

City Council

Mayor Una Glass

Vice Mayor Sarah Gurney

Patrick Slayter

Neysa Hinton

Diana Rich



Planning Director

Kari Svanstrom

Senior Planner

Kelly Hickler

Senior Administrative Assistant

Rebecca Mansour

City of Sebastopol Environmental Review Committee Staff Report

Meeting Date: August 17, 2021
To: Environmental Review Committee (ERC)
From: Kelly Hickler, Senior Planner
Subject: Certificate of Compliance
Recommendation: Approval
Applicant/Owner: Phelps & Associates / Howard Levy / Elisabeth Knisely
File Number: 2021-034
Address: 496 Vine Ave.
CEQA Status: Categorical Exemption 15305: Class 5
General Plan: Medium Density Residential (MDR)
Zoning: Single Family Residential (R4)

Introduction:

Any owner of real property or a vendee of such person pursuant to a contract of sale of such real property may request in writing that the Environmental Review Committee make a determination whether such property does or does not comply with the provisions of the State Subdivision Map Act and Chapter 16.52 of the Municipal Code. The property owner or vendee shall be entitled to present any facts or documents to the Environmental Review Committee. If a determination of compliance is made the Environmental Review Committee shall cause a Certificate of Compliance to be filed with the County Recorder.

Project Description:

This is a Certificate of Compliance request to recognize the existing legal subdivision of three parcels (Lots 14, 15, and 16) at 496 Vine Ave and confirm that the parcels comply with the Subdivision Map Act and the provisions of Chapter 16.52 of the Municipal Code. All three parcels are currently assessed under one parcel number (APN 004-182-010). The applicant is requesting to merge Lots 14 and 15 into one parcel (Lot "A") and keep Lot 16 as a separate parcel (Lot "B").

Lot "A" (Lots 14/15) is 10,890 sq ft and is undeveloped. Lot "B" (Lot 16) is 9,655 sq ft and developed with a single-family residence and a garage. The applicant will submit a future lot line adjustment application so that the building on Lot "B" (Lot 16) conforms with the Zoning Ordinance setback requirements prior to any development on Lot "A" (Lots 14/15).

Environmental Review:

The proposed project has been determined to be exempt from further environmental review under Section 15305 – Minor Alterations of Land Use Limitations, Class 5 of the California Environmental Quality Act (CEQA) Guidelines.

Compliance with Chapter 16.52 of the Municipal Code

Compliance with the appropriate provisions of Chapter 16.52 of the Municipal Code is a condition precedent to the issuance of a building permit, zoning permit, use permit, variance permit, or any other land use approval by any person authorized to issue such permits or authorizations for the City. Any such permit or authorization issued without such prior compliance shall render the permit or authorization void. A final map or parcel map filed for record shall constitute a certificate of compliance with respect to the lots created therein.

Public Comment:

The Planning Department complied with Section 16.04.100 of the Subdivision Ordinance in that written notice was mailed to all adjacent property owners at least 10 days prior to the hearing date. The Planning Department has not received any comments from the public as of writing this report.

City Departmental Comment:

In addition to Planning, the following City Departments reviewed the application: Building and Safety, Public Works, Engineering and City Manager. No comments were received. Engineering provided Condition of Approval #3, included in Exhibit B.

Analysis:

Staff is supportive of the Certificate of Compliance application in that as conditioned, it conforms to the relevant requirements of the Building Code, Zoning Ordinance, the Subdivision Ordinance, General Plan, and Subdivision Map Act.

Recommendation:

Staff recommends that the Committee approve the application based on the facts, findings, and analysis set forth and subject to the conditions of approval contained in this staff report and Exhibits A and B, with any modifications the Committee deems appropriate.

Exhibits:

- A. Recommended Findings of Approval
- B. Recommended Conditions of Approval

Attachments:

Application Materials

CERTIFICATE OF COMPLIANCE: 2021-034
Certificate of Compliance in R4 District
496 Vine Ave.

FINDINGS FOR APPROVAL

1. That notice of consideration of the application was provided, pursuant to the Subdivision Ordinance, and that no objections to the request were submitted.
2. That the project will not create a greater number of lots than were previously legally created.
3. That the project, as conditioned, will conform to the relevant requirements of the Building Code, Zoning Ordinance, the Subdivision Ordinance, General Plan, and Subdivision Map Act in that it recognizes the existing legal subdivision of two parcels and does not involve new development.

CERTIFICATE OF COMPLIANCE: 2021-034
Certificate of Compliance in R4 District
496 Vine Ave.

CONDITIONS OF APPROVAL

1. Approval is granted for the Certificate of Compliance described in the application date-stamped June 3, 2021, except as modified by the conditions of approval.
2. That the fulfillment and implementation of the following conditions shall be required prior to subsequent issuance of a permit or other grant of approval for the development of Lot "A" (Lot 14/15):
 - a. Proposed structures shall meet requirements of current zoning regulations for yard setbacks, parking, land use, density, and area of coverage.
 - b. Any damaged portions of curb and gutter fronting both the subject Lot "A" (Lots 14/15) and Lot "B" (Lot 16) shall be repaired to the satisfaction of the City Engineer prior to occupancy of any new structures.
 - c. Any existing buildings to remain on either lot shall meet minimum health and safety requirements of the City.
 - d. All new utilities shall be underground.
 - e. Applicant shall obtain all necessary permits and be responsible for payment of all fees.
 - f. A lot line adjustment shall be submitted and completed so that the building on Lot "B" (Lot 16) conforms with the Zoning Ordinance setback requirements prior to any development on Lot "A" (Lots 14/15).
 - g. Lot "A" (Lots 14/15) shall be merged into one parcel as part of recording this Certificate of Compliance.
3. The applicant shall submit current title reports for both parcels, along with descriptions for each parcel.
4. Granting the Certificate of Compliance does not imply approval of any development plan for the subject properties. Any proposed development plan must comply with all current Planning, Engineering, Building, and Fire Department standards.
5. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
6. Approval is valid for three (3) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.400.100 of the Zoning Ordinance.
7. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.



City of Sebastopol
Planning Department
APPLICATION ROUTING FORM

To: ☐ Becky Duckles, City Arborist
 ☒ Kari Svanstrom, Planning Director
 ☐ Bill Braga, Fire Chief
 ☒ Dante Del Prete, Public Works Superintendent
 ☒ Pattie Murphy, Senior Administrative Assistant
 ☐ Kevin Kilgore, Police Chief / Don Mort, Interim Police Chief
 ☒ Joe Gaffney, RCE, City Engineer
 ☒ Larry McLaughlin, City Manager/City Attorney
 ☒ Mary Gourley, Assistant City Manager/City Clerk
 ☐ Sonoma County Health, Environmental Health Division (via email)
 ☐ Graton Rancheria, Tribal Heritage Preservation Officer (via email)
 ☐ Laguna Foundation (via email)

From: *Rebecca Mansour, Senior Administrative Assistant*

Date: June 07, 2021

Subject: *Certificate of Compliance – File No. 2021-034 –
 469 Vine Avenue*

Deposit: Yes #ZZDD21-00034

Note: Please notify the Planning Department if there is an easement or City infrastructure on the property.

If complete for your review, please provide conditions of approval.

Please provide any comments and/or conditions by **Thursday, June 17, 2021.**

City Departments: Please input your time for this review: _____ hours.



City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167

MASTER PLANNING APPLICATION FORM

APPLICATION TYPE

- | | | |
|--|---|--|
| <input type="checkbox"/> Administrative Permit Review | <input type="checkbox"/> Lot Line Adjustment/Merger | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Alcohol Use Permit/ABC Transfer | <input type="checkbox"/> Preapplication Conference | <input type="checkbox"/> Tree Removal Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Sign Permit | <input checked="" type="checkbox"/> Other Administrative Certificate of Compliance |

This application includes the checklist(s) or supplement form(s) for the type of permit requested: ☒ Yes ☐ No

REVIEW/HEARING BODIES

- ☒ Staff/Admin ☐ Design Review/Tree Board ☐ Planning Commission ☐ City Council ☐ Other _____

APPLICATION FOR

Street Address: 496 Vine Avenue

Assessor's Parcel No(s): 004-182-010

Present Use of Property: Residential

Zoning/General Plan Designation: R4 -- Single family Residential

APPLICANT INFORMATION

Property Owner Name: Howard Levy & Elisabeth Knisely

Mailing Address: 496 Vine Avenue

Phone: 328-0116

City/State/ZIP: Sebastopol, California 95472

Email: hl55@sonic.net

Signature: *Howard Levy*

Date: 06/01/2021

Authorized Agent/Applicant Name: Fred Phelps / Phelps & Associates, Inc.

Mailing Address: 632 Petaluma Avenue

Phone: 829-0400

City/State/ZIP: Sebastopol, California 95472

Email: fred@phelpslandsurveyors.com

Signature: *Fred Phelps*

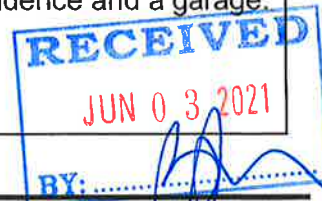
Date: 6-01-21

Contact Name (If different from above):

Phone/Email:

PROJECT DESCRIPTION AND PERMITS REQUESTED (ATTACH ADDITIONAL PAGES IF NECESSARY)

Administrative Certificates of Compliance for two parcels, based on recorded subdivision and subsequent conveyances. Lot A is 10,890 sq ft, and Lot B is 9,655 sq ft, both fronting on Vine Avenue. Lot A is undeveloped; Lot B is developed with a single family residence and a garage.



CITY USE ONLY

Fill out upon receipt:

Application Date:

06.03.21

Planning File #:

2021-034

Received By:

[Signature]

Fee(s):

\$3,000

Completeness Date:

[Blank]

Action:

Staff/Admin:

Planning Director:

Design Review/Tree Board:

Planning Commission:

City Council:

Action Date:

Date: _____

Date: _____

Date: _____

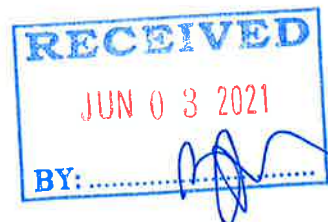
Date: _____

Date: _____

SITE DATA TABLE

If an item is not applicable to your project, please indicate "Not Applicable" or "N/A" in the appropriate box; do not leave cells blank.

SITE DATA TABLE	REQUIRED / ZONING STANDARD	EXISTING	PROPOSED
Zoning	N/A	R4	NA
Use	N/A	Residential	NA
Lot Size	0.14 ac	0.25 ac & 0.22 ac	NA
Square Feet of Building/Structures (if multiple structures include all separately)	NA	NA	NA
Floor Area Ratio (F.A.R)	N A FAR	N A FAR	N A FAR
Lot Coverage	NA % of lot NA sq. ft.	NA % of lot NA sq. ft.	NA % of lot NA sq. ft.
Parking	NA	NA	NA
Building Height	NA	NA	NA
Number of Stories	NA	NA	NA
Building Setbacks – Primary			
Front	NA	NA	NA
Secondary Front Yard (corner lots)	NA	NA	NA
Side – Interior	NA	NA	NA
Rear	NA	NA	NA
Building Setbacks – Accessory			
Front	NA	NA	NA
Secondary Front Yard (corner lots)	NA	NA	NA
Side – Interior	NA	NA	NA
Rear	NA	NA	NA
Special Setbacks (if applicable)			
Other (NA)	NA	NA	NA
Number of Residential Units	NA Dwelling Unit(s)	NA Dwelling Unit(s)	NA Dwelling Unit(s)
Residential Density	1 unit per NA sq. ft.	1 unit per NA sq. ft.	1 unit per NA sq. ft.
Useable Open Space	NA sq. ft.	NA sq. ft.	NA sq. ft.
Grading	Grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees.	N/A	Total: NA cu. yds. Cut: NA cu. yds. Fill: NA cu. yds. Off-Haul: NA cu. yds.
Impervious Surface Area	N/A	NA % of lot NA sq. ft.	NA % of lot NA sq. ft.
Pervious Surface Area	N/A	NA % of lot NA sq. ft.	NA % of lot NA sq. ft.



CONDITIONS OF APPLICATION

1. All Materials submitted in conjunction with this form shall be considered a part of this application.
2. This application will not be considered filed and processing may not be initiated until the Planning Department determines that the submittal is complete with all necessary information and is "accepted as complete." The City will notify the applicant of all application deficiencies no later than 30 days following application submittal.
3. The property owner authorizes the listed authorized agent(s)/contact(s) to appear before the City Council, Planning Commission, Design Review/Tree Board and Planning Director and to file applications, plans, and other information on the owner's behalf.
4. The Owner shall inform the Planning Department in writing of any changes.
5. **INDEMNIFICATION AGREEMENT:** As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards, committees and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification 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 City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

6. **REPRODUCTION AND CIRCULATION OF PLANS:** I hereby authorize the Planning Department to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.
7. **NOTICE OF MAILING:** Email addresses will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.
8. **DEPOSIT ACCOUNT INFORMATION:** Rather than flat fees, some applications require a 'Deposit'. The initial deposit amount is based on typical processing costs. However, each application is different and will experience different costs. The City staff and City consultant time, in addition to other permit processing costs, (i.e., legal advertisements and copying costs are charged against the application deposit). If charges exceed the initial deposit, the applicant will receive billing from the City's Finance department. If at the end of the application process, charges are less than the deposit, the City Finance department will refund the remaining monies. Deposit accounts will be held open for up to 90 days after action or withdrawal for the City to complete any miscellaneous clean up items and to account for all project related costs.
9. **NOTICE OF ORDINANCE/PLAN MODIFICATIONS:** Pursuant to Government Code Section 65945(a), please indicate, by checking the boxes below, if you would like to receive a notice from the City of any proposal to adopt or amend any of the following plans or ordinances if the City determines that the proposal is reasonably related to your request for a development permit:

☐ A general plan

☐ A specific plan

☐ An ordinance affecting building permits or grading permits

☐ A zoning ordinance

Certification

I, the undersigned owner of the subject property, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury. I hereby grant members of the Planning Commission, Design Review Board and City Staff admittance to the subject property as necessary for processing of the project application.

Property Owner's Signature: _____

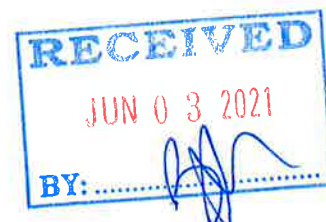
Date: _____

I, the undersigned applicant, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury.

Applicant's Signature: _____

Date: _____

NOTE: It is the responsibility of the applicant and their representatives to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however, the applicant has responsibility for determining and following applicable regulations.



Neighbor Notification

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, residents, and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight, or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times, development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project: ☐ Yes ☒ No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

This application is a simple recognition of existing parcels. When we go forward with a lot line adjustment we'll have contact with neighbors -- either thru e-mails or verbally.

Website Required for Major Projects

Applicants for major development projects (which involves proposed development of **10,000 square feet of new floor area or greater, or 15 or more dwelling units/lots**), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- ✓ Project description
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings





632 PETALUMA AVENUE, SEBASTOPOL, CALIFORNIA 95472 / (707)829-0400 / FAX (707)829-0401
email: office@phelpslandsurveyors.com

May 25, 2021

To: City of Sebastopol Planning Department

Re: Administrative Certificates of Compliance --
Lands of Levy/Knisely -- 496 Vine Avenue -- APN 004-182-010

Project Planner:

Howard Levy and Elisabeth Knisely own two contiguous parcels on Vine Avenue that are assessed under a single assessor parcel number. To get the parcels acknowledged, they wish to process the accompanying Administrative Certificate of Compliance application. The parcels stem from the 1904 Valley Vista subdivision map (16 maps 19).

Looking at the title chain, item three is where it starts for us. The grant was from A. B. Swain to J. P. Stanley, on June 15, 1906, and it transferred Lots 14 & 15 (in today's perspective it's looked at as a singular parcel). We've labeled that conveyance as **Lot A**. A handful of months later, on December 26, 1906, A. B. Swain transferred Lot 16 to J. P. Stanley; we've labeled that conveyance as **Lot B**. The two lots then came forward in title, firstly described as lots but subsequently thru metes-and-bounds with lot-number qualification. Once the Certificates are approved, the owners will be applying for a lot line adjustment to better utilize the property.

Please see the attached Chart of Conveyances for a visual depiction of the transfers involved.

Respectfully submitted:
Phelps & Associates, Inc.

Fred M. Phelps
Fred M. Phelps, LS



Chart of Conveyances for Administrative Certificates of Compliance / Lands of Levy/Knisely

<u>Conveyances:</u>	<u>Date:</u>	<u>Recording Data:</u>	<u>Parcels:</u>	
1. A. B. Swain to J. P. Stanley	Jun 1906	229 deeds 375	Lot 14 & 15	
2. A. B. Swain to J. P. Stanley	Dec 1906	233 deeds 348		Lot 16
3. J. P. Stanley to James F. Stanley	Jan 1918	356 deeds 432	Lot 14 & 15	Lot 16
4. James F. Stanley to W. M. Gobban	Oct 1922	24 O.R. 400	Lot 14 & 15	Lot 16
5. W. M. Gobban et ux to Harry J. Hutton	May 1923	46 O.R. 354	Lot 14 & 15	Lot 16
6. Hutton judgement (easement to Benepe)	Nov 1924	85 O.R. 346	easement	
7. Harry J. Hutton to S. J. Hutton	Apr 1930	261 O.R. 75	Lot 14 & 15	Lot 16
8. S. J. Hutton to Harry J. Hutton	Jun 1945	642 O.R. 173	Lot 14 & 15	Lot 16
9. Harry J. Hutton to H. J. Hutton, Jr. & Jean Bray	Aug 1988	88-72783	Lot 14 & 15	Lot 16
10. Harry J. Hutton, Jr. & Jean Bray to Levy/Knisely	Feb 1989	89-16500	Lot 14 & 15	Lot 16
11. Levy/Knisely to Levy/Knisely Family Trust	Apr 2019	2019-25332	Lot 14 & 15	Lot 16

I hereby state that this listing of conveyances accurately reflects the record documents, and is in conformance with the Title Report issued by North Coast Title for the purposes of this application.



Chain of Title

Sonoma County APN 004-182-010. Being Lots 14, 15 & 16, Map of Valle Vista, filed June 8, 1904 in Book 16 of Maps, Page 19, Sonoma County Records.

June 22, 1904 to February 1, 2021

Document	Dated	Recorded	Grantor	Grantee	Comments
Deed	06/21/1904	06/22/1904 Book 210 of Deeds, Page 321	A. B. Swain	W. L. Benepe	Lots 16 & 17
Deed	07/06/1904	07/20/1904 Book 210 of Deeds, Page 448	W. L. Benepe	A. B. Swain	Lot 16
Deed	05/18/1906	06/15/1906 Book 229 of Deeds, Page 375	A. B. Swain	J. P. Stanley	Lots 14 & 15
Deed	12/26/1906	12/28/1906 Book 233 of Deeds, Page 348	A. B. Swain	J. P. Stanley	Lot 16
Deed	02/20/1913	01/18/1918 Book 356 of Deeds, Page 432	John P. Stanley aka J. P. Stanley	James F. Stanley	Lots 14, 15 & 16
Deed	10/11/1922	10/28/1922 Book 24 of Official Records, Page 400	James F. Stanley	C. M. Gobban	Metes and Bounds description "...being all of lots numbered 14, 15 and 16 of said Valle Vista Addition".

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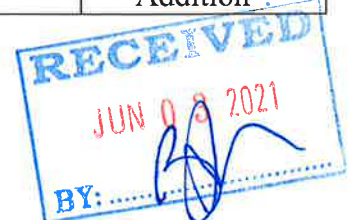
②

③

④



Document	Dated	Recorded	Grantor	Grantee	Comments
Deed	05/18/1923	05/22/1923 Book 46 of Official Records, Page 354	W. M. Cobban et ux	Harry J. Hutton	Metes and Bounds description "...being all of lots numbered 14, 15 and 16 of said Valle Vista Addition".
Judgment	05/07/1924	11/12/1924 Book 85 of Official Records, Page 346	Harry J. Hutton et ux, Defendents	Wesley L. Benepe et ux, Plaintiffs	R/W over portion Lot 16 appurt. to Lots 17 & 18
Deed	04/23/1930	04/24/1930 Book 261 of Official Records, Page 75	Harry J. Hutton	S. J. Hutton	Metes and Bounds description "...being all of lots numbered 14, 15 and 16 of said Valle Vista Addition".
Order Distrib.	06/29/1945	06/29/1945 Book 642 of Official Records, Page 173	Samuel J. Hutton aka S. J. Hutton, dec'd.	Harry J. Hutton	Metes and Bounds description "...being all of lots numbered 14, 15 and 16 of said Valle Vista Addition".
Order Distrib.	08/24/1988	08/24/1988 Document No. 88- 72783	Harry J. Hutton, dec'd.	Harry J. Hutton, Jr. and Jean Elizabeth Bray	Metes and Bounds description "...being all of lots numbered 14, 15 and 16 of said Valle Vista Addition".



Document	Dated	Recorded	Grantor	Grantee	Comments
Deed	02/22/1989	02/27/1989 Document No. 89- 16500	Harry J. Hutton, Jr. and Jean Elizabeth Bray	Howard Levy and Elisabeth A. Knisely	Metes and Bounds description "...being all of lots numbered 14, 15 and 16 of said Valle Vista Addition".
Deed	03/28/2019	04/17/2019 Document No. 2019- 25332	Howard Levy and Elisabeth A. Knisely	Howard Levy and Elisabeth A. s. Knisely, Trustees of the Levy and Knisely Family Trust U/D/T dated March 28, 2019, as their community property	Metes and Bounds description "...being all of lots numbered 14, 15 and 16 of said Valle Vista Addition".



210 1321
THIS INDENTURE, Made this 21st. day of June, in the year of our Lord one thousand nine hundred and four
BETWEEN A.B. Swain, of Sebastopol, Sonoma County, State of California.

the party of the first part, and W.L. Benape, of the same place the party of the second part,
WITNESSETH: That the said party of the first part, for and in consideration of the sum of ten Dollars, gold coins of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, conveyed and confirmed, and by these presents does grant, bargain and sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the Town of Sebastopol, County of Sonoma, State of California, and bounded and particularly described as follows, to wit: Being lots numbered sixteen and seventeen as laid down and designated upon a map entitled Map of Valle Vista Addition to the Town of Sebastopol, and recorded in the office of the County recorder of said Sonoma County, State of California on the Eighth day of June, 1904.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever,

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

A.B. Swain

State of California)
County of Sonoma) ss

On this 21st. day of June in the year one thousand nine

hundred and four, before me W.T. Searles, a Notary Public in and for the County of Sonoma, personally appeared A.B. Swain, known to me to be the same person whose name is subscribed to the within instrument, and he duly acknowledged to me that he executed the same. IN Witness Whereof, I have hereunto set my hand and affixed my official seal at my office in the County of Sonoma, the day and year in this certificate first above written.

(Seal)

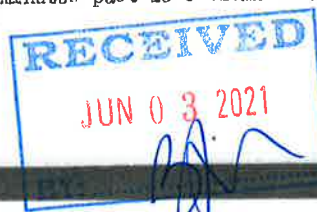
Wm. T. Searles

Notary Public in and for the County of Sonoma, State of California.

Recorded at the request of Anahy Savings Bank June 22 1904 at 55 minutes past 10 o'clock A.M.

\$1.00 Pd.

County Recorder



210-448

THIS INDENTURE, Made this 6th day of July, in the year of our Lord one thousand nine hundred and four
BETWEEN W.L.Benepe, of Sebastopol, Sonoma County, State of California

the party of the first part, and A.B.Swain, of the same place

the party of the second part,
WITNESSETH: That the said party of the first part, for and in consideration of the sum of ten Dollars, gold coin of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, conveyed and confirmed, and by these presents does grant, bargain and sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the Town of Sebastopol, County of Sonoma, State of California, and bounded and particularly described as follows, to wit: Being lot numbered sixteen (16) of Valle Viste Addition to the Town of Sebastopol, Sonoma County, State of California, as laid down and designated upon map of said Addition to said Town filed in the office of the County recorder of Said Sonoma County, State of California, on the 6th, day of June, 1904.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever,

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

W.L.Benepe



State of California)

County of Sonoma)ss

On this 16th. day of July in the year one thousand nine hundred and four, before me Wm. T. Searles, a Notary Public in and for the County of Sonoma, personally appeared W.L.Benepe, known to me to be the same person, whose name is subscribed to

the within instrument, and he duly acknowledged to me that he executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal at my office in the County of Sonoma, the day and year in this certificate first above written.

(Seal)

Wm. T. Searles

Notary Public in and for the County of Sonoma, State of California.

Recorded at the request of Anah Savings Bank July 20 1904 at 48 minutes past 1 o'clock P.M



229-375
THIS INDENTURE, Made this 18th day of May, in the year of our Lord one thousand nine hundred and six
BETWEEN A.B. Swain of Sebastopol, Sonoma County, California,

the party of the first part, and J.P. Stanley of Santa Rosa, Sonoma County, California,
the party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of ten Dollars, gold coin of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, conveyed and confirmed, and by these presents does grant, bargain and sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever

all these certain lots, pieces or parcels of land situate, lying and being in the City of Santa Rosa, County of Sonoma, State of California, and bounded and particularly described as follows, to wit:

Lots numbered fourteen (14) fifteen (15) and twenty three (23) of Valle Vista Addition to the Town of Sebastopol, Sonoma County, California, as laid down and designated upon plat of said Addition, filed in the office of the County Recorder of said Sonoma County, State of California, on the 8th day of June 1904.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever,

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

A.B. Swain.

State of California)
County of Sonoma.)SS

On this 21st day of May in the year one thousand nine hundred and six, (1906) before me Joseph Rafael, a Notary Public in and for said County of Sonoma, State of California, personally appeared A.B. Swain, known to me to be the person whose name is subscribed to the within instrument and he acknowledged that he executed the same. In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)

Joseph Rafael.

Notary Public in and for the County of Sonoma, State of California.

Recorded at the request of J.P. Stanley June 15, 1906 at 30 minutes past 1 o'clock P.M.

\$1.00 Paid.

COUNTY RECORDER

RECEIVED

JUN 03 2021

BY:

THIS INDENTURE, Made this 28th day of December, in the year of our Lord one thousand nine hundred and six
BETWEEN A.B. Swain, of Sebastopol, Sonoma County, State of California,

the party of the first part, and J.P. Stanley, of Santa Rosa, Sonoma County, ^{State of} California
the party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ten Dollars, gold coin of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, conveyed and confirmed, and by these presents does grant, bargain and sell, convey and confirm unto the said party of the second part, and to ^{his} heirs and assigns forever

all that certain lot, piece or parcel of land situate, lying and being in the Town of Sebastopol County of Sonoma, State of California, and bounded and particularly described as follows, to wit: Being lot number sixteen (16), Valle Vista Addition to the Town of Sebastopol as laid down and designated upon plat of said addition, filed in the office of the County Recorder of Said Sonoma County, State of California, on the 8th. day of June 1904.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

A.B. Swain



State of California)
County of Sonoma) ss.

On this 27th. day of December in the year one thousand nine hundred and six (1906), before me Joseph Rafael, a Notary Public in and for said County of Sonoma, State of California, personally appeared A.B. Swain, known to me to be the person whose name is subscribed to the within instrument, and he acknowledged that he executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Seal)

Joseph Rafael

Notary Public in and for the County of Sonoma, State of California.

Recorded at the request of J.P. Stanley Dec. 28, 1906 at 30 minutes past 10 o'clock A.M.



This Indenture, Made this 20th. day of February, in the year of our Lord one thousand nine hundred and thirteen (A. D. 1913)

Between John P. Stanley (also known as J. P. Stanley), of the City of Santa Rosa, County of Sonoma, State of California,

the part y of the first part, and James F. Stanley, of the City and County of San Francisco, State of California, the party of the second part,

Witnesseth, That the said part y of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, gold coin of the United States of America, to him in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, conveyed and confirmed, and by these presents does grant, bargain and sell, convey and confirm unto the said part y of the second part, and to his heirs and assigns forever

all those certain lots, pieces or parcels of land, situate, lying and being in the Town of Sebastopol, County of Sonoma, State of California, and bounded and particularly described as follows, to wit:

Being Lots Numbered Fourteen (14), Fifteen (15) and Sixteen (16) as laid down and designated upon a map entitled, "Map of Valle Vista Addition to the Town of Sebastopol, Sonoma County, California," filed in the office of the County Recorder of said Sonoma County, State of California, on the 8th. day of June, 1904.

Also all personal property of the said part y of the first part, consisting of Stocks, Bonds, Money in Bank, if any, furniture, Pictures, Silverware, Jewelry, Clothing, and any and everything else owned and possessed by said first party herein.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To Have and to Hold, all and singular, the said premises, together with the appurtenances, unto the said part y of the second part, and to his heirs and assigns forever. and all the personal property of the party of the first part herein.

In Witness Whereof, the said part y of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

John P. Stanley.

SEAL

SEAL

SEAL

STATE OF CALIFORNIA, County of Sonoma,) SS.

On this 20th. day of February in the year one thousand nine hundred and thirteen (1913) before me, F. McG. Martin, a Notary Public, in and for said County of Sonoma, State of California, personally appeared John P. Stanley known to me to be the person whose name is subscribed to the within instrument, and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)

F. McG. Martin.

Notary Public, in and for the County of Sonoma, State of California.

Recorded at the request of James F. Stanley Jan. 18, 1918 at 19 minutes past 12 o'clock N., in Liber 356 of Deeds, page 432 Sonoma County Records.

F. G. Nagle, County Recorder.

Fee \$1.00 Paid.,

By G. E. Hunt., Deputy.



240

4

\$2.50 U. S. Rev. Stps. Cd.

This Indenture, Made this 11th day of October, in the year of our Lord one thousand nine hundred and Twenty-two, Between James F. Stanley, of the City and County of San Francisco, California,

the party of the first part, and W. M. Cobban, of the County of Sonoma, State of California, the party of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of Ten and 00/100ths Dollars, legal tender of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, conveyed and confirmed, and by these presents does grant, bargain and sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever

all that certain lot, piece or parcel of land, situate, lying and being in the Town of Sebastopol, County of Sonoma, State of California, and bounded and particularly described as follows, to wit:

Commencing at a point on the Westerly side of Vine Avenue at the Southeast corner of Lot No. 14, as laid down and designated upon the Map entitled "Map of Valle Vista Addition to the Town of Sebastopol, Sonoma County, California", now on file in the office of the County Recorder of said Sonoma County, State of California; thence running Northerly along the Westerly line of said Vine Avenue 147.4 feet; thence at right angles Westerly along the Northerly line of lot no. 16 of said Addition 193 feet; thence at right angles Southerly 56.5 feet to the Northerly line of lands of Annie M. Swain; thence Easterly along the Southerly line of said Annie M. Swain land and the Northerly line of a roadway 209.2 feet to the point of commencement, being all of lots numbered 14, 15 and 16, of said Valle Vista Addition.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

Do Give and to Hold, all and singular, the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

J. F. Stanley (SEAL)

Signed, Sealed and Delivered in the Presence of STATE OF CALIFORNIA, COUNTY OF SONOMA: SS.

James F. Stanley

On this 27th day of October in the year One Thousand Nine Hundred and Twenty-two, before me, E. F. Jewell, a Notary Public in and for the County of Sonoma, personally appeared James F. Stanley, known to me to be the same person whose name is subscribed to the within instrument, and he duly acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in my office in the County of Sonoma, the day and year in this certificate first above written.

E. F. Jewell

(SEAL) Notary Public in and for the County of Sonoma, State of California. My commission expires April 12th, 1923.

Recorded at the request of Sebastopol National Bank Oct. 28, 1922, at 4 minutes past 10 o'clock A.M., in Liber 24 of Official Records, page 400, Sonoma County Records.

Serial No. 18133

Herbert B. Snyder

County Recorder

Fee \$1.00 Pa.

M. C. Langan
Huffman



46-0354

354

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\$4.00 U. S. Rev. Stps. Cd.

This Indenture, Made this 18th day of May, in the year of our Lord one thousand nine hundred and Twenty-three,

Between M. W. Cobban, also known as W. M. Cobban, and Georgia Cobban, husband and wife, of the County of Sonoma, State of California,

the parties of the first part, and Harry J. Nutton, of the same place, the party of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of Ten and 00/100ths Dollars, legal tender of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, conveyed and confirmed, and by these presents do grant, bargain and sell, convey and confirm, unto the said party of the second part, and to his heirs and assigns forever

all that certain lot, piece or parcel of land, situate, lying and being in the Town of Sebastopol, County of Sonoma, State of California, and bounded and particularly described as follows, to wit:

Commencing at a point on the Westerly side of Vine Avenue at the Southeast corner of Lot No. 14, as laid down and designated upon the Map entitled "Map of Valle Vista Addition to the Town of Sebastopol, Sonoma County, California", now on file in the office of the County Recorder of said Sonoma County, State of California; thence running Northerly along the westerly line of said Vine Avenue 147.9 feet; thence at right angles Westerly along the northerly line of Lot No. 16 of said Addition 193 feet; thence at right angles southerly 66.6 feet to the northerly line of lands of Annie M. Swain; thence easterly along the southerly line of said Annie M. Swain land and the northerly line of a roadway 209.2 feet to the point of commencement, being all of lots numbered 14, 15 and 16 of said Valle Vista Addition." Property executed and acknowledged and recorded October 28th, 1922, in Liber 24 of Official Records, page 400.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To Have and to Hold, all and singular, the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of

H. B. Fuller

STATE OF CALIFORNIA, COUNTY OF SONOMA: SS

M. W. Cobban
also known as W. M. Cobban
Mrs. Georgia Cobban



On this 21st day of May, in the year One Thousand Nine Hundred and Twenty-three, before me, A. B. Swain, a Notary Public in and for the County of Sonoma, personally appeared M. W. Cobban, also known as W. M. Cobban, and Mrs. Georgia Cobban, known to me to be the same persons whose names are subscribed to the within instrument, and they duly acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal in my office in the County of Sonoma, the day and year in this certificate first above written.

(SEAL)

A. B. Swain,

Notary Public in and for the County of Sonoma, State of California.

Recorded at the Request of Sebastopol National Bank, May 22, 1923, at 36 minutes past 10 o'clock, A.M., in Liber 46 of Official Records, page 354, Sonoma County Records.
Serial No. 25377
Fee \$1.50 Paid
Copyist - McCarger

By

Herbert B. Snyder, County Recorder
T. F. McMullin, Deputy



6

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR
THE COUNTY OF SONOMA.

WESLEY L. BENEPE and MARTHA L.
BENEPE, his wife,

Plaintiffs,

--vs.--

HARRY J. RUTON and AMY HUTTON,
his wife,

Defendants.

No. 13678

J U D G M E N T

Whereas, the above entitled cause was tried in this Court and the Court rendered its Decision, Findings of Fact and Conclusions of Law, in writing, which have been filed herein, and it appearing therefrom;

That Plaintiffs are entitled to the relief herein granted;

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Plaintiffs are, and were at all times mentioned in the Complaint in said action, the owners of an easement consisting of a right-of-way, as described in said Findings of Fact, which said right-of-way is described as follows, to-wit:

Commencing at the northeast corner of Lot Sixteen (16) of Valle Vista Addition to the Town of Sebastopol, where a rock post about three feet high, more or less, being the easterly end of the northerly retaining wall of said way, is situated; running thence westerly along the southern edge of said retaining wall, extended, 120 feet; thence southerly, and parallel with the westerly edge of Vina Street in said Town of Sebastopol to the northerly edge of the southerly retaining wall, if extended; thence easterly 120 feet to a rock post three feet high, more or less, being the easterly end of the southerly retaining wall of said way, thence northerly to the point of beginning, situate in the County of Sonoma, State of California.

That said easement of right of way is appurtenant to the lands of Plaintiffs, which said lands of Plaintiffs are particularly described as follows, to-wit:

All those lots, pieces or parcels of land situate, lying and being in the Town of Sebastopol, County of Sonoma, State of California, and more fully described as follows:

All of Lots Seventeen (17) and Eighteen (18) as laid down and designated upon a Map entitled "Map of Valle Vista Addition to the Town of Sebastopol," and recorded in the office of the County Recorder of said Sonoma County, State of California, on the 8th day of June, 1904.

That said property, just above described has been in the possession of Plaintiffs, or the predecessors in interest of Plaintiffs, for more than five (5) years next preceding the commencement of this action.

IT IS FURTHER ADJUDGED and DECREED that the said Plaintiffs, their agents, servants, employees, or tenants, and all persons having business with them on their said premises shall have the right to traverse over and upon said right of way, in automobiles, trucks, wagons, or other vehicles, or means and/or methods of travel and conveyance, free from any obstruction or interference whatsoever.

AND IT IS FURTHER ORDERED and ADJUDGED that said Plaintiffs shall have and recover of and from said Defendants, their costs incurred in this action, taxed to and in the sum of Twenty-three and 10/100 (\$23.10) Dollars.

DATED: June 28, 1924.

Percy S. King

Judge of The Superior Court.

ENDORSED, FILED, Jul. 7, 1924, W. W. Felt, Jr., County Clerk, By John Burroughs, Deputy Clerk.



State of California, }
County of Sonoma } ss.

I, W. W. FELT, JR., County Clerk and ex-officio clerk of the Superior Court, in and for said County, do hereby certify that the above and foregoing is a full, true and correct copy of the original Judgment in re, Wesley L. Bnape, et al vs Harry J. Hutton, et al No. 13678 now of record and on file in my office, and that the copy has been compared by me with the original, and is a correct transcript therefrom, and of the whole of said original.

WITNESS my hand and the seal of said Superior Court affixed at my office in the City of Santa Rosa, County of Sonoma, State of California, this 12th day of November 1924.

(SEAL)

W. W. Felt, Jr., County Clerk.

By Clara E. Christiansen, Deputy Clerk.

Recorded at Request of G. W. Libby, Nov. 12, 1924 at 25 mins. past 2 o'clock P. M., in Book 85 of Official Records, Page 346, Sonoma County Records.

Serial No. 41633

Herbert B. Snyder, County Recorder

\$1.50 Paid.

By M. Grant, Deputy Recorder

Copyist: Hoffman.

Comp.

The consideration for this deed was less than \$100.00 W.T.M. N.P.

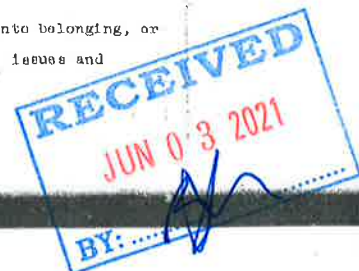
THIS INDENTURE, Made the 4th day of October, one thousand nine hundred and twenty-four, BETWEEN Earl M. Doss and Hazel M. Doss, his wife, both of the City of Petaluma, County of Sonoma, State of California, the parties of the first part, and A. B. Doss, of the same place, the party of the second part,

WITNESSETH: That the said parties of the first part, in consideration of the sum of Ten Dollars, lawful money of the United States of America, to them in hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged, do hereby release and forever QUITCLAIM, unto the said party of the second part, and to his heirs and assigns, all that certain lot, piece or parcel of land situate in the County of Sonoma, State of California, and bounded and described as follows, to wit:

Being a portion of Rancho Laguna de San Antonio in T. 5 N., R. 8 W., M. D. M., and being more particularly described as follows:-

Beginning at an iron pipe which is South 88° 15' West, 710.2 feet from the Northeast corner of the 129.29 acre tract described in the deed from H. R. Doss and Etta M. Doss, his wife, to A. B. Doss, dated September 22nd, 1919, and recorded in Book 375 of Deeds, page 77, of Sonoma County Records; thence from said point of beginning, South 88° 15' West, 659.0 feet to an iron pipe; thence South 14° 18' East, 843.2 feet to an iron pipe; thence on the last mentioned course, 32.0 feet to the center of the Petaluma-Valley Ford County Highway; thence along the center of said highway, North 72° 51' East, 119.1 feet; thence North 72° 23' East, 539.9 feet; thence leaving said highway, North 16° 32' West, 30.0 feet to an iron pipe; thence on the last mentioned course 660.0 feet to the point of beginning, and containing 11.70 acres.

TOGETHER with all the tenements, hereditaments, and appurtenances, thereunto belonging, or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and



261-075

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75

This Indenture, Made this 23d day of April, in the year of our Lord one thousand nine hundred and thirty
Between Harry J. Hutton, of Sebastopol, California,

the party of the first part, and S. J. Hutton, of Sebastopol, California,

the party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of Ten and No/100 Dollars, Lawful Money of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, conveyed and confirmed, and by these presents do grant, bargain and sell, convey and confirm, unto the said party of the second part, and to his heirs and assigns forever

all that certain lot, piece or parcel of land, situate, lying and being in the City of Sebastopol, County of Sonoma, State of California, and bounded and particularly described as follows, to-wit: Commencing at a point on the Westerly side of Vine Avenue at the Southeast corner of Lot No. 14, as laid down and designated upon the Map entitled "Map of Valle Vista Addition to the Town of Sebastopol, Sonoma County, California," now on file in the office of the County Recorder of said Sonoma County, State of California; thence running Northerly along the westerly line of said Vine Avenue 147.9 feet; thence at right angles Westerly along the northerly line of Lot No. 16 of said Addition 193 feet; thence at right angles Southerly 66.5 feet to the Northerly line of lands of Annie M. Swain; thence easterly along the southerly line of said Annie M. Swain land and the northerly line of a roadway 208.2 feet to the point of commencement, being all of lots numbered 14, 15 and 16 of said Valle Vista Addition. Property executed and acknowledged and recorded October 28th, 1922, in Liber 24 of Official Records page 400.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To Have and to Hold, all and singular, the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.
Signed, Sealed and Delivered in the presence of) Harry J. Hutton (SEAL)
State of California,)
County of Sonoma) SS.

On this 23d day of April in the year One thousand Nine Hundred and Thirty, before me, L. G. Scott, a Notary Public, in and for the County of Sonoma, personally appeared Harry J. Hutton, known to me to be the same person whose name is subscribed to the within instrument and he duly acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal in my office in the County of Sonoma, this day and year in this certificate first above written.
(NOTARY SEAL) L. G. Scott
Notary Public, in and for the County of Sonoma, State of California.

Recorded at the request of S. J. Hutton, Apr. 24, 1930 at 36 minutes past 10 o'clock A. M., in Liber 261 of Official Records, Page 75, Sonoma County Records.

Serial No. A3456
Fee \$1.10 Paid.
Copyist: Huffman.

Herbert B. Snyder, County Recorder
By E. Grant, Deputy

RECEIVED
JUN 03 2021
BY: [Signature]

IN WITNESS WHEREOF, the said Trustee has executed these presents this 27th day of June, 1945, and has caused its corporate seal to be affixed hereunto by its duly authorized officer.
(CORPORATE SEAL) SONOMA COUNTY LAND TITLE COMPANY,

By

H. D. Jones

Trustee
Secretary

State of California) ss.
County of Sonoma)

On this 27th day of June, in the year of our Lord One Thousand Nine Hundred and forty-five, before me, H. A. Thompson a Notary Public in and for said County of Sonoma State of California, residing therein, duly commissioned and sworn, personally appeared H. D. Jones known to me to be the ~~and Secretary~~ ~~representative~~ of the Corporation described in and that executed the within instrument, and also known to me to be the person who executed it on behalf of the corporation therein named, and they acknowledged to me that such Corporation executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official Seal at my office in said County aforesaid the day and year in this certificate first above written.
(Notary Seal) H. A. Thompson

Notary Public in and for said County of Sonoma, State of California.

My commission expires November 17, 1945.

Recorded at request of Frank D. Russ, Jun. 29, 1945 at 15 mins. past 10 o'clock A. M. in Book 642 of Official Records, Page 172, Sonoma County Records.

Serial No. B95622

Herbert B. Snyder

County Recorder

\$1.00 Paid

By

Fred B. Wendt

Deputy Recorder

Copyist Note-This record is copied just as shown on original instrument.

Copyist-Gusti

Book *Storage*
Computer
Doc. *Register*

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IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE
COUNTY OF SONOMA

IN THE ESTATE OF THE ESTATE)

OF)

SAMUEL J. HUTTON, also known as)

S. J. HUTTON, also known as)

SAMUEL JOHN HUTTON,)

Deceased.)

No. 16081

LIEBY & FINN,

Sebastopol, California,

Attorneys for Estate.

ORDER SETTLING FINAL ACCOUNT AND FOR DISTRIBUTION

HARRY J. HUTTON, administrator of the estate of the above named decedent, having heretofore rendered and filed herein, a full account and report of his administration of said estate, which account was for final settlement, and having with said account, filed a petition for the final distribution of said estate; and said account and petition coming on regularly to be heard this day in open Court, proof having been made to the satisfaction of the Court, that the Clerk had given notice of the settlement of said account and the hearing of said petition in the manner and for the time required by law;

And it appearing that said account is in all respects true and correct; that it is supported by proper vouchers; that there was the sum of \$28913 11/100 in cash in the hands of said Administrator at the time of filing said account; that since the rendition of said account, nothing has been received by said administrator and nothing expended by him as necessary expenses of administration;

And it further appearing that all claims and debts against said decedent, all taxes, debts, expenses and charges of administration have been personally paid and discharged by said administrator; that said estate is ready for distribution and in condition to be closed;

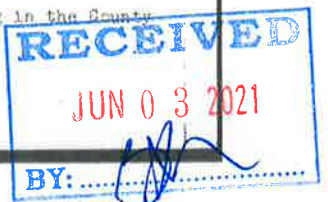
That said deceased died intestate and left as his only heir at law, HARRY J. HUTTON, son, over the age of majority, who is entitled to distribution of the residue of said estate.

IT IS ORDERED, ADJUDGED, AND DECREED, that the said final account of said administrator be, and the same is hereby settled, allowed and approved, and that the residue of said estate, hereinafter particularly described, and any other property which may belong to said estate or in which the said estate may have any interest, be, and the same is hereby distributed as follows:

The whole thereof to HARRY J. HUTTON.

The residue of said estate, referred to in this decree, and of which distribution is now ordered as aforesaid, consists of the following described real and personal property, to-wit:
REAL PROPERTY:

All those certain lots, pieces, or parcels of land, situate, lying and being in the County of Sonoma, State of California, being more particularly described as follows:



PARCEL ONE: Lots 59 and 60, as numbered and designated upon the map entitled, "Amended Map of Subdivision Number Eight, Rancho Cotati, located in Section 12, Township 6 North, Range 8 West, M. D. M., Sonoma County, Calif." filed in the office of the County Recorder of Sonoma County, California, on May 8, 1913, in Liber 30 of Maps page 8; acquired by Deed found in Book 274 of Official Records, page 58.

Appraised at the sum of

\$2000.00

PARCEL TWO: Commencing at a point on the Westerly side of Vine Avenue at the Southeast corner of Lot No. 14, as numbered and designated upon the map entitled, "Map of Valle Vista Addition to the Town of Sebastopol, Sonoma County, California", filed in the office of the County Recorder of Sonoma County, California on June 8, 1904, in Liber 16 of Maps, page 19, Sonoma County Records; thence running Northerly along the Westerly line of said Vine Avenue 147.9 feet; thence at right angles Westerly along the Northerly line of Lot No. 16 of said Addition, 193 feet; thence at right angles Southerly 66.5 feet to the Northerly line of lands of Annie M. Swain; thence Easterly along the Southerly line of said Annie M. Swain land and the Northerly line of a roadway 209.2 feet to the point of commencement, being all of Lots Numbered 14, 15, and 16 of said Valle Vista Addition; acquired by Deed found in Book 261 of Official Records, page 75.

Appraised at the sum of

\$3500.00

PARCEL THREE: Commencing at a point of intersection of the West line of Humboldt Street with the Southeast line of Lot Number 36, as said Lot is shown upon the map hereinafter referred to, said point being 200 feet Northwest of the Northwest line of Fifth Street; thence from said point of beginning Northwesterly along the West line of Humboldt Street, 50 feet to the Northeast corner of said Lot 36; thence Southwesterly along the Northwest line of said Lot 36, 115 feet to the Northeast corner of the lands conveyed to Annie E. Chopius, et al, by Robert Pillow, and wife, by Deed dated April 23, 1925 and recorded in Liber 106 of Official Records of Sonoma County, page 81, thence Northeasterly along the Northeast boundary of said lands as conveyed to Annie E. Chopius, et al, 50 feet to the Southeast line of said Lot 36; thence northeasterly along said line 115 feet to the point of commencement. Being the Northeasterly 115 feet of Lot 36, as said lot is delineated and so designated upon that certain map entitled, "Map of Green's Addition to Santa Rosa," etc., filed in the office of the County Recorder of Sonoma County, California, on June 1, 1860 and recorded in Liber 1 of Maps, page 2, Sonoma County Records. Acquired by Deed found in Book 475 of Official Records page 294.

Appraised at the sum of

\$7500.00

PARCEL FOUR: All that certain lot, piece or parcel of land, situate, lying and being in the City of Richmond, County of Contra Costa, State of California, described as follows: Lot 23 and East 7-1/2 feet of Lot 24 in Block 4, as designated on the map entitled "Amended Map of the City of Richmond, being a portion of Lot No. 54 of the Final Partition of the San Pablo Rancho, Contra Costa Co., Cal.", which map was filed in the office of the Recorder of the County of Contra Costa State of California, on March 31, 1905, in Volume D of Maps, at page 74.

Appraised at the sum of

\$300.00

PERSONAL PROPERTY:

An undivided one-half (1/2) distributive interest in and to the estate of Elizabeth Hulton, deceased, Probate No. 15986, Sonoma County, California. Appraised at the sum of \$2500.00
Certificate No. AN62207, American Telephone & Telegraph Co., 20 shares capital stock.

Appraised at the sum of \$3155.00
United States of America Defense Savings Bond, Series E, No. Q15152600E, \$25.00, issued April 25, 1942, appraised at the sum of \$19.12
United States of America Defense Savings Bond, Series E, No. Q16461123E, \$100.00 issued October 5, 1943, appraised at the sum of \$75.00
United States War Savings Bond, Series E, No. Q122054509E, \$100.00, issued January 30, 1943, appraised at the sum of \$75.50
United States War Savings Bond, Series E, No. Q93657666E, \$25.00, issued October 15, 1942, appraised at the sum of \$19.00
United States War Savings Bond, Series E, No. M3741342E, \$1,000.00, issued April 16, 1943, appraised at the sum of \$755.00
United States War Savings Bond, Series E, No. Q39957410E, \$25.00, issued July 22, 1942, appraised at the sum of \$19.00
One 1933 Dodge, 6 Cylinder, Touring Sedan, appraised at the sum of \$200.00
Cash in the sum of \$28913.11
Done in open Court this 29th day of June, 1945.

Hilliard Comstock

Judge of the Superior Court.

Endorsed Filed Jun. 29, 1945, WALTER H. NAGLE, COUNTY CLERK, By Helen P. Hanson, Deputy Clerk
The within instrument is a correct copy of the original on file in this office.

Attest: Jun. 29, 1945

(SUPERIOR COURT SEAL) Walter H. Nagle

County Clerk and ex-officio Clerk of the Superior Court of the State of California, in and for the County of Sonoma.

By Helen P. Hanson Deputy

Recorded at request of Libby & Finn, Jun. 29, 1945 at 53 mins. past 11 o'clock A. M. in Book 642 of Official Records, Page 173, Sonoma County Records.

Serial No. B95847

Herbert B. Snyder

County Recorder

\$2.50 Paid
Copyist-Glasi

Compared

Book *Henson*
Doc. *Dynisher*



RECORDED AT REQUEST OF

AUG 31 10 36 AM '88

88072783

ENDORSED
FILED

AUG 24 1988

RETURN TO

MEGAN HOLBROOK
Attorney at Law
7770 Healdsburg Avenue
Sebastopol, CA 95472
(707) 823-0832

OFFICIAL RECORDS
SONOMA COUNTY CAL
KERRIE A. PETERSON

SONOMA COUNTY CLERK

Attorney for Executor
JEAN ELIZABETH BRAY



THE WITHIN INSTRUMENT IS A CORRECT
COPY OF THE ORIGINAL ON FILE IN
THIS OFFICE.

ATTEST: AUG 24 1988

EEVE T. LEWIS, COUNTY CLERK
ex-officio Clerk of the Superior Court of the
State of California, in and for the County of
Sonoma

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SONOMA

Estate of

No. 57726

HARRY J. HUTTON,

deceased.

JUDGMENT SETTLING FIRST AND FINAL REPORT OF EXECUTOR,
ALLOWING STATUTORY COMMISSIONS AND ATTORNEY'S FEES
AND OF FINAL DISTRIBUTION ON WAIVER OF ACCOUNTING

JEAN ELIZABETH BRAY, as Executor under the Will of HARRY J.
HUTTON, deceased, having rendered and filed herein the First and
final Report of her administration of the estate of said
decendent, and having presented therewith her Petition for
Settlement thereof, for allowance of statutory Executor's
commissions and attorney's fees, and for Final Distribution, and
said report and Petition coming this day regularly for hearing,
it appearing to the satisfaction of the Court, the Court now
finds that:

1. Due notice of the hearing on the Petition for Final
Distribution of the estate has been regularly given for the
period and in the manner prescribed by law.

2. Decedent died testate on February 25, 1988, and was a
resident of Sonoma County, California.



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1 3. Decedent's Will dated September 24, 1981 was admitted
2 to probate on March 30, 1988, and Letters Testamentary were
3 issued to JEAN ELIZABETH BRAY on March 30, 1988. At all times
4 since then, JEAN ELIZABETH BRAY has been and now is the Executor
5 of decedent's estate.

6 4. On March 30, 1988, the Executor, JEAN ELIZABETH BRAY,
7 was granted authority by order of this court to administer the
8 estate without court supervision under the Independent
9 Administration of Estates Act. This authority to so administer
10 the estate has not been revoked. JEAN ELIZABETH BRAY has not
11 performed any acts under this provision and, therefore, has not
12 been required to serve and file an advice of proposed action.

13 5. Notice of Death has been published for the period and
14 in the manner prescribed by law. An affidavit was filed with
15 the clerk of this court showing due publication in the manner
16 and form required by law. More than four months have elapsed
17 since the first issuance of Letters Testamentary. The time for
18 filing or presenting claims has expired, and the estate is now
19 in a condition to be closed.

20 6. All claims filed or presented to the estate have been
21 allowed by Executor and paid.

22 7. All debts of decedent and of the estate and all
23 expenses of administration except statutory Executor's
24 commissions, attorney's fees and closing expenses have been
25 paid.

26 8. A Final Inventory and Appraisement of the estate was
27 filed with the clerk of this court on August 5, 1988 showing
28



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1 assets valued at \$427,745.34.

2 9. The Executor is authorized and directed to pay to
3 herself as statutory commissions the sum of \$9,704.91 for
4 services rendered as Executor in the administration of this
5 estate.

6 10. The Executor is authorized and directed to pay to MEGAN
7 HOLBROOK, her attorney, the sum of \$9,704.91 as her statutory
8 attorney's fee for her services rendered in the administration
9 of this estate.

10 11. All persons entitled to distribution of this estate
11 have executed written Waivers of Accounting which have been
12 filed with the clerk of this court.

13 12. No federal estate tax return has been filed for this
14 estate because the estate is not sufficient to require such
15 return and no federal estate tax is due or payable.

16 13. The California and federal fiduciary income tax returns
17 have not yet been completed, however, no tax is expected to be
18 due from the estate.

19 14. The Executor requests that she be authorized to
20 withhold the sum of \$1,000.00 for closing expenses.

21 15. All assets of the estate are decedent's separate
22 property.

23 16. No one has request special notice.

24 17. Distribution should be ordered as hereinafter set
25 forth.

26 IT IS ORDERED AND ADJUDGED THAT:

27 1. The administration of this estate is brought to a
28



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1 close.

2 2. All acts and transactions of the Executor relating to
3 the matters set forth in the Final Petition and Report are
4 confirmed and approved.

5 3. The Executor is authorized to retain and receive the
6 sum of \$9,704.91 as her statutory commission.

7 4. The Executor is authorized and directed to pay to
8 MEGAN HOLBROOK, her attorney, the sum of \$9,704.91 as payment of
9 her statutory attorney's fees in this estate.

10 5. The Executor is authorized and directed to retain
11 \$1,000.00 from distribution at this time to defray closing
12 expenses, and any unexpended portion of such reserve shall be
13 distributed as hereafter provided as after-discovered property.

14 6. The estate in the possession of the Executor remaining
15 for distribution is distributed to the following beneficiaries
16 pursuant to the terms of decedent's Will as follows:

17 A. To HARRY J. HUTTON, JR., a married man, as his sole and
18 separate property, and to JEAN ELIZABETH BRAY, a married woman,
19 as her sole and separate property, in equal shares as tenants in
20 common, real property located at 496 Vine Avenue, Sebastopol,
21 Sonoma County, California, more particularly described as
22 follows:

23 Real property commonly known as 496 Vine Avenue,
24 Sebastopol, Sonoma County, California, more
particularly described as follows:

25 Commencing at a point on the Westerly side of Vine
26 Avenue at the Southeast corner of Lot No. 14, as laid
27 down and designated upon the Map entitled "Map of
Valle Vista Addition to the Town of Sebastopol, Sonoma
County California," now on file in the office of the
County Recorder of said Sonoma County, State of
28

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JUN 13 2021

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1 California; thence running Northerly along the
2 westerly line of said Vine Avenue 147.9 feet; thence
3 at right angles Westerly along the northerly line of
4 Lot No. 16 of said Addition 193 feet; thence at right
5 angles southerly 66.5 feet to the northerly line of
6 lands of Annie M. Swain; thence easterly along the
7 southerly line of said Annie M. Swain land and the
8 northerly line of a roadway 209.2 feet to the point of
9 commencement, being all of lots numbered 14, 15 and 16
10 of said Valley Vista Addition." Property executed and
11 acknowledged and recorded October 28th, 1922, in liber
12 24 of Official Records page 400.

7 A.P. No. 004-182-10

8
9 B. To HARRY J. HUTTON, JR., a married man, as his sole and
10 separate property, and JEAN ELIZABETH BRAY, a married woman, as
11 her sole and separate property, in equal shares, the remaining
12 household furniture, furnishings and personal effects of
13 decedent.

14 C. To HARRY J. HUTTON, JR., a married man, as his sole and
15 separate property, the following assets:

16 1. 1969 Volkswagon Bus

17 2. Stock:

18 458 shares Bank of America stock, common
19 83 shares BellSouth stock, common
20 28 shares Ameritech stock, common
21 25 shares Nynex stock, common
22 37 shares US West stock, common
23 55 shares Southwestern Bell stock, common
24 56 shares Pacific Telesis stock, common
25 187 shares AT&T stock, common
26 30 shares Bell Atlantic stock, common

23 3. Cash in the amount of \$116,060.57.

24 D. To JEAN ELIZABETH BRAY, a married woman, as her sole
25 and separate property, the following assets:



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1. Stock:

458 shares Bank of America stock, common
83 shares BellSouth stock, common
27 shares Ameritech stock, common
25 shares Nynex stock, common
37 shares US West stock, common
56 shares Southwestern Bell stock, common
55 shares Pacific Telesis stock, common
187 shares AT&T stock, common
31 shares Bell Atlantic stock, common

2. Cash in the amount of \$116,572.07.

7. Any other property of the estate not now known or discovered that may belong to the estate or in which the decedent or the estate may have any interest shall be distributed to the designated beneficiaries of decedent's will as set forth in the above paragraph.

DATED: AUG 24 1988, 1988

LLOYD VON DER MEHDEN

JUDGE OF THE SUPERIOR COURT



RECORDING REQUESTED BY
SONOMA TITLE GUARANTY COMPANY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME HOWARD LEVY AND
ADDRESS ELISABETH A. KNISELY
CITY & STATE 675 Robinson Avenue
ZIP Sebastopol, CA 95472

Title Order No. Escrow No. 8-167731
SS:jf

RECORDED AT REQUEST OF

STG CO.

1989 FEB 27 AM 8:00

OFFICIAL RECORDS
SONOMA COUNTY CALIFORNIA

BERNICE A. PETERSON

SONOMA COUNTY
DOCUMENTARY TRANSFER TAX
PAID \$165.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned declares that the documentary transfer tax is \$165.00 and is
☒ computed on the full value of the interest or property conveyed, or is
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land,
tenements or realty is located in
☐ unincorporated area ☒ city of Sebastopol

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
HARRY J. HUTTON, JR., a married man and
JEAN ELIZABETH BRAY, a married woman

hereby GRANT(S) to

HOWARD LEVY AND ELISABETH A. KNISELY, husband and wife, as Joint Tenants

the following described real property in the unincorporated area
county of Sonoma, state of California:

Commencing at a point on the Westerly side of Vine Avenue at the Southeast
corner of Lot No. 14, as laid down and designated upon the Map entitled
"Map of Valle Vista Addition to the Town of Sebastopol, Sonoma County, California," now on file in the office of the County Recorder of said Sonoma County,
State of California; thence running Northerly along the Westerly line of said
Vine Avenue 147.9 feet; thence at right angles Westerly along the Northerly
line of Lot No. 16 of said Addition 193 feet; thence at right angles Southerly
66.5 feet to the Northerly line of lands of Annie M. Swain; thence Easterly
along the Southerly line of said Annie M. Swain land and the Northerly
line of a roadway 209.2 feet to the point of commencement, being all of
Lots Numbered 14, 15 and 16 of said Valle Vista Addition.

Dated Feb. 22, 1989

HARRY J. HUTTON, JR.

JEAN ELIZABETH BRAY

STATE OF CALIFORNIA

COUNTY OF SONOMA ss.

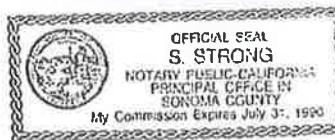
On this the 23rd day of Feb. 1989, before me the undersigned, a

Notary Public in and for said County and State, personally appeared
HARRY J. HUTTON, JR. AND
JEAN ELIZABETH BRAY

personally 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 that they executed the same.

Signature of Notary

FOR NOTARY SEAL OR STAMP



Assessor's Parcel No. 4-182-10

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

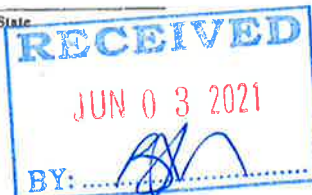
Name

Street Address

City & State

Stock No. CAL-01/SU (5-88)

Computerized Title Records TP CTR15566 SO 19890016500.001



Recording Requested by and
When Recorded Return to:

Kenneth S. Jacobs

Attorney at Law
117 North Main Street
Sebastopol, CA 95472

(707) 829-7303

Email: KEN@KENJACOBS.COM Website: KENJACOBS.COM

Certified Specialist

Estate Planning, Trust & Probate Law
State Bar of California Board of Legal Specialization



2019025332

Official Records Of Sonoma County

Deva Marie Proto
04/17/2019 01:12 PM
GENERAL PUBLIC

DEED 2 Pgs

Fee: \$17.00

PAID



GRANT DEED

APN: 004-182-010

The undersigned grantors declare that there is no documentary transfer tax due. This is a deed to or by a trustee not pursuant to a sale. R&T 11930.

The undersigned grantors declare: Exempt from fee per GC sec 27388.1 (a) (2); Document represents a transfer of real property that is a residential dwelling to an owner-occupier.

The Grantor, HOWARD LEVY and ELISABETH A. KNISELY, Husband and Wife, as Joint Tenants,

hereby grant to HOWARD R. LEVY and ELISABETH A. S. KNISELY, TRUSTEES OF THE LEVY AND KNISELY FAMILY TRUST, U/D/T dated March 28, 2019, as their Community Property,

the real property situate in the City of Sebastopol, County of Sonoma, State of California, described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED BY REFERENCE

The purpose of this deed is to transfer into their revocable inter vivos trust, as community property, all of the grantors' interest in the property described herein.

Dated: March 28, 2019.


HOWARD LEVY


ELISABETH A. KNISELY

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.

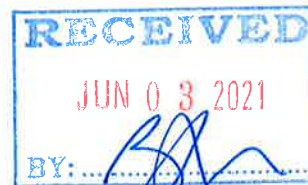
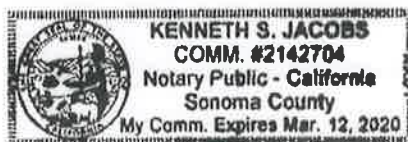
STATE OF CALIFORNIA)
) ss.
COUNTY OF SONOMA)

On March 28, 2019, before me, Kenneth S. Jacobs, a notary public, personally appeared HOWARD LEVY and ELISABETH A. KNISELY, 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.





Mail tax statements to: HOWARD R. LEVY & ELISABETH A. S. KNISELY, Trustees, 496 Vine Ave., Sebastopol, CA 95472

EXHIBIT A

COMMENCING AT A POINT ON THE WESTERLY SIDE OF VINE AVENUE AT THE SOUTHEAST CORNER OF LOT NO. 14, AS LAID DOWN AND DESIGNATED UPON THE MAP ENTITLED "MAP OF VALLE VISTA ADDITION TO THE TOWN OF SEBASTOPOL, SONOMA COUNTY, CALIFORNIA," NOW ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID SONOMA COUNTY, STATE OF CALIFORNIA; THENCE RUNNING NORTHERLY ALONG THE WESTERLY LINE OF SAID VINE AVENUE 147.9 FEET; THENCE AT RIGHT ANGLES WESTERLY ALONG THE NORTHERLY LINE OF LOT NO. 16 OF SAID ADDITION 193 FEET; THENCE AT RIGHT ANGLES SOUTHERLY 66.5 FEET TO THE NORTHERLY LINE OF LANDS OF ANNIE M. SWAIN; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID ANNIE M. SWAIN LAND AND THE NORTHERLY LINE OF A ROADWAY 209.2 FEET TO THE POINT OF COMMENCEMENT, BEING ALL OF LOTS NUMBERED 14, 15, AND 16 OF SAID VALLE VISTA ADDITION.

APN 004-182-010

496 VINE AVE.





PRELIMINARY REPORT

Issued for the sole use of:

Our Order Number: **00114084-001-BJ**

**Phelps & Associates, Inc.
Fred Phelps
632 Petaluma Avenue
Sebastopol, CA 95472**

When Replying Please Contact:

Barbara Woods/sh
(707) 566-0900
bwoods@northcoasttitlecompany.com

Property Address: 496 Vine Avenue, Sebastopol, CA 95472

In response to the above referenced application for a policy of title insurance, North Coast Title Co., as agent for Old Republic National Title Insurance 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 or said policy forms.

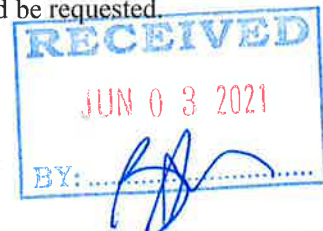
The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit B. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable 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 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 B. 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 B 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.

Dated as of **April 28, 2021 at 7:30 a.m.**



SCHEDULE A

The form of policy of title insurance contemplated by this report is:

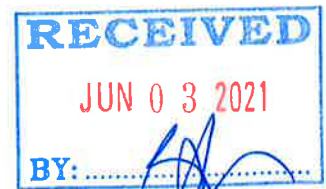
None

The estate or interest in the land hereinafter described or referred to covered by this report is:

A Fee

Title to said estate or interest at the date hereof is vesting in:

Howard R. Levy and Elisabeth A.S. Knisely, Trustees of the Levy and Knisely Family Trust, U/D/T dated March 28, 2019



LEGAL DESCRIPTION

EXHIBIT A

The land referred to herein below is situated in the city of Sebastopol, County of Sonoma, State of California, and is described as follows:

COMMENCING AT A POINT ON THE WESTERLY SIDE OF VINE AVENUE AT THE SOUTHEAST CORNER OF LOT NO. 14, AS LAID DOWN AND DESIGNATED UPON THE MAP ENTITLED "MAP OF VALLE VISTA ADDITION TO THE TOWN OF SEBASTOPOL, SONOMA COUNTY, CALIFORNIA," NOW ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID SONOMA COUNTY, STATE OF CALIFORNIA; THENCE RUNNING NORTHERLY ALONG THE WESTERLY LINE OF SAID VINE AVENUE 147.9 FEET; THENCE AT RIGHT ANGLES WESTERLY ALONG THE NORTHERLY LINE OF LOT NO. 16 OF SAID ADDITION 193 FEET; THENCE AT RIGHT ANGLES SOUTHERLY 66.5 FEET TO THE NORTHERLY LINE OF LANDS OF ANNIE M. SWAIN; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID ANNIE M. SWAIN LAND AND THE NORTHERLY LINE OF A ROADWAY 209.2 FEET TO THE POINT OF COMMENCEMENT, BEING ALL OF LOTS NUMBERED 14, 15, AND 16 OF SAID VALLE VISTA ADDITION.

A.P. No.: 004-182-010-000



SCHEDULE B

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

1. Taxes and assessments, general and special, for the fiscal year 2021-2022, a lien, but not yet due or payable.

Code No. 005001
Assessor's Parcel No. 004-182-010-000
2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq. of the Revenue and Taxation Code of the State of California.
3. Bonds or assessments, whether or not shown as existing liens by the records of any authority that levies assessments on real property, or by the public records, or included in the taxes shown or referred to herein.
4. We find no open Deeds of Trust of record. Please verify by inquiry of Escrow Personnel and/or Agents whether or not we have overlooked something and advise the Title Dept. accordingly prior to closing.
5. Terms and conditions contained in the "Levy and Knisely Family Trust, U/D/T dated March 28, 2019".

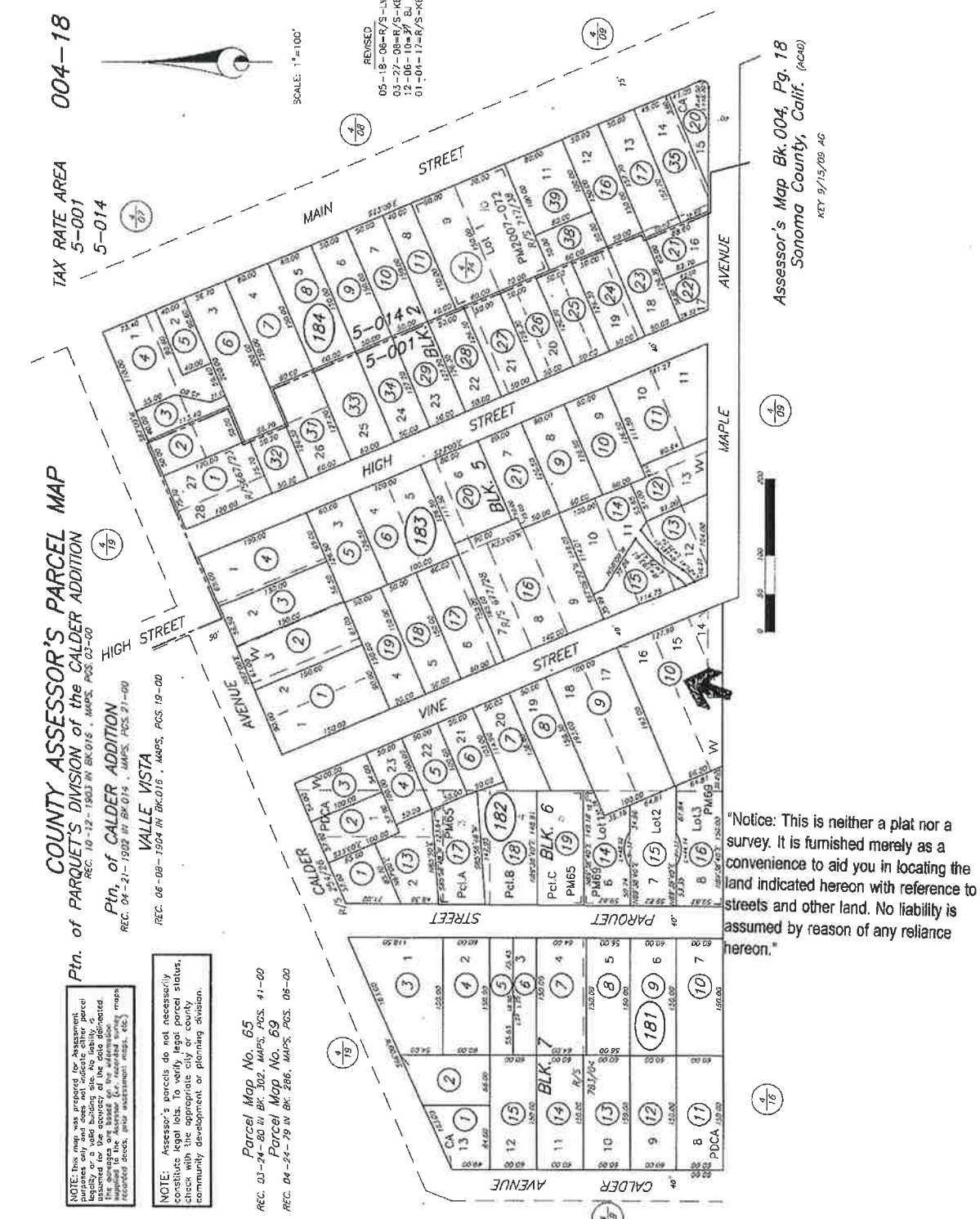
NOTE: The requirement that:

A Certification of Trust be furnished in accordance with Probate Code Section 18100.5.; and

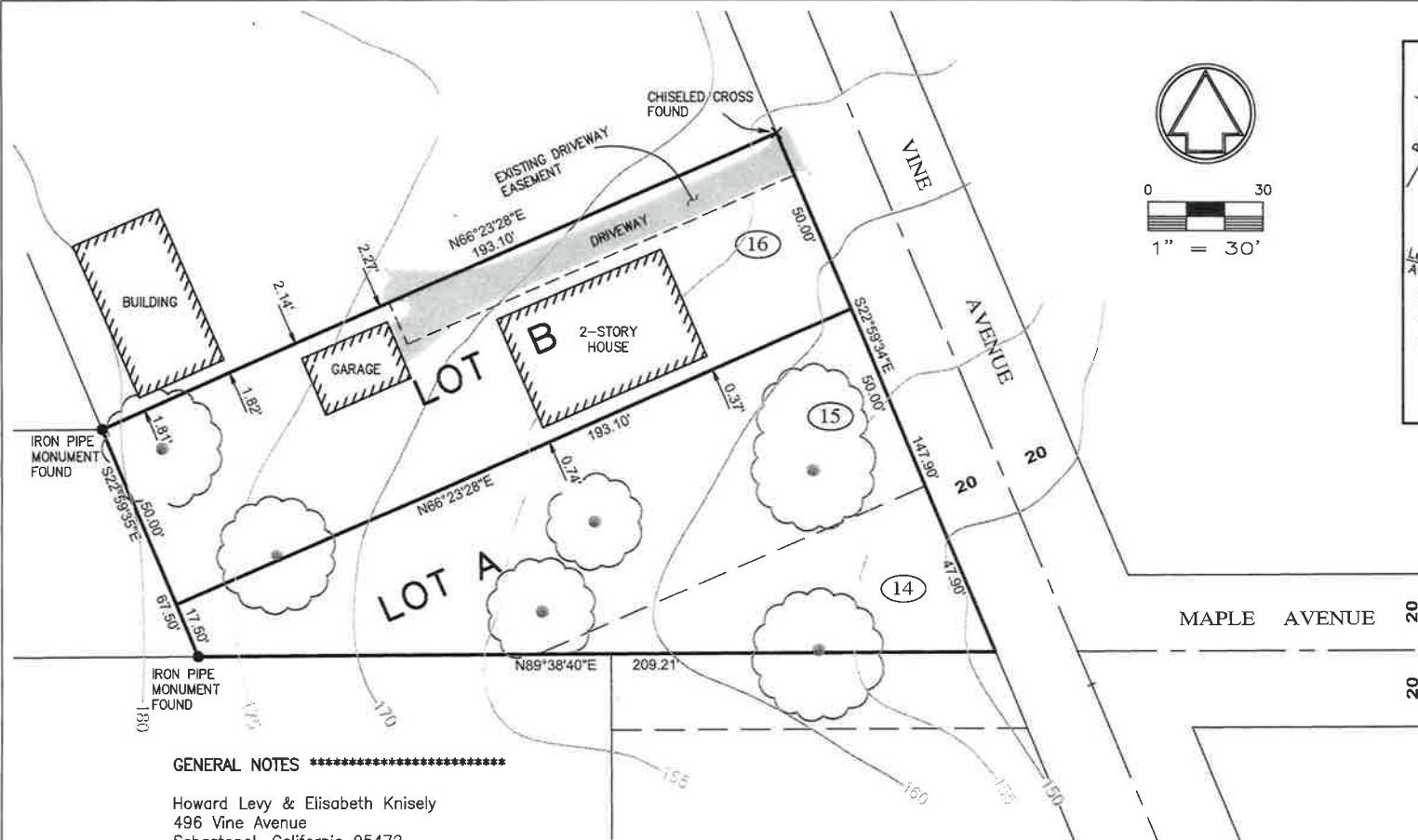
The Company reserves the right to make additional exceptions and/or requirements upon review of either of the above.

END OF ITEMS





Description: Sonoma, CA Assessor Map - Book. Page 4.18 Page: 1 of 1
Order: 114084 Comment:



GENERAL NOTES *****

Howard Levy & Elisabeth Knisely
496 Vine Avenue
Sebastopol, California 95472
Phone: 823-3083
Assessor's Parcel Number: 004-182-010
Existing zoning: R4
Existing use: Residential
Acreage: Lot 14/15 = 0.25 Acres
Lot 16 = 0.22 Acres

○ = VALLE VISTA SUBDIVISION LOT NUMBERS

Lot A = Lot 14 & 15 = Swain to Stanley = 6-15-1906
Lot B = Lot 16 = Swain to Stanley = 12-28-1906



TOPOGRAPHY AND TREE LOCATIONS TAKEN FROM CITY MAPPING

SITE PLAN

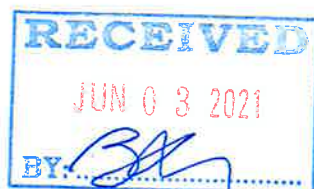
ADMINISTRATIVE CERTIFICATES
OF COMPLIANCE

Lands of Levy / Knisely



632 PETALUMA AVE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400

5/25/2021





MAP
of
VALLE VISTA
SEBASTOPOL
SONOMA COUNTY
CAL.
Scale 50 ft. to an inch

Recorded in the office of the
County Recorder of Sonoma County,
June 8, 1904 at 30 minutes past 4 o'clock P.M.
at request of E. S. Benson
J. L. Nagle
County Recorder
S. C. Bis.

I. A. B. SWAIN, OWNER, HEREBY ACCEPTS THIS MAP AS A
CORRECT MAP OF WALKS WATER ADDITION TO SEVENTH ST. AND HERE
BY DEEDS THE ABOVE DESCRIBED TRACT, TO WIT, WALK
AVENUE, TO THE TOWN AT SEVENTH ST. THE PUBLIC USE AS A
STREET ON SAID TOWN POWER.

Deposited May 31st 1904

STATE OF CALIFORNIA
COUNTY OF SAN JOSE

On this 31st day of May, in the year one thousand nine hundred and four, before me, W. T. SUGARS, a Notary Public in and for the County of Sumner, personally appeared A. B. JAMES known to me to be the same person whose name is subscribed to the foregoing instrument, and he has acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I HAVE PERSONALLY SET MY HAND AND AFFIXED MY OFFICIAL SEAL TO THIS ATTORNEY AT THE COUNTY OF SANGRE, THE DAY AND DATE IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

W. J. Loring
Every Page in History Told by James
W. J. Loring.

The Board of Trustees
of the Town of Lybourn have been
in the name of the public, the Avenue
delimited all on this map, to wit:-
Town Avenue.
Done in open meeting this 7th day of
June 1904
William Bowds

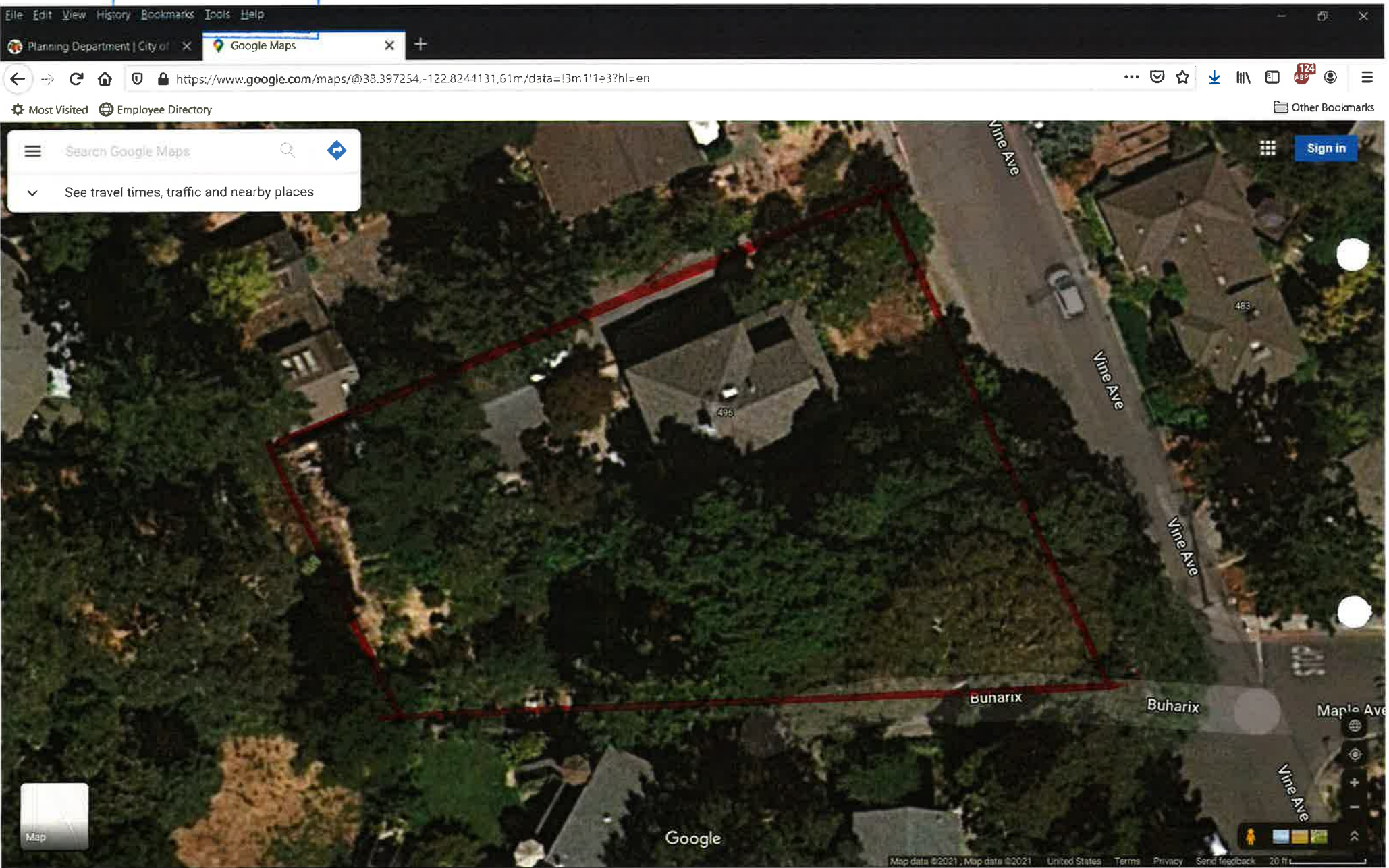
William Douds
President Board of Town
Trustees - Town of Newbury

Attest

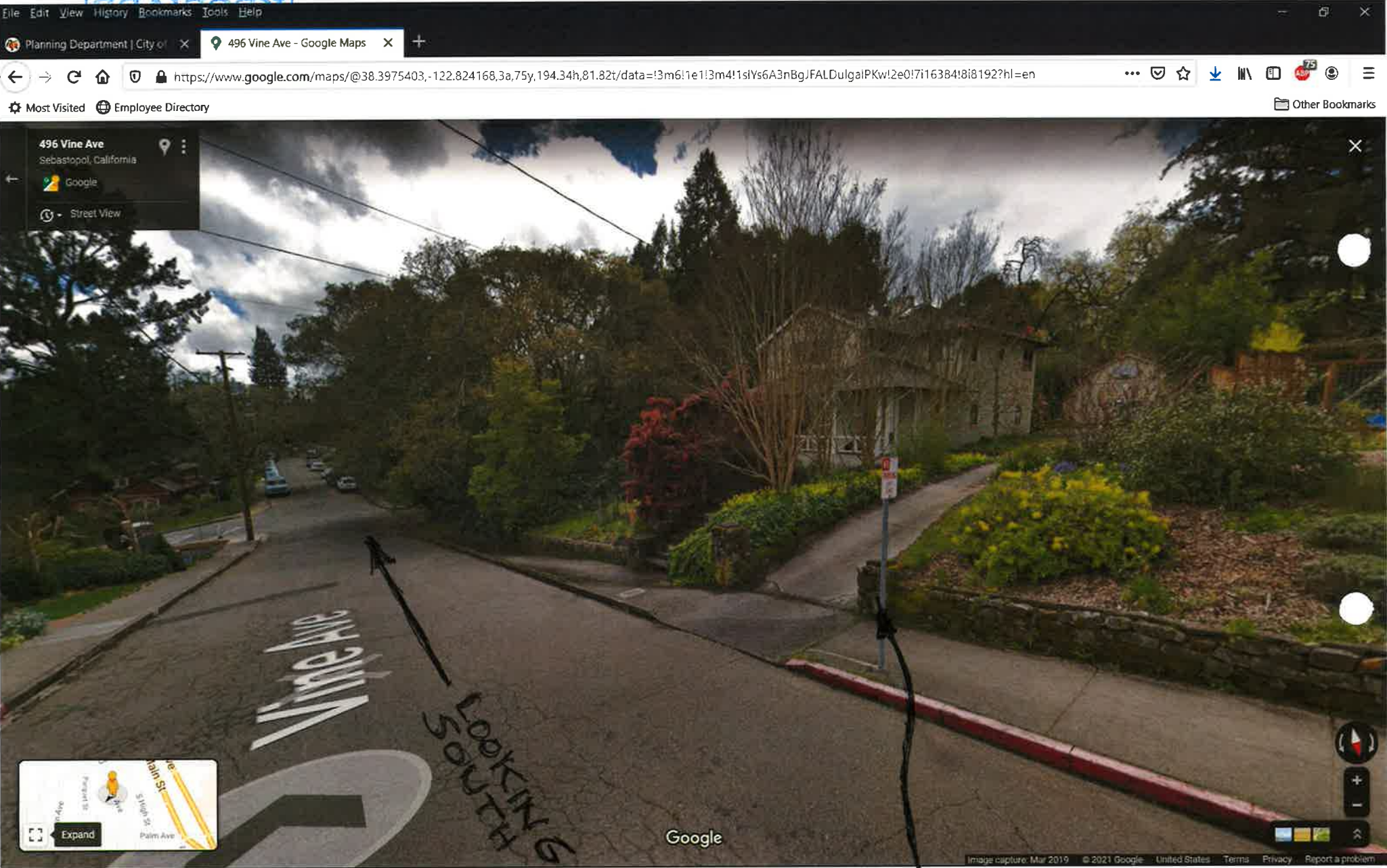
 Clerk

Surveyed May 11th 1890
H. S. Drake





BY: [Signature]
JUN 03 2021

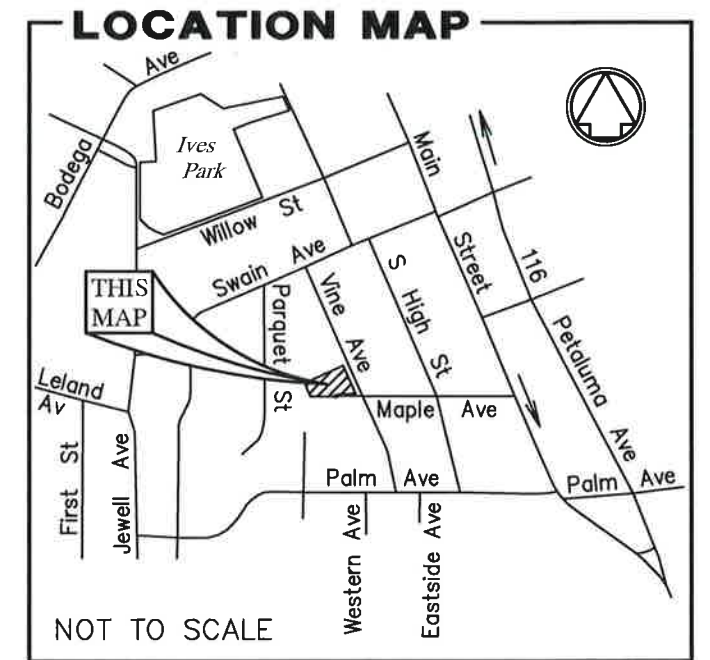
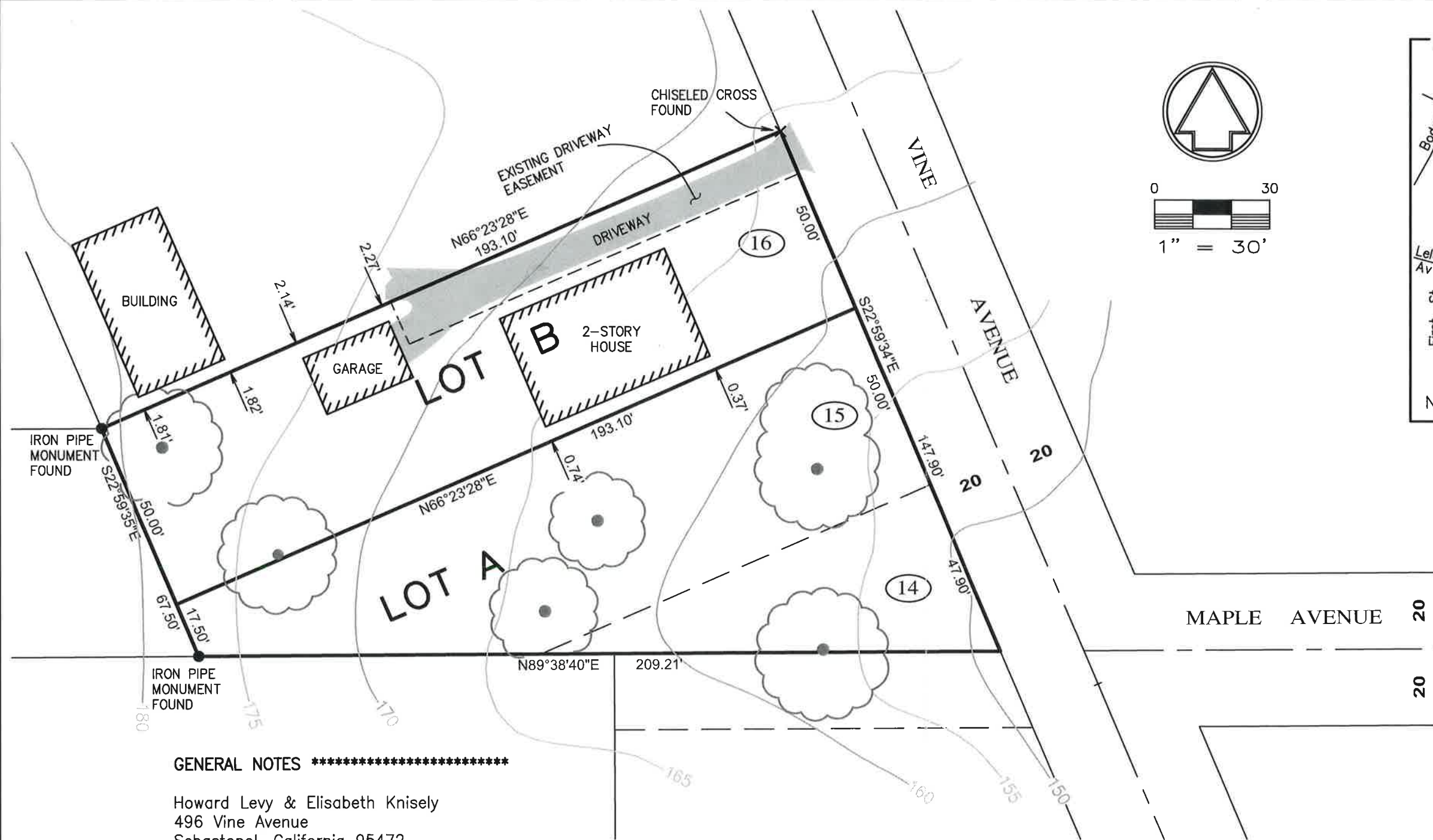


NE CORNER OF
PROPERTY

RECEIVED
JUN 3 2021
BY: [Signature]



SE CORNER OF
PROPERTY



GENERAL NOTES *****

Howard Levy & Elisabeth Knisely
 496 Vine Avenue
 Sebastopol, California 95472
 Phone: 823-3083
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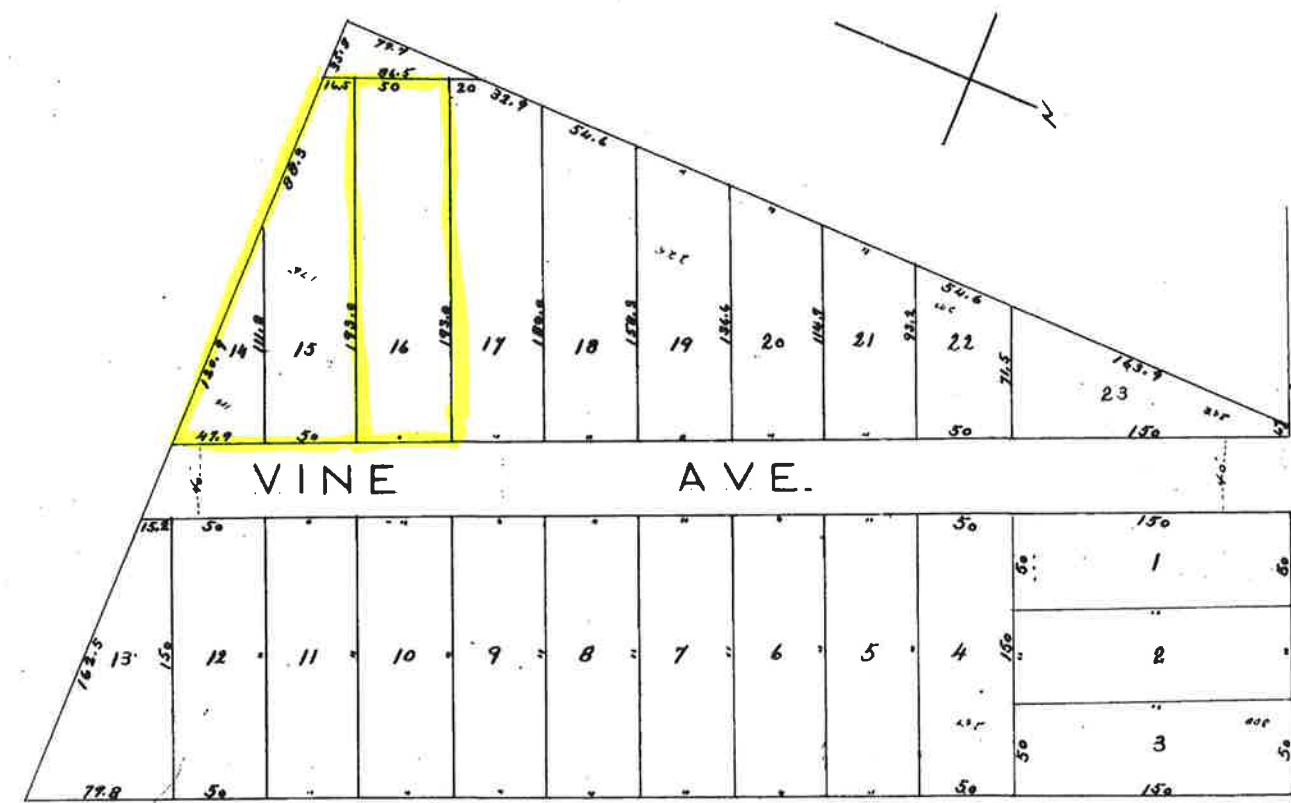
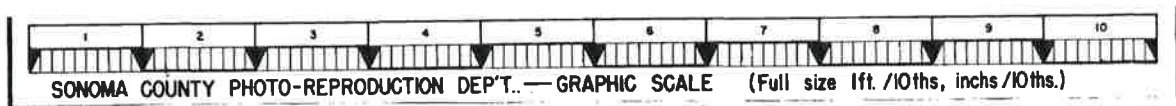
SITE PLAN

ADMINISTRATIVE CERTIFICATES
 OF COMPLIANCE

Lands of Levy / Knisely



632 PETALUMA AVE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400



I, A. B. SWAIN, OWNER, HEREBY ACCEPT THIS MAP AS A
CORRECT MAP OF VALLE VISTA ADDITION TO SEBASTOPOL, AND HERE-
BY DEDICATE THE AREAS DELINEATED THEREON, TO WIT, VINE
AVENUE TO THE TOWN OF SEBASTOPOL, FOR PUBLIC USE AS A
STREET OR SAID TOWN FOREVER.

DATED MAY 31ST 1904

A. B. Swain

STATE OF CALIFORNIA }
COUNTY OF SONOMA }

ON THIS 31ST DAY OF MAY, IN THE YEAR ONE THOUSAND NINE HUNDRED AND
FOUR, BEFORE ME, W. T. SHERIDAN, a Notary Public in and for the County
of Sonoma, personally appeared A. B. SWAIN, known to me to be the
same person whose name is subscribed to the within instrument, and
he duly acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and af-
fixed my official seal at my office in the County of Sonoma, the day and
year in this certificate first above written.

W. T. Sheridan
Notary Public in and for the County of Sonoma,
State of California.

The Board of Trustees
of the Town of Sebastopol here by a
resolution of the public, the Acomms
delimited all in this map to wit:-
Vine Avenue.
Done in open meeting this 4th day of
June 1904

William Douds
President Board of Town
Trustees Town of Sebastopol

Attest
Chas. Doloman
Town Clerk

Recorded in the office of the
County Recorder of Sonoma County,
June 8, 1904, at 30 mins past 4 of the P.M.
at request of the S. S. Sanborn
J. L. Nagle
County Recorder
50c Paid

MAP
of
VALLE VISTA
SEBASTOPOL
SONOMA COUNTY
CAL.
Scale 50 ft. to an inch

Surveyed May 11th 1904
R. L. Scott
Surveyor

RECEIVED
JUN 03 2021
BY: *[Signature]*