



When Recorded Return To:  
Victoria L. Wratislaw  
P.O. Box 673  
Lakeport, CA 95453

Doc # 2007005284  
Page 1 of 3  
Date: 03/07/2007 10:27A  
Filed by: ATTORNEY  
Filed & Recorded in Official Records  
of COUNTY OF LAKE  
DOUGLAS W. WACKER  
COUNTY RECORDER  
Fee: \$13.00

**Q U I T C L A I M   D E E D**

The Undersigned Grantor Declares:  
Documentary Transfer Tax is \$0.00. (To Grantor's Trust)

**VICTORIA L. WRATISLAW** does hereby release and forever quitclaim to **VICTORIA L. WRATISLAW, Trustee of the VICTORIA L. WRATISLAW REVOCABLE TRUST OF 2007**, all of her right, title and interest in the following described real property in the County of Lake, State of California:

The real property is more particularly described in Exhibit "B", which is attached hereto and incorporated herein by reference.

APN: 029-151-28 & 029-151-37

Dated: March 2, 2007

*Victoria L. Wratislaw*  
VICTORIA L. WRATISLAW

STATE OF CALIFORNIA )  
COUNTY OF LAKE )

On March 2, 2007, before me, WILLIAM C. KRANZ, Notary Public for the State of California, personally appeared VICTORIA L. WRATISLAW, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

*William C. Kranz*  
NOTARY PUBLIC

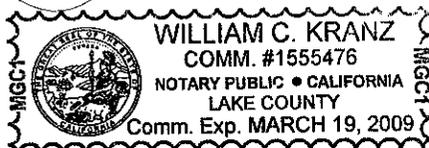


EXHIBIT "B"

All that portion of the following described property lying Easterly of the Easterly line of Lakeshore Boulevard, formerly the State Highway leading from Lakeport to Upper Lake, described as follows:

TRACT ONE:

BEGINNING at an iron pipe set at the Northwest corner of Block 10 of Walnut Beach Subdivision, including a resubdivision of a part of Lot 7, Clear Lake Acres, filed in the office of the County Recorder of Lake County, in Book 4 of Town Maps, at page 69; thence North  $07^{\circ} 16' 28''$  East, 389.04 feet to the south line of the Lookout Mountain Subdivision, as shown upon that certain map entitled "LOOKOUT MOUNTAIN SUBDIVISION", filed in the office of the County Recorder of said Lake County on June 12, 1931, in Book 5 of Town Maps, at page 88, Lake County Records; thence North  $89^{\circ} 50' 00''$  East, 775.94 feet, more or less, to a pipe, also being the Northwest corner of that certain tract of land conveyed by Harold J. Jeffers, et ux., to Bertha M. Riley, recorded May 24, 1965 in Book 460 of Official Records, at page 485, Lake County Records; thence South along the West line, a distance of 110 feet, more or less, to a pipe, also being the Southwest corner of the Bertha M. Riley Tract; thence East, along the South line thereof, to a point that is South  $72^{\circ} 20' 00''$  East, (record South  $72^{\circ} 10'$  East) of the Northeast corner of Lot 6 of Clear Lake Acres, as shown on that certain map entitled "CLEAR LAKE ACRES", filed in the office of the County Recorder of said Lake County on October 21, 1921, in Book 2 of Town Maps at page 22, Lake County Records, also being the Southeast corner of the said Bertha M. Riley Tract; said point being also on the Northeasterly line of that certain Tract No. 3 as shown in that certain Deed from Bertha M. Smith Riley, formerly Bertha M. Smith Roguin, and also formerly Bertha M. Smith, and also known as Bertha M. Riley, a married woman dealing with her separate property, to Harold J. Jeffers and Jo Ann Jeffers, his wife, as Joint Tenants, recorded November 19, 1964, in Book 445 of Official Records, at page 494, Lake County Records; thence Southeasterly, along the Northeasterly line thereof to the East line thereof; thence South along the East line to the Southeast corner of said Tract No. 3, said point also being the Northeast corner of that certain Tract No. 2, as shown in that certain Deed from Bertha M. Smith Riley, formerly Bertha M. Smith Roguin, and also formerly Bertha M. Smith and also known as Bertha M. Riley, a married woman, dealing with her separate property, to Harold J. Jeffers, et ux., recorded November 19, 1964, in Book 445 of Official Records at page 494, Lake County Records; thence South along the East line thereof, to the Southeast corner; thence West along the South line to the Southwest corner thereof, said point also being the Southeast corner of Tract No. 4, as shown in that certain

Deed from Bertha M. Riley, to Harold J. Jeffers, et ux., recorded November 19, 1964, in Book 445 of Official Records, at page 494, Lake County Records; thence West along the South line thereof to the point of beginning.

EXCEPTING all that portion of Tract One as shown on Exhibit "A" of the Deed from Bertha M. Smith Riley to Harold J. Jeffers, et ux., and recorded in Book 445 of Official Records of Lake County at page 494, that lies East of the State Highway leading from Lakeport to Upper Lake.

FURTHER EXCEPTING the South 15 feet to Tract Three, as shown on Exhibit "A" of the Deed from Bertha M. Smith Riley to Harold J. Jeffers, et ux., recorded in Book 445 of Official Records of Lake County at page 495, that lies East of the State Highway.

TRACT TWO:

BEGINNING at the Northeast corner of Lot 6, as shown on that certain map entitled "CLEAR LAKE ACRES", filed in the Office of the County Recorder of said Lake County on October 21, 1921, in Book 2 of Town Maps at page 22, and running thence, along the Northerly line of said Lot 6, Westerly 565.40 feet; thence, at right angles, Southerly 110 feet; thence Easterly, parallel to the Southerly line of said Lot 6, and continuing on the same course Easterly, to a point that is South 72° 10' East from the point of beginning, and thence North 72° 10' West to the point of beginning.

TRACT THREE:

BEGINNING at the Southeast corner of that certain parcel described in the Deed from Harold J. Jeffers, et ux., to Claude W. Perkins, et ux., recorded July 1, 1966 in Book 496 of Official Records at page 504, Lake County Records; thence West along the Southerly line of said Perkins Parcel, to a point on the Easterly line of the State Highway; thence Southwesterly, along the Easterly line of said State Highway, a distance of 57.125 feet to a point; thence Easterly to a point on the East line of that certain parcel described as Tract One in the Deed from Bertha M. Smith Riley, formerly Bertha M. Smith Roguin and also formerly Bertha M. Smith, and also known as Bertha M. Riley, a married woman dealing with her separate property, to Harold J. Jeffers, et ux., recorded November 19, 1964 in Book 445 of Official Records at page 494, Lake County Records, said point being South 57.125 feet from the point of beginning; thence North along the East line of said Jeffers Parcel, a distance of 57.125 feet to the point of beginning.

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