

TRANSFERRING LAND

Shelton Douthit

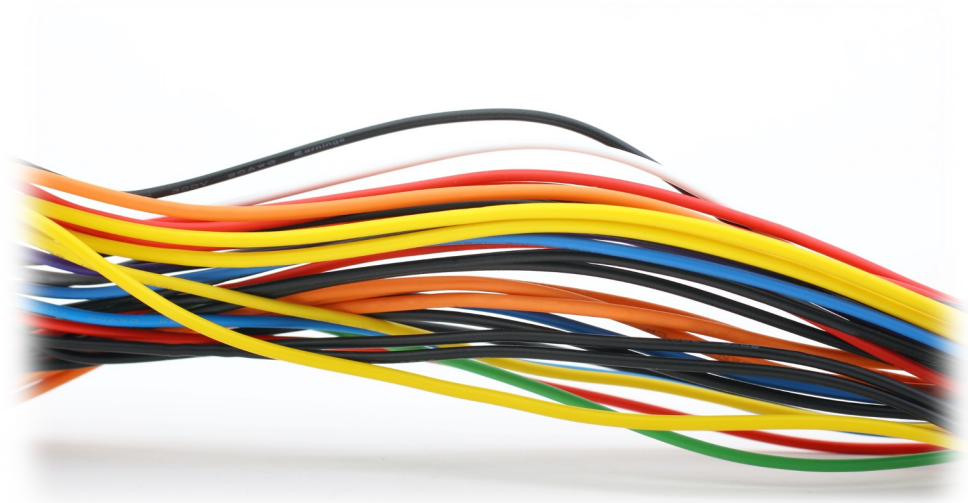
Feather River Land Trust

June 24, 2023



The Bundle of Rights

- What are the rights that come with land



What is title to land?

Recording Requested By:
Cal-Sierra Title Company
And When Recorded Mail To

BOOK 639 PAGE 10
RECORDED AT REQUEST OF
CAL-SIERRA TITLE COMPANY
46 min. 9 M.
7281
SEP 14 1994
PLUMAS COUNTY, CALIFORNIA
JUDITH WELLS
Fee \$ 16.00 Recorder

Name _____
Address _____
City & State _____
Zip _____
Title Order No. 26923 Escrow No. 26923

Name _____
Street _____
Address SAME AS ABOVE
City & State _____
Zip _____

Mail Tax Statements To

Space Above This Line For Recorder's Use
X Documentary Transfer Tax \$ 49.50

Or Computed on Full Value of Property Conveyed.

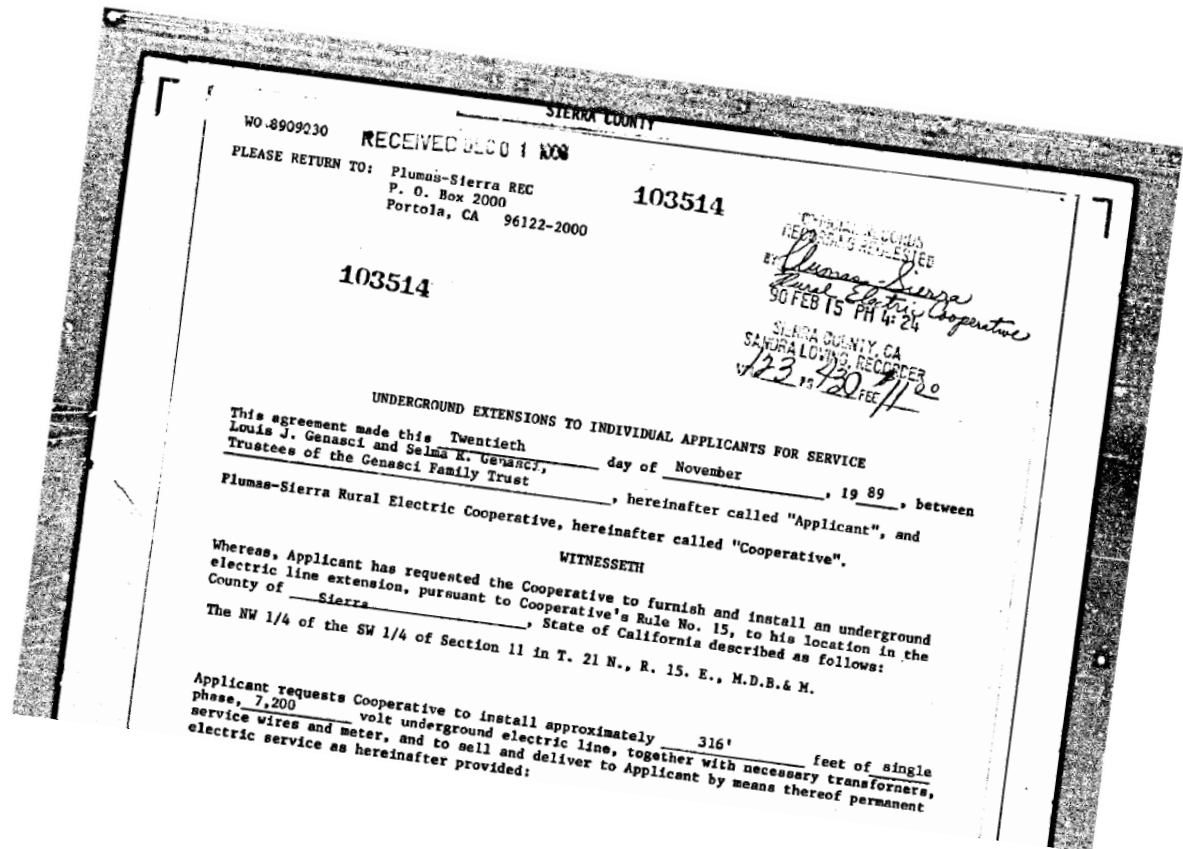
Or Computed on Full Value Less Liens and
Encumbrances Remaining at Time of Sale.
CAL-SIERRA TITLE COMPANY
Signature of Declarant or Agent determining tax Form Name

Grant Deed

For A Valuable Consideration, the receipt of which is hereby acknowledged.

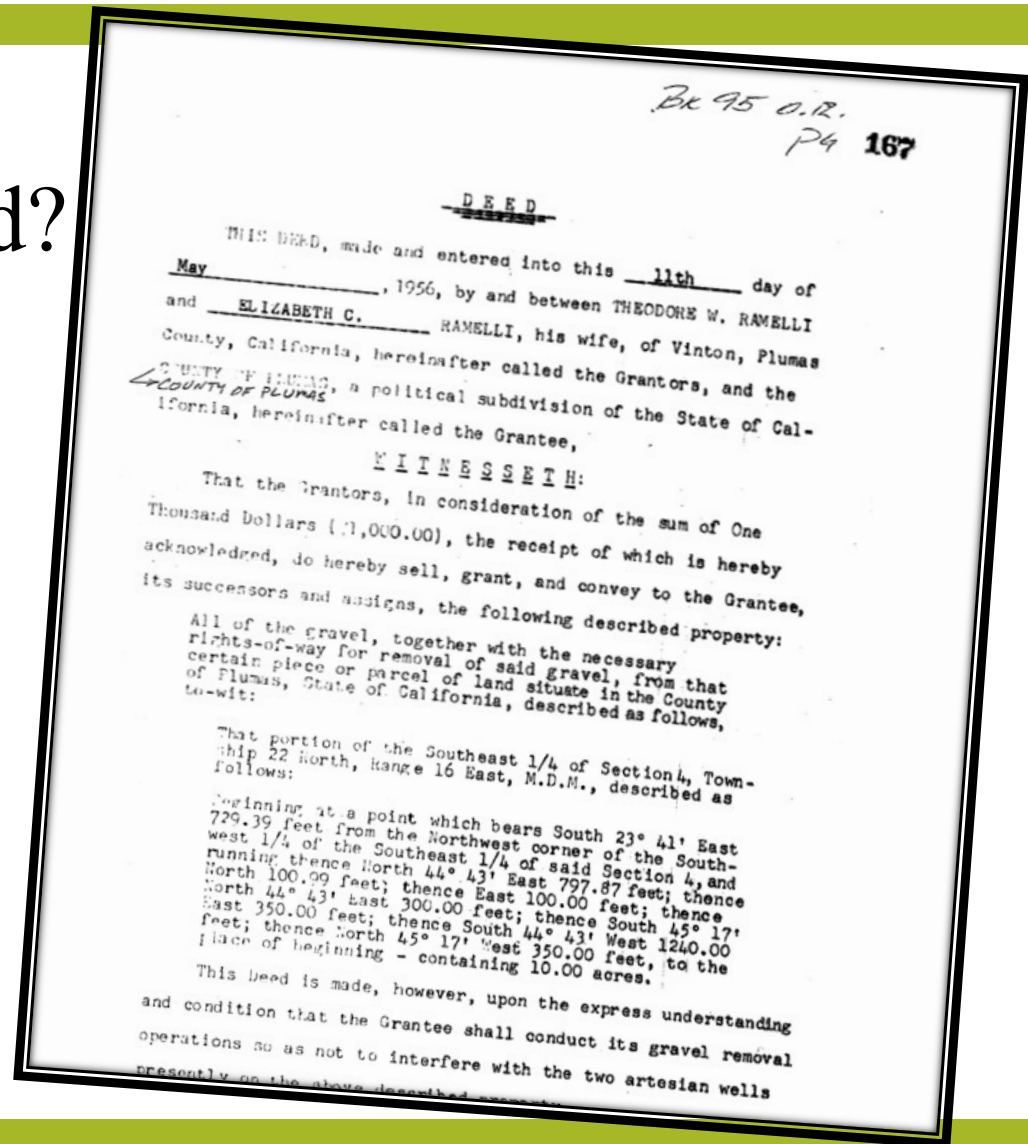
How is it transferred?

- Grant Deed
- Easements
- Patent Reservation



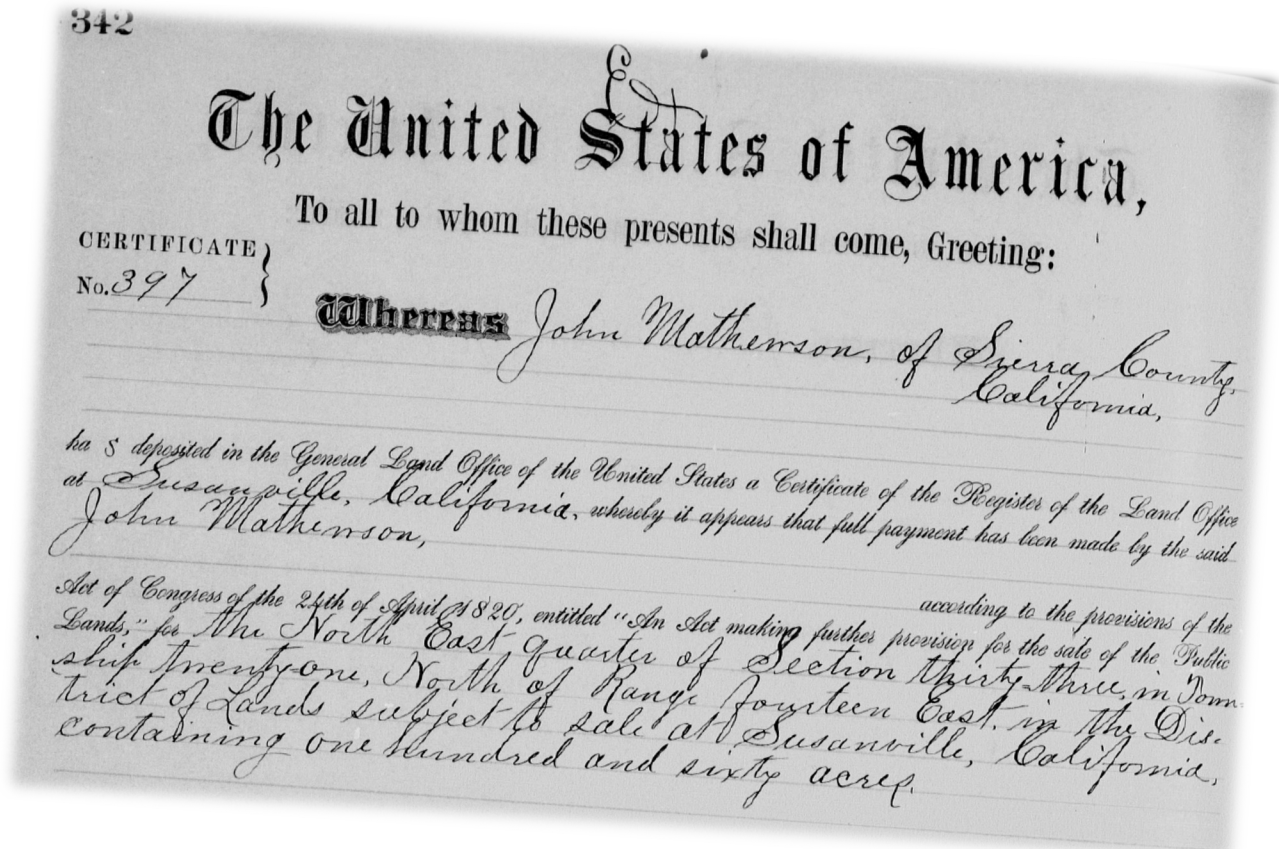
How is it transferred?

- Grant Deed
- Easements
- Patent Reservation



How is it transferred?

- Grant Deed
- Easements
- Patent Reservation



Restricting title before it transfers

- Reserved rights
- Covenants and Restrictions

BOOK 4173 PAGE 424
LAND TITLE INSURANCE COMPANY
Form 50-1C

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

Corporation Grant Deed

Affix L.R.S. §1. 10

By this instrument dated February 20, 1957, for a valuable consideration,
RANCH DEVELOPMENT CORPORATION

a corporation organized under the laws of the State of Nevada,
hereby GRANTS to

ROY A. WHEELER, A married man
2991 Olive Avenue, Altadena, California

the following described real property in the State of California, County of San Bernardino

The Northeast quarter of the Southeast quarter of the Northwest quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$)
of Section 5, Township 6 North, Range 17 East, San Bernardino Base & Meridian.

The Northeast quarter of the Northeast quarter of the Northeast quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$)
of Section 25, Township 9 North, Range 5 West, San Bernardino Base & Meridian.

EXCEPTING AND RESERVING unto the Seller herein 50% of all oil, gas, mineral,
uranium, and other hydrocarbon substances in and under said land.

SUBJECT TO: Conditions, covenants, restrictions, reservations, easements, and/
or rights of way of record.

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Restricting title before it transfers

- Reserved rights
- Covenants and Restrictions

Mount Diablo Meridian, California.
T. 20 N., R. 14 E.,
Sec. 14, NE¹/₄.

The area described contains 40 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said Edith M. Webber and Gifford D. Webber and to their heirs the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities and appurtenances of whatsoever nature thereunto belonging, unto the said Edith M. Webber and Gifford D. Webber and to their heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the land hereby granted a right-of-way thereon for ditches or canals constructed by the authority of the United

States. Excepting and reserving, also, to the United States, pursuant to the provisions of the Act of August 1, 1946 (60 Stat. 755), all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine and remove the same.

Restricting title before it transfers

- Reserved rights
- Covenants and Restrictions

2015-0006644

Recorded
Official Records
County of
Plumas
KATHY WILLIAMS
Clerk-Recorder

REC FEE 39.00

09:10AM 22-Oct-2015 SC Page 1 of 9

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Feather River Land Trust
Attn: Paul Hardy, Executive Director
P.O. Box 1826
Quincy, CA 95971

APNs: 100-340-017, -018 and 100-460-004, -005

(Space above line for Recorder's use only)

COVENANT AND DEED RESTRICTION

This Covenant and Deed Restriction ("Deed Restriction") is made and executed on this 15th day of October, 2015 ("Effective Date"), by the Feather River Land Trust, a California nonprofit public benefit corporation ("FRLT"), which is the owner of fee title of certain real property located within an unincorporated area of the County of Plumas, State of California, Assessor's Parcel Numbers 100-340-017, -018 and 100-460-004, -005, for a total of approximately 106.77 acres, and more particularly described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

A. The County of Plumas has received a grant (Agreement Number 460007650) ("Grant") from the State of California, Department of Water Resources (DWR) to protect natural resources located adjacent to the community of Chester along the North Fork of the Feather River with the intention of creating the Chester River Parkway. These natural resources have high ecological value (especially for certain bird species), which include meadow, riparian, and wetland habitat bordered by the North Fork of the Feather River. The Property is part of an Audubon Society-designated Important Bird Area. The Property is also of high importance to the local community for nature-based recreation. These values are of great conservation value to the residents of the County of Plumas.

Knowing what rights are running with the land

- Title due diligence
 - Title Reports
 - Vesting
 - Legal Description
 - Preexisting rights by others

Sample Title Report

CLTA Preliminary Report Form
(Rev. 11/06)

Order Number: 5452713-D
Page Number: 1



First American Title

First American Title Company

1610 Arden Way, Suite 101
Sacramento, CA 95815

Escrow Officer: Arah Tresler
Phone: (916)576-3130
Fax No.: (888)299-0262
E-Mail: atresler@firstam.com

E-Mail Loan Documents to: Lenders please contact the Escrow Officer for email address for sending loan documents.

Buyer: TBD
Property: No Situs
Sierra, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Sample Title Report

Dated as of June 27, 2019 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

RANDALL G. CHURCH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 20% INTEREST;

WAYNE G. CHURCH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 20% INTEREST;

ROBERT C. CHURCH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 20% INTEREST;

CAROLYN D. FERGUSON, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 20% INTEREST;

DALE A. CHURCH, A SINGLE MAN, AS TO AN UNDIVIDED 20% INTEREST, AS TENANTS IN COMMON

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

Sample Title Report

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2019-2020, a lien not yet due or payable.
2. Intentionally Deleted
3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
4. Rights, Rights of Way, Reservations and Exceptions in Patent dated October 1, 1867, Certificate No. 44989
5. Rights, rights of way, reservations and exceptions in the patent recorded December 11, 1872 in [Book O, Page 498](#) of Official Records.

The location of the easement cannot be determined from record information.

(Affects Portion of Tract Two)

6. Rights, Rights of Way, Reservations and Exceptions in Patent dated April 10, 1875, Certificate No. 442
7. Rights, rights of way, reservations and exceptions in the patent recorded November 11, 1875 in [Book Q, Page 492](#) of Official Records.

The location of the easement cannot be determined from record information.

(Affects Portion of Tract Two)

Sample Title Report

8. Rights, rights of way, reservations and exceptions in the patent recorded May 18, 1891 in [Book 5, Page 335](#) of Official Records.

The location of the easement cannot be determined from record information.

(Affects Tract Three)

9. Covenants, conditions, restrictions and easements in the document recorded April 23, 1888 in [Book 2 of Deeds, Page 532](#) , but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code § 12955(p)) or ancestry, to the extent such covenants, conditions or restrictions violation 42 U.S.C. § 3604(c) or California Government Code § 12955. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

(Affects Parcel One of Tract One)

10. Rights, rights of way, reservations and exceptions in the patent recorded February 24, 1920 in [Book 27, Page 125](#) of Official Records.

The location of the easement cannot be determined from record information.

(Affects Parcel Three of Tract One and Parcel Six of Tract Two)

Sample Title Report

11. An easement for electric transmission or distribution line or systems and incidental purposes, recorded February 1, 1939 in [Book 37, Page 245](#) of Official Records.

In Favor of: Plumas-Sierra Rural Electric Co-operative, a corporation

Affects: As described therein

The location of the easement cannot be determined from record information.

Terms and provisions contained in the above document.

(Affects Portion of Tract Two)

12. The terms and provisions contained in the document entitled "Judgement and Decree" recorded February 1, 1940 in [Book 39, Page 1](#) of Official Records.

13. An easement for electric transmission line and incidental purposes, recorded August 20, 1953 in [Book 6, Page 270](#) of Official Records.

In Favor of: Plumas-Sierra Rural Electric Co-operative, a corporation

Affects: As described therein

The location of the easement cannot be determined from record information.

(Affects Parcel Six of Tract Two)

14. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway or roadway, as contained in the document recorded June 15, 1956 in [Book 14, Page 79](#) of Official Records.

(Affects Portion of Tracts Two and Three)

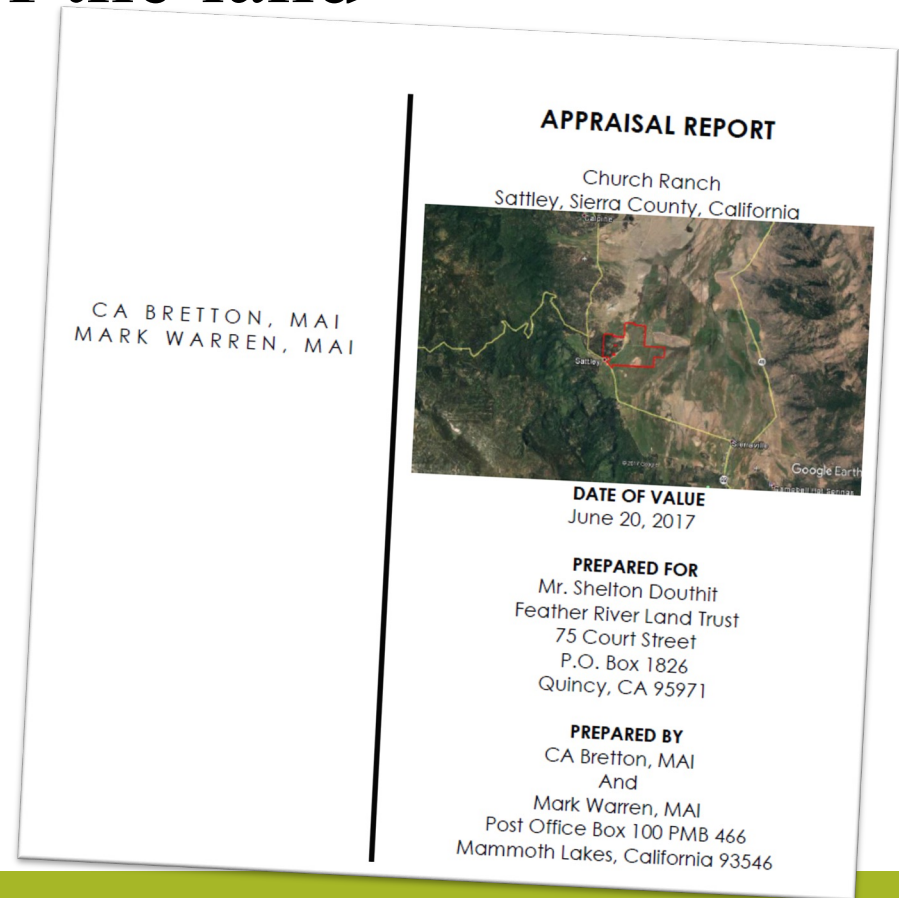
Knowing what's on the Land

- Site inspections
- Environmental Due Diligence (Phase 1)
- Verifying Boundaries



Knowing the Value of the land

- Appraisals



Transferring Land

- Escrow Companies
- Title Insurance
- Recording Documents
- When to call an Attorney