 6/30/2018**
TAX RATE AREA:	**084115**	
ASSESSMENT NO.:	**910-000-031-000**	
FEE NO.:	**014-170-025-000**	

FIRST INSTALLMENT:	**$803.63**	**MARKED PAID 6/30/2018**
SECOND INSTALLMENT:	**$813.63**	**MARKED PAID 6/30/2018**
TAX RATE AREA:	**084115**	
ASSESSMENT NO.:	**014-170-034-000**	

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The Southeast quarter of Section 31, Township 18 North, Range 4 West, M.D.B.&M.

EXCEPTING THEREFROM that portion as conveyed to the United States of America by deed recorded July 25, 1975 in Book 588 of Official Records at page 148.

ALSO EXCEPTING THEREFROM that portion as conveyed to the United States of America by deed recorded August 6, 1980 in Book 670 of Official Records at page 381.

APN: 014-170-025-000 AND 014-170-034-000

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

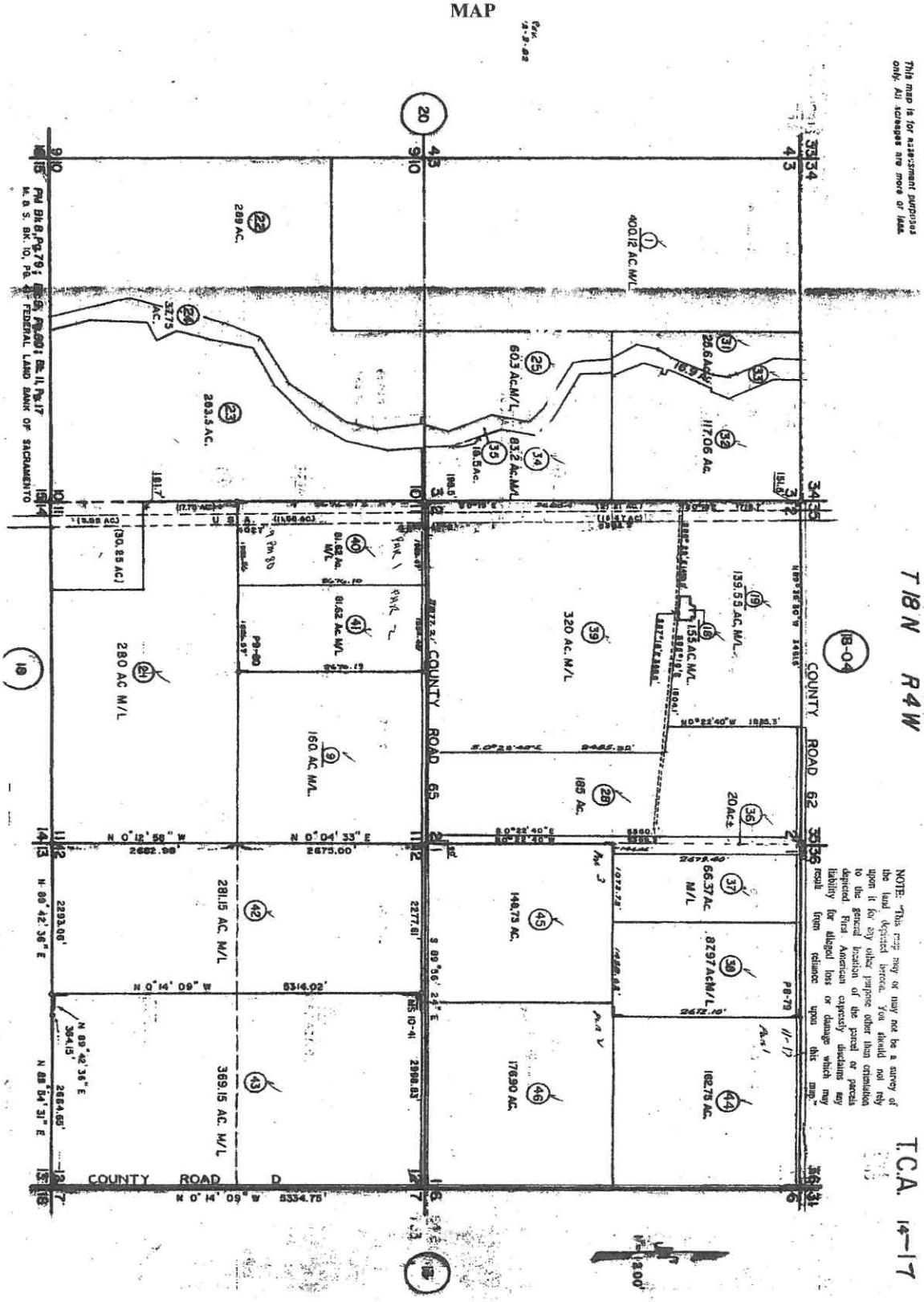


Exhibit A
PARCEL 1

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 1000 FEET OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 3, IN TOWNSHIP 18 NORTH, RANGE 4 WEST,M.D.B. & M.

CONTAINING 60.6 ACRES.

Leslie W. Coke L.S. 5712

LICENSED LAND SURVEYOR
Leslie W. Coke
No. 5712
STATE OF CALIFORNIA

The purpose of this description is to effect Lot Line Adjustment No. 2018-007 as approved by the Glenn County Planning and Community development services agency on October 11, 2018. All previous boundary lines of record contained within the above-described parcel are hereby deleted as property boundary lines. No new parcels are being created.

Exhibit A
PARCEL 2

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 3, IN TOWNSHIP 18 NORTH, RANGE 4 WEST,M.D.B. & M. LYING EASTERLY OF THAT PORTION ACQUIRED BY THE UNITED STATESOFAMERICAIN DECLARATION OF TAKING RECORDED MAY 29, 1975 IN BOOK 586 OF OFFICIAL RECORDS, AT PAGE 313.

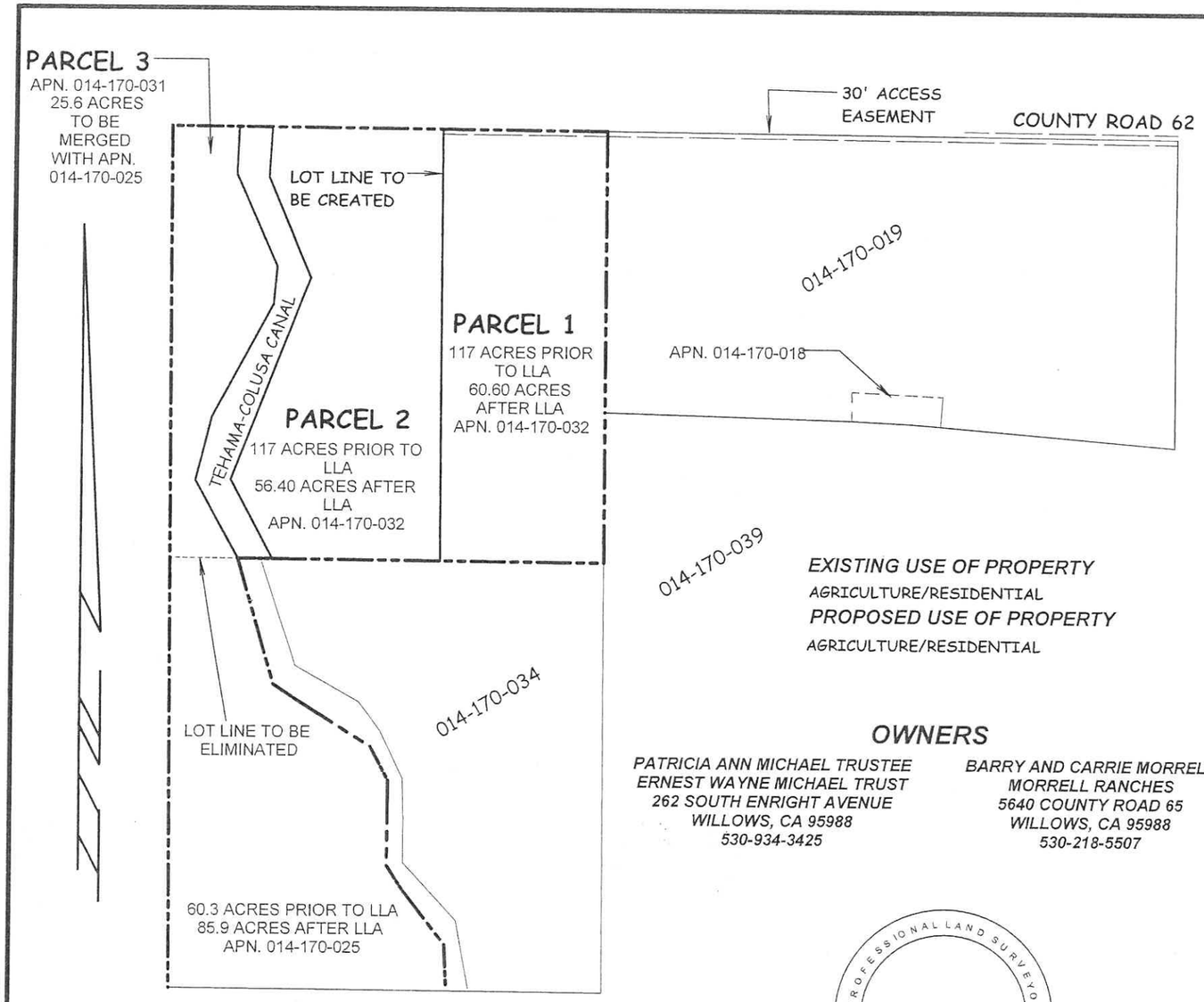
EXCEPTING THEREFROM THE EASTERLY 1000 FEET THEREOF.

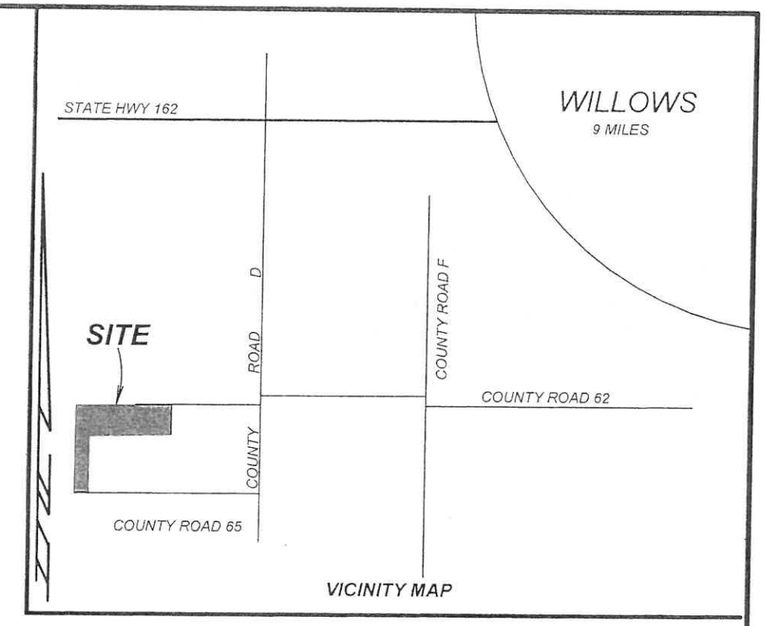
CONTAINING 56.4 ACRES.

Leslie W. Coke L.S. 5712

LICENSED LAND SURVEYOR
Leslie W. Coke
No. 5712
STATE OF CALIFORNIA

The purpose of this description is to effect Lot Line Adjustment No. 2018-007 as approved by the Glenn County Planning and Community development services agency on October 11, 2018. All previous boundary lines of record contained within the above-described parcel are hereby deleted as property boundary lines. No new parcels are being created.





VICINITY MAP

EXISTING USE OF PROPERTY
AGRICULTURE/RESIDENTIAL
PROPOSED USE OF PROPERTY
AGRICULTURE/RESIDENTIAL

ASSESSORS PARCEL NO.

014-179-032
014-170-031
014-170-025

OWNERS

PATRICIA ANN MICHAEL TRUSTEE
ERNEST WAYNE MICHAEL TRUST
262 SOUTH ENRIGHT AVENUE
WILLOWS, CA 95988
530-934-3425

BARRY AND CARRIE MORRELL
MORRELL RANCHES
5640 COUNTY ROAD 65
WILLOWS, CA 95988
530-218-5507

PROFESSIONAL LAND SURVEYOR
LESLIE W. COKE
NO. 5712
STATE OF CALIFORNIA

TENTATIVE LOT LINE ADJUSTMENT/ MERGER

BEING A PORTION OF THE EAST HALF OF
SECTION 3, TOWNSHIP 18 NORTH, RANGE 4
WEST, MDM.
GLENN COUNTY, CALIFORNIA

ERNEST WAYNE MICHAEL TRUST
MORRELL RANCHES

PRECISION SURVEYING

1165 HOFF WAY #204 ORLAND, CALIFORNIA 95963 530-865-4194

DATE	SCALE	SHEET
MAY, 2019	1" = 500'	1 OF 1