

2024006103

Rebecca Martinez
Madera County Clerk-Recorder

03/27/2024 01:14 PM
JONES SNYDER & ASSN

Titles: 1 Pages: 4
Fees: \$23.00
Taxes: \$1.10
Total: \$24.10

RECORDING REQUESTED BY

Jones Snyder & Associates

AND WHEN RECORDED MAIL DOCUMENT TO:

Gary D. Greek & Tanya L. Greek, Trustees

PO Box 1352

Oakhurst, CA 93644



Space Above This Line for Recorder's Use Only

A.P.N.: 055-260-013

**GRANT DEED
Of Easement**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$ 1.10

☐ computed on the consideration or full value of property conveyed, OR

☐ computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,

☒ unincorporated area ☐ City of OAKHURST, and

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

BRITTAIN C. SCOTT, a single man

hereby GRANTS to:

GARY D. GREEK and TANYA L. GREEK, Trustees of The Greek Family Trust dated April 21, 2017

the following described easement in the County of **Madera**, State of **California**:

See Exhibits "A" and "B" attached hereto and made a part hereof

Dated: March 6, 2024


Brittain C. Scott

Mail Tax Statements To: **SAME AS ABOVE**

Grant Deed - continued

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

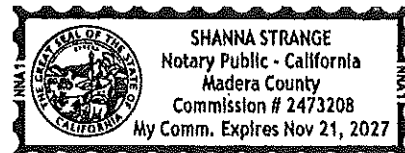
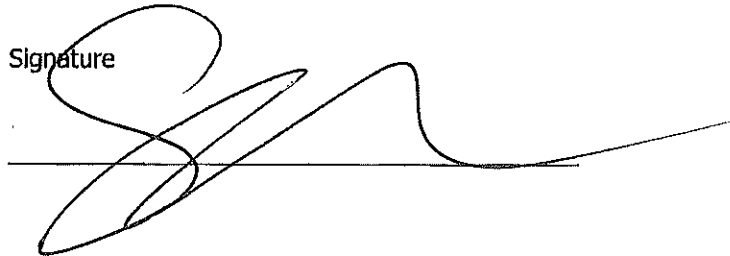
STATE OF CALIFORNIA)
COUNTY OF Madera)

On March 25, 2024, before me, Shanna Strange, Notary Public,
personally appeared Brittain C. Scott,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



This area for official notarial seal

March 6, 2024
Easement
Scott/Greek
APN: 055-260-013

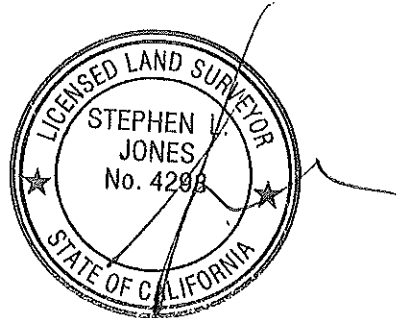
Exhibit "A"

A varying width non-exclusive driveway Easement over and across Parcel 6A of Lot Split Map #21, Book 9, Page 40 of Maps Madera County Records, also described within Document #2019029483 Madera County Official Records, said Easement being appurtenant to and for the benefit of Parcel 6B of said Lot Split Map #21 and as described within Document # 2017011731 Madera County Official Records.

Said Easement being more particularly described as follows:

Beginning at the most Easterly corner of said Parcel 6-A; thence N.77°01'09"W. 42.00 feet; thence N.42°10'09"W. 22.28 feet; thence N.14°29'39"W. 51.67 feet to a point on the common boundary line of said Lots 6A and 6B; thence along said common boundary line S.42°10'09"E. 102.51 feet to the **Point of Beginning**.

Said Easement is for ingress and egress purposes only





SCALE 1"=40'

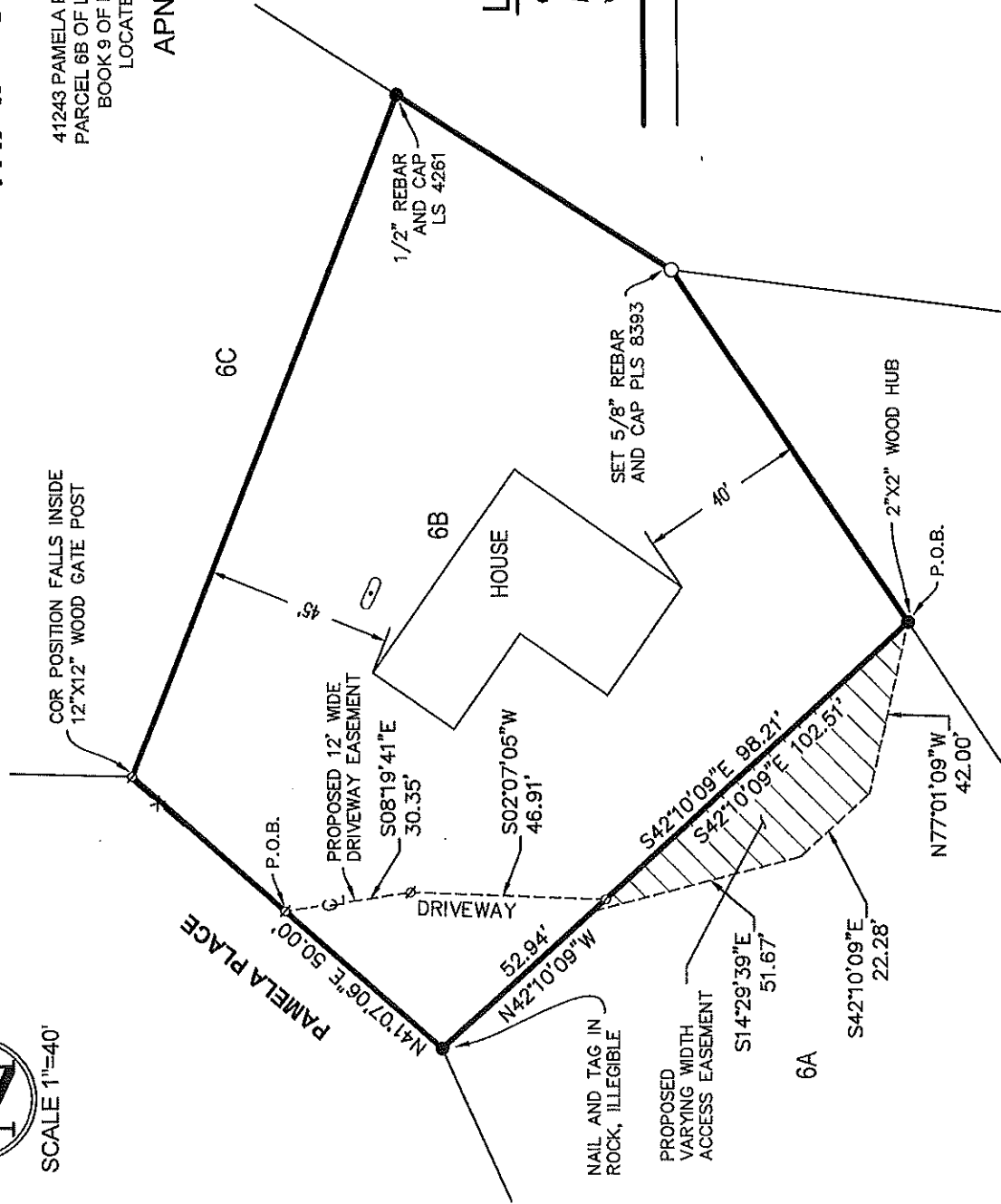
EXHIBIT "B"

MAP OF SURVEY

OF

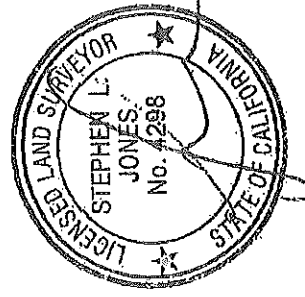
41243 PAMELA PLACE, OAKHURST, CA 93644
PARCEL 6B OF LOT SPLIT MAP 21, ON FILE IN
BOOK 9 OF MAPS AT PAGE 40, M.C.R.
LOCATED IN SECTION 6, 7/21

APN 055-260-014



LEGEND

- SURVEY MONUMENT (AS NOTED)
- P SET LINE POINT
- ⊗ DIMENSION POINT (NOTHING FOUND OR SET)
- PROPERTY LINE
- ADJOINING PROPERTY LINE



NOTES

- THE POSITIONS OF FOUND MONUMENTS SHOWN HEREON SUBSTANTIALLY CONFORM TO POSITIONS OF RECORD AS PER MAP LISTED HEREON.
- ADDITIONAL EASEMENTS OF RECORD NOT SHOWN HEREON MAY AFFECT THIS PROPERTY. REFER TO TITLE REPORT FOR A COMPLETE LIST OF EASEMENTS AND ENCUMBRANCES.

JONES SNYDER & ASSOCIATES
P.O. BOX 2292, OAKHURST, CA 93644
(559)683-7661 WWW.JSSURVEYING.COM

DATE: 03/26/24 BY: JRS

FILE:V:\USA Dropbox\USA - Active\Jobs\024124-008\CA\Drawings\ESMNT.dwg