

RECORDED AT THE REQUEST OF:

Contra Costa County
Public Works Department
Real Estate Division/Angela Bell
40 Muir Road
Martinez, CA 94553

RETURN AND MAIL TAX STATEMENTS TO:

Wyatt and Shelley A. Molineaux
449 La Casa Via
Walnut Creek, Ca 94598

EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO REVENUE AND TAXATION CODE SECTION 11911.

QUITCLAIM DEED
Grant Deed of Development Rights

For a valuable consideration, receipt of which is hereby acknowledged,

Contra Costa County, a political subdivision of the State of California,

Does hereby remise, release, and forever quitclaim to Wyatt Molineaux and Shelley A. Molineaux, husband and wife, as community property with right of survivorship, the following real property in the County of Contra Costa, State of California.

AS DESCRIBED ON EXHIBITS "A", "B" AND "C" ATTACHED HERETO AND MADE A PART HEREOF.

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.

CONTRA COSTA COUNTY

Date: _____

By _____
Federal Glover
Chair, Board of Supervisors

STATE OF CALIFORNIA) §

COUNTY OF CONTRA COSTA) §

On _____ before me, _____ Clerk of the Board of Supervisors, Contra Costa County, personally appeared _____, 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: _____
Deputy Clerk

MS 18-0014
Portion of Assessor's Parcel Number 140-190-010
Quitclaim Grant Deed of Development Rights

EXHIBIT "A"

All that real property situate in the County of Contra Costa, State of California, described as follows:

A portion of Parcel B designated as "RESTRICTED DEVELOPMENT AREA", as shown on the parcel map of Subdivision MS 105-87 as filed on January 23, 1990, in Book 144 of Parcel Maps, at Pages 43 and 44, on file at the County Recorder's Office and as described in that certain document entitled "GRANT DEED OF DEVELOPMENT RIGHTS" to the County of Contra Costa, a governmental subdivision of the State of California, recorded and on file at the County Clerk Recorder's Office as follows:

Date: January 23, 1990

Book: 15613

Page: 990

Instrument No.: 90-14828

MS 18-0014
Portion of Assessor's Parcel Number 140-190-010
Quitclaim Grant Deed of Development Rights

EXHIBIT "B"

PARCEL MAP of
SUBDIVISION MS 105-87
PORTION OF THE RANCHO SAN MIGUEL
CONTRA COSTA COUNTY CALIFORNIA

Filed: January 23, 1990

Book: 144 of **Parcel Maps** at **Page:** 43 and 44

Recorded at the request of
CONTRA COSTA COUNTY
Public Works Department
Engineering Services Division
Return to:
Public Works Department
Records Section

JAN 23 1990

Exhibit "C"

1.13

4

90 14828

RECORDED AT REQUEST OF

C.C. County

JAN 23 1990

AT 1 O'CLOCK P.M.
CONTRA COSTA COUNTY RECORDS
STEPHEN L. WEIR
COUNTY RECORDER

FEE \$

offt.

BOOK 15613PC 990

GRANT DEED OF DEVELOPMENT RIGHTS

To meet condition number 7A3 of Subdivision MS 105-87, We, DEBORAH K. BLOOMSTEIN, SCOTT R. ROVANPERA, SANDRA JONES ROVANPERA, and MARILEE A. JONES, (owner) hereby grant to the County of Contra Costa, a governmental subdivision of the State of California, Grantee, and its governmental successor or successors, the future "development rights," as defined herein below over a portion of that real property known as Parcel B of Subdivision MS 105-87 situated in the County of Contra Costa, State of California, and more particularly described in Exhibit A.

"Development rights" are defined to mean and refer to the right to approve or disapprove of any proposed construction, development or improvement within the areas marked "restricted development area." The "development rights" are and shall be a form of negative easement which shall run with the said property and shall bind the current owner and any future owners of all or any portion of said property. In the event of a disapproval of proposed construction by the Grantee or its successor, said proposed construction shall not be performed. Grantee or its successor may condition its approval of any proposed construction upon prior or subsequent performance of such conditions as Grantee may deem appropriate.

Any owner or owners of all or any portion of said property desiring to develop any improvement requiring the approval of Grantee or its successor herein shall submit to such entity a written proposal describing the nature, extent, and location of such improvement. Grantee or its successor shall have sixty (60) days from receipt of such proposal in which to grant its approval or disapproval. Failure by Grantee or its successor to respond in said time period shall be equivalent to the approval of such proposal.

Deborah K. Bloomstein Scott R. Rovanner
DEBORAH K. BLOOMSTEIN SCOTT R. ROVANPERA

Sandra Jones Rovanner Marilee A. Jones
SANDRA JONES ROVANPERA MARILEE A. JONES

STATE OF CALIFORNIA)
) SS
COUNTY OF CONTRA COSTA)

On this 30 day of November, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DEBORAH K. BLOOMSTEIN, SCOTT R. ROVANPERA, SANDRA JONES ROVANPERA, and ~~MARILEE A. JONES~~ ^{MARILEE A. JONES}, known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

(Notary seal)



DE:10587.T11

Gerardo M. Esquivel
Notary public in and for the County
of Contra Costa, State of California
My Commission Expires: Oct 16, 1992

GENERAL ACKNOWLEDGMENT

BOOK 15613PG 991

NO. 201

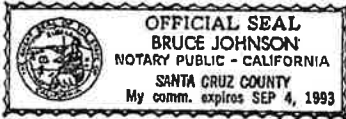
State of California
County of Santa Cruz } SS.

On this the 2nd day of December 1989, before me,

Bruce Johnson

the undersigned Notary Public, personally appeared

Marilee A. Jones



personally known to me
 proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is subscribed to the
within instrument, and acknowledged that she executed it.
WITNESS my hand and official seal.

[Signature]
Notary's Signature

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document Grant + Deed
Number of Pages 2 Date of Document 12-2-89
Signer(s) Other Than Named Above _____

EXHIBIT "A"

ES-Subdivision MS 105-87

All that real property situated in the County of Contra Costa, State of California, described as follows:

That portion of Parcel B designated as "RESTRICTED DEVELOPMENT AREA" as shown on Subdivision MS 105-87 as recorded on 1/23/90, 1990, in Book 144 of Parcel Maps, page 43 + 44, on file at the County Recorder's Office.

BOOK 15613 PG 992

DE:ms10587xa.t11

1.13

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

Adopted this Order on January 16, 1990 by the following vote:

AYES: Supervisors Powers, Schroder, McPeak, Torlakson & Fahden
NOES: None
ABSENT: None
ABSTAIN: None

SUBJECT: Authorizing Acceptance of Instrument.

IT IS BY THE BOARD ORDERED that the following instrument is hereby **ACCEPTED**:

<u>INSTRUMENT</u>	<u>REFERENCE</u>	<u>GRANTOR</u>	<u>AREA</u>
Grant Deed of Development Rights	MS 105-87	Deborah K. Bloomstein Scott R. Rovanpera Sandra Jones Rovanpera Marilee A. Jones	Walnut Creek

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: JAN 16 1990

PHIL BATCHELOR, Clerk of the Board of Supervisors and County Administrator

By Barbara Sideri, Deputy

BOOK 15613P 993

Originator: Public Works (ES)
cc: ✓ Recorder (via Title Co.) then PW Records, then clerk of the Board
Director of Community Development

BO:16.t1

END OF DOCUMENT