



2018-0015194

Recorded	REC FEE	39.00
Official Records	CERTIFICATION	2.00
County of	COPIES-OFFICE	10.00
Santa Barbara	SB2 HOUSING	75.00
Joseph E. Holland		
County Clerk Recorder		

04:09PM 16-Apr-2018 DS Page 1 of 6

RECORDING REQUESTED BY:

Stephen K. LeBard

WHEN RECORDED MAIL TO

5290 Gladewood Pl.  
Santa Maria, CA.  
93455

*63567 ORCC*

**DOCUMENTARY TRANSFER TAX IS \$ 0**  
**GRANT OF EASEMENT**

For a valuable consideration, ORCUTT AREA SENIORS IN SERVICE, INC., a non-profit corporation, also known as OASIS, as Grantor, grants to STEPHEN K. LeBARD, as Grantee, and to his heirs, successors, representatives and assigns, a twenty (20) foot non-exclusive easement for ingress and egress over the land described in Exhibit "A" attached hereto, and in the Map described in Exhibit "B", attached hereto, both of which are incorporated herein by reference.

1. The easement granted herein is not exclusive and Grantor retains for itself the right to use the easement described herein and the right to assign rights in said easement to others.

2. This easement for ingress and egress is for the benefit of the real property of the Grantee described in Exhibit "C" attached herein and incorporated herein by reference.

3. The cost of any maintenance, repair, and improvement of the easement shall be paid on a pro-rata basis by the parties using the easement.

4. This easement is granted in perpetuity and shall constitute an easement running with the land of Grantee.

5. If any provision of this Agreement is held invalid or unenforceable, the remainder of this document shall not be affected thereby and the remainder shall be in full force and effect.

6. This document constitutes the entire understanding between Grantor and Grantee relating to the above easement. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force and effect.

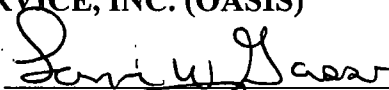
7. Any amendment to this document shall be in writing and signed by both Grantor and Grantee.

8. This Agreement is binding on and benefits the heirs, executors, administrators, successors and assigns of Grantor and Grantee in order to benefit and burden the land owned by each of them, and the obligations herein shall be covenants running with the land.

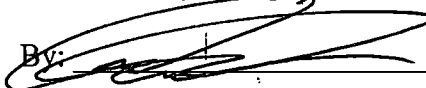
Executed in Santa Maria, California on April 16, 2018.

**ORCUTT AREA SENIORS IN  
SERVICE, INC. (OASIS)**

By:

 LOREN GASER

By:

 DOUG DOUGHERTY

GRANTOR

  
STEPHEN K. LeBARD

GRANTEE

ACKNOWLEDGMENT

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.

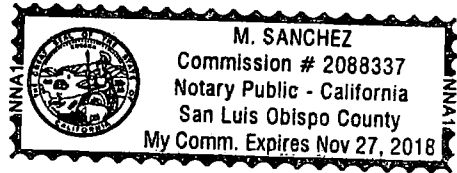
STATE OF CALIFORNIA }  
 }SS  
COUNTY OF SANTA BARBARA }

On 4-16-18, 2018, before me, M Sanchez, a Notary Public, personally appeared Stephen K Lebard, Loren W. Fasser, Douglas W Dougherty who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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 M Sanchez  
Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A 20 FOOT WIDE ACCESS EASEMENT OVER A PORTION OF LOT 89 TRACT 13345 IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 125, PAGES 7 THROUGH 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE AND ONE-HALF INCH IRON PIPE WITH TAG LS 3485 AT THE MOST SOUTHEASTERLY CORNER OF SAID LOT 89 AS SHOWN ON SAID MAP;

THENCE SOUTH 69 DEGREES 50 MINUTES 13 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 89, 21.31 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 15 SECONDS WEST 251.85 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 45 SECONDS WEST 437.31 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 15 SECONDS WEST 20.00 FEET TO THE NORTH LINE OF SAID LOT 89;

THENCE NORTH 89 DEGREES 59 MINUTES 45 SECONDS EAST ALONG SAID NORTH LINE 20.00 FEET TO A FIVE-EIGHTHS INCH REBAR AND PLASTIC CAP MARKED LS 4597 AT THE SOUTHERLY CORNER COMMON TO LOT 87 AND LOT 88 AS SHOWN ON SAID MAP;

THENCE NORTH 89 DEGREES 59 MINUTES 45 SECONDS EAST ALONG SAID NORTH LINE OF LOT 89, 437.31 FEET TO A ONE AND ONE-HALF INCH IRON PIPE WITH TAG LS 3485 AT THE NORTH EAST CORNER OF SAID LOT 89 AS SHOWN ON SAID MAP;

THENCE SOUTH 00 DEGREES 00 MINUTES 15 SECONDS ALONG THE EAST LINE OF SAID LOT 89, 264.52 FEET TO A ONE AND ONE-HALF INCH IRON PIPE WITH TAG LS 3485 AND POINT OF BEGINNING, AND CONTAINING 0.32 ACRES MORE OR LESS.

LOT 88 (R1)

LOT 87 (R1)

N89° 59' 45"E  
20.00'

5/8" REBAR & PLASTIC  
CAP LS 4597 PER (R1)

1-1/2" IP W/TAG  
LS 3485 PER (R1)

N89° 59' 45"E - 437.31'

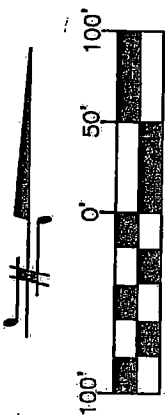
N0° 00' 15"W  
20.000'

S89° 59' 45"W - 437.31'

20' WIDE ACCESS EASEMENT

LOT 89  
TRACT 13345  
UNIT 1  
PER R1

LOT 201  
TRACT 12679  
UNIT 1  
PER R1



S0° 00' 15"E - 251.85'  
S0° 00' 15"E - 264.51'

S69° 50' 13"W - 254.22'  
S69° 50' 13"W  
21.31'

1-1/2" IP W/TAG  
LS 3485 PER (R1)  
T.P.O.B.

S0° 19' 56"W  
73.43'

S89° 40' 04"E - 1059.70'

10 11

15 14

CLARK AVENUE

### LEGEND

- T.P.O.B. TRUE POINT OF BEGINNING
- (R1) DENOTES RECORD DATA PER MB 125/7-10
- DENOTES MONUMENT AS DESCRIBED



2624 AIRPARK DRIVE  
SANTA MARIA, CA 93455  
PHONE: 805-934-5727  
FAX: 805-934-3448  
DATE: APRIL 11, 2018

180361.DWG

## EXHIBIT B

A PORTION OF LOT 89 TRACT 13345 UNIT 1 IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 125 PAGES 7 THROUGH 10 OF MAPS RECORDS OF SAID COUNTY.

SHEET 1 OF 1

**C**  
**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 105-020-060, 061 & 062**

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Lots 87 and 88 of Tract 13,345 Unit 1, according to the map thereof recorded November 14, 1983 in Book 125 Pages 7, 8, 9 and 10 of Maps, in the office of the County Recorder of the County of Santa Barbara, State of California. Certification of Correction, recorded November 6, 1985 as Document No. 1985-059415 of Official Records.

Excepting therefrom, all oil, minerals, and hydrocarbons and all substances of a mineral character in, on or under said land, lying below a depth of 500 feet below the surface of said land but without the right of entry upon the surface of said land.