

When Recorded,
Mail to: VIRGIL H. ROICK
ATTORNEY
309 South Maple St.
ESCONDIDO, CALIF.

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1468

AUG 26 3 48 PM '65

GRANT OF EASEMENT

SERIALIZED JUL 17 1965
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
A. S. GRAY, RECORDER

ALFRED RAY CHRISTENSEN and LILLAH M. CHRISTENSEN, husband and wife, as joint tenants, and each individually, as owners of the underlying fee title to the following described easements: \$2.80

Easement Parcels:

An easement for road and public utility purposes over the Easterly 40 feet of the Northwest Quarter of the Northeast Quarter of Section 32, Township 10 South, Range 1 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to the United States Government Survey approved April 10, 1886;

Also an easement for road and public utility purposes over the Westerly 40 feet of the Southeast Quarter of the Southeast Quarter and the Easterly 40 feet of the South 60 feet of the Southwest Quarter of the Southeast Quarter of Section 29, Township 10 South, Range 1, West, San Bernardino Meridian, in the County of San Diego, State of California, according to the United States Government Survey approved April 10, 1886;

do hereby Grant to HELEN M. WESTERFIELD, as her sole property, as owner of the following described land, hereinafter referred to as Parcel "A":

Being property described in conveyance to Helen M. Westerfield, as her sole property, recorded April 1, 1964, instrument # 59069, and described as:
A portion of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 29-10-1 W.,
Lying westerly of a line beginning on the south line of the Northwest $\frac{1}{4}$ of the South east $\frac{1}{4}$ which is 628.51 feet S 89° 48' W from the Southeast corner of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence North 0° 12' West 228.06 feet; thence 89° 48' East 75 feet; thence North 0° 12' West 299.93 feet; thence North 14° 35' 40" West 856.80 feet to the North line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said section 29.

EXCEPTING therefrom all the mineral and oil rights as reserved by J. E. Bashaw in Deed filed August 9, 1926 as Document No. 5674, in Torrens;

an easement for road and public utility purposes over the fore-described easement parcels upon the following terms and conditions:

1. That GRANTEES pay the sum of \$100.00 to GRANTORS, the receipt of which is hereby acknowledged, said sum to be used in connection with the granting of the easement herein, and for the improvement of said easement.

2. GRANTEE may grant the right to use the easement parcels described, to Grantees of all or portions of Parcel "A" on condition, in each case, that the Grantees pay \$100.00 to GRANTOR herein or to the Grantees and Owners at the time of the easement parcels herein described, and on condition that Grantees contribute to the maintenance of said easement parcels as hereinafter next provided.

3. On condition that GRANTEES herein and subsequent Grantees from the herein-named Grantees, of all or portions of Parcel "A" contribute annually, or as may be required, to their pro-rate share of the cost of upkeep and maintenance of the roadway described as easement parcels, said cost to be determined by the agreement of the majority of the users of said easement parcels.

4. A prime condition of the easement granted herein, and of subsequent easements granted by the GRANTEES herein by virtue of this grant, is the prompt payment of the cost of maintenance as herein provided, and upon failure to make such payments, after 30 days' notice, the easement rights granted pursuant to this instrument shall be forfeited, and the GRANTORS herein or their successor owners of the fee title to the easement parcels, may apply for and shall be granted a Quiet Title order, as against any such defaulting grantee.

Dated: August 26 1965.

Alfred Ray Christensen
Alfred Ray Christensen

Lillian M. Christensen
Lillian M. Christensen

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } ss.

On August 26, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ALFRED RAY CHRISTENSEN and LILLIAN M. CHRISTENSEN, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

Virgil H. Roick
Notary Public in and for said
County and State.

