

WHEN RECORDED MAIL TO:

Sal & Deb Balderrama
PO Box 369
Bodega Bay CA 94923

Space above this line for Recorder's use

Grant of Exclusive Easement – Owners of Parcel 100-210-056 To Owners of Parcel 100-200-020

SUBJECT PARCEL: 100-210-056 (also known as 1870/1880 Highway One, Bodega Bay, CA)

This agreement shall become binding upon all owners (Herein after "Grantor") of the subject parcel and shall inure to the benefit and obligation of the owner(s) (Herein after "Grantee") of the associated parcel of land (APN 100-200-020 also known as 1800 Highway One, and shall be effective upon recordation. The parties agree as follows:

1. For value received, Grantor hereby grants to Grantee an exclusive easement over that portion of land described in the attached 2-page exhibit.
2. Grantor and Grantee understand that the terms are exclusive use of the approximately 40X60 plot, in perpetuity, with the only restrictions being that Grantee must install and maintain their own neighbor/view friendly wire mesh fence that is not taller than 5 feet and that has no gate leading to parcel 100-210-056. Grantee further understands that obtaining a building permit to do anything on the land will not be possible.
3. Grantee further hereby agrees to indemnify and hold harmless Grantor from any loss, including, but not limited to, acts of "God", liability, death, ill health, damages, judgments, awards, court costs and attorney fees, that may be incurred due to Grantee's acceptance of the right to this easement, whether or not caused by negligence by any party and regardless of the circumstances.
4. Grantor further hereby agrees to transfer ownership of said property (with no land cost and no cost to Grantor) via a Sonoma County Lot Line Adjustment at a mutually convenient time and at the request of and expense to Grantee and subject to approval of the County of Sonoma.

Signature(s) of Declarants(s)

State of California

County of Sonoma

On _____ before me, _____,
personally 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.

Nicholas G. Makris – co-owner of parcel 100-210-056

Barbara L. Makris – co-owner of parcel 100-210-056

Salvador Balderrama Jr. – co-owner of parcel 100-200-020

Debbra C. Balderrama – co-owner of parcel 100-200-020

Signature _____ (Seal)