

**RECORDING REQUESTED BY**  
**Lawyers Title and Town of Apple Valley**  
**AND WHEN RECORDED MAIL TO:**  
**San Bernardino County**  
**385 N. Arrowhead Ave., 3<sup>rd</sup>**  
**Floord**  
**San Bernardino, California 92415-**  
**0180**

APN: 0463-381-77-0000 (Portion) & 0463  
381-76-0000  
Escrow No:

Space above this line for Recorder's use

### **GRANT DEED**

#### **THE UNDERSIGNED GRANTOR(S) DECLARE(S)**

DOCUMENTARY TRANSFER TAX IS **\$0.00**, CITY TRANSFER TAX **\$ 0.00**

- computed on full value of property conveyed
- computed on full value less value of liens or encumbrances
- unincorporated area     Town of Apple Valley, AND

RECORDER: EXEMPT:

This instrument is for the benefit of San Bernardino County and is entitled to be recorded without fee subject to Govt. Code 27383 and 6103

**THIS DEED IS BEING RECORDED TO TRANSFER AND PERFECT CERTIFICATE OF COMPLIANCE / LOT MERGER NO.COC 2023-005, RECORDED JUNE 27, 2023, AS INSTRUMENT NO. 2023-0157355, OF OFFICIAL RECORDS.**

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

SAN BERNARDINO COUNTY, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA

**do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to**

SAN BERNARDINO COUNTY, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA

the following real property in the Town of Apple Valley, County of San Bernardino, State of CALIFORNIA:

**PARCEL A OF CERTIFICATE OF COMPLIANCE / LOT MERGER NO. 2023-005, AS FULLY DESCRIBED IN EXHIBIT "A" ATTACHED.**

Dated: January 3, 2025

SAN BERNARDINO COUNTY, a body corporate and  
Politic of the State of California

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: Chair, Board of Supervisors

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 \_\_\_\_\_ } ss:

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally  
(here insert name and title of the officer)  
appeared \_\_\_\_\_

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_

MAIL TAX STATEMENTS AS DIRECTED ABOVE

(This area for notary stamp)

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.

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## Exhibit A

All that certain real property situated in the County of San Bernardino, State of California, described as follows:

PARCEL A OF CERTIFICATE OF COMPLIANCE / LOT MERGER NO. 2023-005, IN THE TOWN OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED JUNE 27, 2023, AS INST. NO. 2023-0157355 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE TOWN OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOW021 S:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 33;

THENCE NORTH 89°58'15" WEST 672.93 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE NORTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF SAID NORTHEAST QUARTER, SAID CORNER ALSO BEING AN INTERSECTION OF SAID NORTH LINE WITH THE WEST LINE OF TRACT NO. 8094, AS SHOWN ON A MAP FILED IN BOOK 103, PAGES 67 THROUGH 75, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY;

THENCE SOUTH 00°16'53" WEST 50.00 FEET ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF CORWIN ROAD, SAID SOUTH RIGHT OF WAY LINE BEING PARALLEL WITH AND DISTANT SOUTHERLY 50.00 FEET, MEASURED AT RIGHT ANGLES, FROM SAID NORTH LINE OF THE NORTHEAST QUARTER, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO THE COUNTY OF SAN BERNARDINO AS "PARCEL 4" IN A GRANT DEED RECORDED AUGUST 8, 1997 AS INSTRUMENT NO. 97-282239 OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE OF TRACT NO. 8094 THE FOLLOWING THREE COURSES:

1<sup>ST</sup>: SOUTH 00°16'15" WEST 1963.81 FEET;  
2<sup>ND</sup>: THENCE NORTH 89°55'49 WEST 335.40 FEET;  
3<sup>RD</sup>: THENCE SOUTH 00°15'04" WEST 671.19 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE LEAVING SAID WEST LINE OF TRACT NO. 8094, NORTH 89°55'00" WEST 335.05 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST QUARTER;

THENCE NORTH 00°13'15" EAST 1559.59 FEET ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER TO THE SOUTHERLY LINE OF SAID PARCEL CONVEYED TO THE COUNTY OF SAN BERNARDINO;

THENCE WEST 1343.49 FEET ALONG LAST SAID SOUTHERLY LINE TO THE SOUTHWEST CORNER OF SAID PARCEL, BEING ON WEST LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG THE WEST, NORTHWEST AND NORTH LINES OF SAID PARCEL CONVEYED TO THE COUNTY OF SAN BERNARDINO THE FOLLOWING FOUR (4) COURSES:

1<sup>ST</sup>: NORTH 00°06'00" EAST 617.95 FEET ALONG SAID WEST LINE OF THE NORTHEAST QUARTER TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID CORWIN ROAD;  
2<sup>ND</sup>: THENCE LEAVING SAID WEST LINE, NORTH 53°18'17" EAST 283.93 FEET ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1450.00 FEET, SAID CURVE BEING TANGENT AT ITS EASTERLY TERMINUS TO FIRST DESCRIBED SOUTH LINE OF CORWIN ROAD;  
3<sup>RD</sup>: THENCE EASTERLY ALONG SAID CURVE AND SOUTHEASTERLY RIGHT OF WAY LINE AN ARC LENGTH OF 929.40 FEET, THROUGH A CENTRAL ANGLE OF 36°43'28" TO FIRST SAID SOUTH RIGHT OF WAY LINE OF CORWIN ROAD;  
4<sup>TH</sup>: THENCE SOUTH 89°58'15" EAST 924.58 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING.

HAVING A TOTAL AREA OF 64.87 ACRES