



Doc # 2021011233 EXHIBIT D  
Page 1 of 3

Date: 7/2/2021 11:46A  
Filed by: FIRST AMERICAN TITLE  
Filed & Recorded in Official Records  
of COUNTY OF LAKE  
RICHARD A. FORD  
COUNTY RECORDER  
Fee: \$1670.00

**RECORDING REQUESTED BY:**  
First American Title Company

**MAIL TAX STATEMENT  
AND WHEN RECORDED MAIL DOCUMENT TO:**  
Justin Smith and Melissa Smith  
P.O. Box 1435  
Lakeport, CA 95453

Space Above This Line for Recorder's Use Only

A.P.N.: 008-010-290-000

File No.: 1701-6585295 (aj)

### GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$1,650.00; CITY TRANSFER TAX \$;  
SURVEY MONUMENT FEE \$

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area;  City of **Lakeport**, and

EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **FRANK JAMES PEREZ, TRUSTEE OF THE FRANK JAMES PEREZ REVOCABLE TRUST DATED OCTOBER 6, 2008**

hereby GRANTS to **Justin Smith and Melissa Smith, husband and wife as joint tenants**

the following described property in the unincorporated area of **Lakeport**, County of **Lake**, State of **California**:

**BEING ALL THAT PART OF THE WEST HALF OF SECTION 33, T.14 N, R.9 W, M.D.B. & M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 THAT IS 15.33 CHAINS (1011 .78 FEET) EASTERLY OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; SAID POINT BEING A PK NAIL AND TAG LS 7588 PER THAT MAP FILED DECEMBER 17, 2003, IN BOOK 75 OF RECORD OF SURVEYS, PAGES 39 AND 40, LAKE COUNTY RECORDS; THENCE SOUTH 89°42'24" EAST, ALONG SAID SOUTH LINE 872.69 FEET TO ANOTHER PK NAIL AND TAG LS 7588 PER SAID RECORD OF SURVEY; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89°42'24" EAST, 28.38 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 00°20'15" EAST, 841.60 FEET; THENCE SOUTH 89°39'45" EAST, 36.54 FEET; THENCE NORTH 01°15'42" EAST, 544.78 FEET TO A POINT ON THE QUARTER (CENTER) SECTION LINE RUNNING EAST AND WEST THROUGH SAID SECTION 33, SAID POINT LYING SOUTH 89°39'45" EAST, 1968.70 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 33, SAID QUARTER CORNER BEING A ONE HALF INCH REBAR CAPPED LS 6058 PER SAID RECORD OF SURVEY, SAID POINT ALSO LYING NORTH 89°39'45" WEST, 3370.43 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 33, SAID QUARTER CORNER BEING A LAKE COUNTY BRASS CAP MONUMENT PER SAID RECORD OF SURVEY; THENCE CONTINUING NORTH 01°15'42" EAST, 527.06 FEET TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF THOSE LANDS GRANTED TO THOMAS J. MANNING AND ELIZABETH MANNING AS TRUSTEES, BY THAT GRANT DEED FILED DECEMBER 7, 1998, AS DOCUMENT NUMBER 98-021037, LAKE COUNTY RECORDS, AND DESCRIBED AS "TRACT ONE" AND "TRACT TWO, PARCEL TWO," SAID BOUNDARY LINE BEING DESCRIBED IN SAID DOCUMENT AS "THE PRESENT DIVISION FENCE LINE AS**

Mail Tax Statements To: **SAME AS ABOVE**

Date: **06/30/2021**

**ESTABLISHED"; THENCE ALONG SAID LINE, NORTH 89°44'04" WEST, AS SHOWN ON SAID RECORD OF SURVEY MAP, 900 FEET MORE OR LESS, TO THE CENTER OF ADOBE CREEK; THENCE SOUTHERLY, UP THE CENTER OF SAID CREEK, TO A POINT THAT IS NORTH 00°17'36"" EAST, 6.2 CHAINS (409.20 FEET) FROM THE POINT OF BEGINNING; THENCE SOUTH 00°17'36" WEST, 409.20 FEET TO THE POINT OF BEGINNING.**

**EXCEPTING THEREFROM A STRIP OF LAND FOR ROAD PURPOSES DESCRIBED AS BEGINNING AT A POINT 4.05 CHAINS SOUTH 89°42'24" EAST OF THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT, SAID POINT OF BEGINNING BEING ON THE SOUTH LINE OF SAID TRACT; AND RUNNING THENCE SOUTH 89°42'24" EAST, 200 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00°17'36" EAST, 25 FEET; THENCE NORTH 89°42'24" WEST, 200 FEET; THENCE SOUTH 00°17'36" WEST, 25 FEET TO THE POINT OF BEGINNING.**

**ALL BEARINGS AND DISTANCES SHOWN HEREON ARE PER THAT MAP FILED DECEMBER 17, 2003, IN BOOK 75 OF RECORD OF SURVEYS, PAGES 39 & 40, OR DERIVED THEREFROM.**

**THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, CERTIFICATE NO. LLA 06-47, RECORDED APRIL 11, 2007, AS INSTRUMENT NO. 2007-008563 OF OFFICIAL RECORDS.**


Date: **06/30/2021**

A.P.N.: 008-010-290-000

File No.: 1701-6585295 (aj)

Dated: June 30, 2021

The Frank James Perez Revocable Trust Dated  
October 6, 2008

  
Frank James Perez, Trustee

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 Lake )


On June 30<sup>th</sup>, 2021 before me, A. Jacobson, Notary Public, personally appeared Frank James Perez

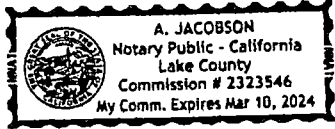
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

*This area for official notarial seal.*

  
Notary Signature



RECORDING REQUESTED BY  
JUSTIN SMITH AND MELISSA  
SMITH

AND WHEN RECORDED MAIL TO:

Name: JUSTIN AND MELISSA SMITH  
Address: P.O. BOX 1435  
City & State: LAKEPORT, CA  
Zip: 95453

Doc # 2021014819  
Page 1 of 2  
Date: 9/7/2021 04:38P  
Filed by: MAIL  
Filed & Recorded in Official Records  
of COUNTY OF LAKE  
RICHARD A. FORD  
COUNTY RECORDER  
Fee: \$17.00

~~Exempt GC 27388-1(a)(2) - owner occupied~~

ASSESSORS PARCEL NO. 008-010-290-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

Documentary transfer tax is \$ 0.00

- Computed on full value of property conveyed, or
- Computed on full value less value of liens and encumbrances remaining at time of sale.
- Unincorporated area:  City of LAKEPORT, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Justin Smith and Melissa Smith, husband and wife as joint tenants

hereby GRANT(S) to  
UNITED INVESTMENT VENTURES, a California LLC

the following described real property in the City of Lakeport, County of Lake, State of California:  
See EXHIBIT "A" attached hereto and made a part hereof

Dated September 1, 2021

X Justin Smith X Melissa Smith  
Justin Smith Melissa Smith

#### 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 )  
County of Lake )

**Rosemarie J. Norcio,**  
Notary Public

On 09/01/2021 before me,

(HERE INSERT NAME AND TITLE OF THE OFFICER)

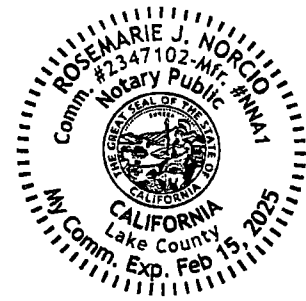
personally appeared  
**Justin Smith & Melissa Smith**

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 Rosemarie J. Norcio



(SEAL)

Title Order No.

Escrow, Loan, or Attorney File No.

MAIL TAX STATEMENTS TO:

JUSTIN AND MELISSA SMITH; P.O. BOX 1435, LAKEPORT, CA 95453  
NAME ADDRESS CITY, STATE, ZIP

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**A.P.N.: 008-010-290-000**

**Situs Address: 2290 Soda Bay Road Lakeport, CA 95453**

**BEING ALL THAT PART OF THE WEST HALF OF SECTION 33, T.14 N, R.9 W, M.D.B. & M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 THAT IS 15.33 CHAINS (1011.78 FEET) EASTERLY OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; SAID POINT BEING A PK NAIL AND TAG LS 7588 PER THAT MAP FILED DECEMBER 17, 2003, IN BOOK 75 OF RECORD OF SURVEYS, PAGES 39 AND 40, LAKE COUNTY RECORDS; THENCE SOUTH 89°42'24" EAST, ALONG SAID SOUTH LINE 872.69 FEET TO ANOTHER PK NAIL AND TAG LS 7588 PER SAID RECORD OF SURVEY; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89°42'24" EAST, 28.38 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 00°20'15" EAST, 841.60 FEET; THENCE SOUTH 89°39'45" EAST, 36.54 FEET; THENCE NORTH 01°15'42" EAST, 544.78 FEET TO A POINT ON THE QUARTER (CENTER) SECTION LINE RUNNING EAST AND WEST THROUGH SAID SECTION 33, SAID POINT LYING SOUTH 89°39'45" EAST, 1968.70 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 33, SAID QUARTER CORNER BEING A ONE HALF INCH REBAR CAPPED LS 6058 PER SAID RECORD OF SURVEY, SAID POINT ALSO LYING NORTH 89°39'45" WEST, 3370.43 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 33, SAID QUARTER CORNER BEING A LAKE COUNTY BRASS CAP MONUMENT PER SAID RECORD OF SURVEY; THENCE CONTINUING NORTH 01°15'42" EAST, 527.06 FEET TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF THOSE LANDS GRANTED TO THOMAS J. MANNING AND ELIZABETH MANNING AS TRUSTEES, BY THAT GRANT DEED FILED DECEMBER 7, 1998, AS DOCUMENT NUMBER 98-021037, LAKE COUNTY RECORDS, AND DESCRIBED AS "TRACT ONE" AND "TRACT TWO, PARCEL TWO," SAID BOUNDARY LINE BEING DESCRIBED IN SAID DOCUMENT AS "THE PRESENT DIVISION FENCE LINE AS ESTABLISHED"; THENCE ALONG SAID LINE, NORTH 89°44'04" WEST, AS SHOWN ON SAID RECORD OF SURVEY MAP, 900 FEET MORE OR LESS, TO THE CENTER OF ADOBE CREEK; THENCE SOUTHERLY, UP THE CENTER OF SAID CREEK, TO A POINT THAT IS NORTH 00°17'36" EAST, 6.2 CHAINS (409.20 FEET) FROM THE POINT OF BEGINNING; THENCE SOUTH 00°17'36" WEST, 409.20 FEET TO THE POINT OF BEGINNING.**

**EXCEPTING THEREFROM A STRIP OF LAND FOR ROAD PURPOSES DESCRIBED AS BEGINNING AT A POINT 4.05 CHAINS SOUTH 89°42'24" EAST OF THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT, SAID POINT OF BEGINNING BEING ON THE SOUTH LINE OF SAID TRACT; AND RUNNING THENCE SOUTH 89°42'24" EAST, 200 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00°17'36" EAST, 25 FEET; THENCE NORTH 89°42'24" WEST, 200 FEET; THENCE SOUTH 00°17'36" WEST, 25 FEET TO THE POINT OF BEGINNING.**

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**THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, CERTIFICATE NO. LLA 06-47, RECORDED APRIL 11, 2007, AS INSTRUMENT NO. 2007-008563 OF OFFICIAL RECORDS.**



Doc # 2023011983 EXHIBIT C  
 Page 1 of 3  
 Date: 11/3/2023 11:53A  
 Filed by: MAIL  
 Filed & Recorded in Official Records  
 of COUNTY OF LAKE  
 RICHARD A. FORD  
 COUNTY RECORDER  
 Fee: \$20.00

RECORDING REQUESTED BY:  
 CODI M. DADA  
 Attorney at Law  
 802 Grant Ave  
 Novato, California 94945  
 4158271425

WHEN RECORDED, MAIL TO  
 AND MAIL TAX STATEMENTS TO:  
 Justin Rabin Smith and Melissa Pat Smith  
 2290 Soda Bay Rd.  
 Lakeport, CA, CA 95453

APN: 008-010-290-000

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**GRANT DEED TO A REVOCABLE TRUST**

The undersigned Grantors declare that this conveyance transfers Grantors' interest to Grantors' revocable living trust for zero ("0") consideration  
 This conveyance transfers an interest into or out of a Living Trust, R & T §11930.  
**Documentary Transfer Tax is \$0.00**

Exempt from fee per Gov. Code §27388.1(a)(2); document transfers real property that is a residential dwelling to an owner-occupier.

City of Lakeport  
 Unincorporated Area of \_\_\_\_\_

JUSTIN SMITH and MELISSA SMITH, as owners, and managing members of UNITED INVESTMENT VENTURES, A CALIFORNIA LLC, the GRANTORS,

HEREBY GRANT TO

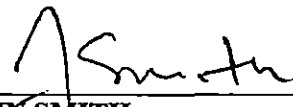
JUSTIN RABIN SMITH and MELISSA PAT SMITH, as co-Trustees of THE JUSTIN AND MELISSA SMITH LIVING TRUST, U/A dated 10-31, 2023, the GRANTEE,


All of THAT PROPERTY situated in the County of Lake, State of California, more commonly known as 2290 Soda Bay Road, Lakeport, CA 95453; which property is bounded and described as set forth in Exhibit "A" (attached hereto and incorporated herein by reference).

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Executed on 10-31, 2023, in Marin County, California.

  
 \_\_\_\_\_  
 JUSTIN SMITH

  
 \_\_\_\_\_  
 MELISSA SMITH

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.

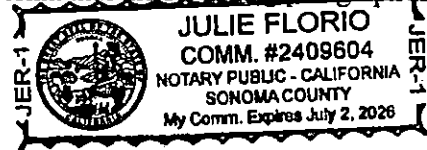
STATE OF CALIFORNIA  
COUNTY OF MARIN

On 10/31, 2023, before me, Julie Florio, a Notary Public, personally appeared JUSTIN SMITH and MELISSA SMITH, 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.

  
Notary Public Signature



Notary Public Seal

# EXHIBIT A

**BEING ALL THAT PART OF THE WEST HALF OF SECTION 33, T.14 N, R.9 W, M.D.B. & M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 THAT IS 15.33 CHAINS (1011.78 FEET) EASTERLY OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; SAID POINT BEING A PK NAIL AND TAG LS 7588 PER THAT MAP FILED DECEMBER 17, 2003, IN BOOK 75 OF RECORD OF SURVEYS, PAGES 39 AND 40, LAKE COUNTY RECORDS; THENCE SOUTH 89°42'24" EAST, ALONG SAID SOUTH LINE 872.69 FEET TO ANOTHER PK NAIL AND TAG LS 7588 PER SAID RECORD OF SURVEY; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89°42'24" EAST, 28.38 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 00°20'15" EAST, 841.60 FEET; THENCE SOUTH 89°39'45" EAST, 36.54 FEET; THENCE NORTH 01°15'42" EAST, 544.78 FEET TO A POINT ON THE QUARTER (CENTER) SECTION LINE RUNNING EAST AND WEST THROUGH SAID SECTION 33, SAID POINT LYING SOUTH 89°39'45" EAST, 1988.70 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 33, SAID QUARTER CORNER BEING A ONE HALF INCH REBAR CAPPED LS 6058 PER SAID RECORD OF SURVEY, SAID POINT ALSO LYING NORTH 89°39'45" WEST, 3370.43 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 33, SAID QUARTER CORNER BEING A LAKE COUNTY BRASS CAP MONUMENT PER SAID RECORD OF SURVEY; THENCE CONTINUING NORTH 01°15'42" EAST, 527.08 FEET TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF THOSE LANDS GRANTED TO THOMAS J. MANNING AND ELIZABETH MANNING AS TRUSTEES, BY THAT GRANT DEED FILED DECEMBER 7, 1998, AS DOCUMENT NUMBER 98-021037, LAKE COUNTY RECORDS, AND DESCRIBED AS "TRACT ONE" AND "TRACT TWO, PARCEL TWO," SAID BOUNDARY LINE BEING DESCRIBED IN SAID DOCUMENT AS "THE PRESENT DIVISION FENCE LINE AS ESTABLISHED"; THENCE ALONG SAID LINE, NORTH 89°44'04" WEST, AS SHOWN ON SAID RECORD OF SURVEY MAP, 900 FEET MORE OR LESS, TO THE CENTER OF ADOBE CREEK; THENCE SOUTHERLY, UP THE CENTER OF SAID CREEK, TO A POINT THAT IS NORTH 00°17'36" EAST, 6.2 CHAINS (409.20 FEET) FROM THE POINT OF BEGINNING; THENCE SOUTH 00°17'36" WEST, 409.20 FEET TO THE POINT OF BEGINNING.**

**EXCEPTING THEREFROM A STRIP OF LAND FOR ROAD PURPOSES DESCRIBED AS BEGINNING AT A POINT 4.05 CHAINS SOUTH 89°42'24" EAST OF THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT, SAID POINT OF BEGINNING BEING ON THE SOUTH LINE OF SAID TRACT; AND RUNNING THENCE SOUTH 89°42'24" EAST, 200 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00°17'36" EAST, 25 FEET; THENCE NORTH 89°42'24" WEST, 200 FEET; THENCE SOUTH 00°17'36" WEST, 25 FEET TO THE POINT OF BEGINNING.**

**ALL BEARINGS AND DISTANCES SHOWN HEREON ARE PER THAT MAP FILED DECEMBER 17, 2003, IN BOOK 75 OF RECORD OF SURVEYS, PAGES 39 & 40, OR DERIVED THEREFROM.**

**THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, CERTIFICATE NO. LLA 06-47, RECORDED APRIL 11, 2007, AS INSTRUMENT NO. 2007-008563 OF OFFICIAL RECORDS.**

and more commonly known as 2290 Soda Bay Road., Lakeport, CA, CA 95453.

TAX PARCEL NUMBER: 008-010-290-000

3





Doc # 2024006948

Page 1 of 3

Date: 7/11/2024 02:17P

Filed by: FIDELITY NATIONAL TITLE  
Filed & Recorded in Official Records  
of COUNTY OF LAKE  
RICHARD A. FORD  
COUNTY RECORDER  
Fees: \$95.00

**RECORDING REQUESTED BY:**  
Fidelity National Title Company

**When Recorded Mail Document  
and Tax Statement To:**  
United Investment Ventures, a California LLC  
2290 Soda Bay Road  
Lakeport, CA 95453

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Escrow No.:** FSNX-0622400955  
**Property Address:** 2290 Soda Bay Road,  
Lakeport, CA 95453-9752  
**APN/Parcel ID(s):** 008-010-290-000

### GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.  
This conveyance transfers an interest into or out of a Living Trust, R & T 11930.
- The documentary transfer tax is \$ ~~0.00~~ and is computed on:
  - the full value of the interest or property conveyed.
  - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in  an Unincorporated area.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Justin Rabin Smith and Melissa Pat Smith, as co-Trustees of The Justin and Melissa Smith Living Trust, U/A dated 10-31-2023,

**hereby GRANT(S) to** United Investment Ventures, a California LLC

**the following described real property in the** Unincorporated Area of the County of Lake, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**PROPERTY COMMONLY KNOWN AS:** 2290 Soda Bay Road, Lakeport, CA 95453-9752

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 008-010-290-000

Dated: June 27, 2024

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Justin Rabin Smith and Melissa Pat Smith, as co-Trustees of The Justin and Melissa Smith Living Trust, U/A dated 10-31-2023

Justin Rabin Smith  
Justin Rabin Smith, Trustee

Melissa Pat Smith  
Melissa Pat Smith, Trustee

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 Lake

On 06/29/2024 before me, Gina Haufler, Notary Public,  
(here insert name and title of the officer);

personally appeared Justin Rabin Smith, Melissa Pat Smith  
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.

Gina Haufler  
Signature Gina Haufler  
Notary Public



**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 008-010-290-000**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF LAKE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEING ALL THAT PART OF THE WEST HALF OF SECTION 33, T. 14 N, R. 9 W, M.D.B. AND M, MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 THAT IS 15.33 CHAINS (1011.78 FEET) EASTERLY OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; SAID POINT BEING A PK NAIL AND TAG LS 7588 PER THAT MAP FILED DECEMBER 17, 2003, IN BOOK 75 OF RECORD OF SURVEYS, PAGES 39 AND 40, LAKE COUNTY RECORDS; THENCE SOUTH 89°42'24" EAST, ALONG SAID SOUTH LINE 872.69 FEET TO ANOTHER PK NAIL AND TAG LS 7588 PER SAID RECORD OF SURVEY; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89°42'24" EAST, 28.38 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 00°20'15" EAST, 841.60 FEET; THENCE SOUTH 89°39'45" EAST, 36.54 FEET; THENCE NORTH 01°15'42" EAST, 544.78 FEET TO A POINT ON THE QUARTER (CENTER) SECTION LINE RUNNING EAST AND WEST THROUGH SAID SECTION 33, SAID POINT LYING SOUTH 89°39'45" EAST, 1968.70 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 33, SAID QUARTER CORNER BEING A ONE HALF INCH REBAR CAPPED LS 6058 PER SAID RECORD OF SURVEY, SAID POINT ALSO LYING NORTH 89°39'45" WEST, 3370.43 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 33, SAID QUARTER CORNER BEING A LAKE COUNTY BRASS CAP MONUMENT PER SAID RECORD OF SURVEY; THENCE CONTINUING NORTH 01°15'42" EAST, 527.06 FEET TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF THOSE LANDS GRANTED TO THOMAS J. MANNING AND ELIZABETH MANNING AS TRUSTEES, BY THAT GRANT DEED FILED DECEMBER 7, 1998, AS DOCUMENT NUMBER 98-021037, LAKE COUNTY RECORDS, AND DESCRIBED AS "TRACT ONE" AND "TRACT TWO, PARCEL TWO," SAID BOUNDARY LINE BEING DESCRIBED IN SAID DOCUMENT AS "THE PRESENT DIVISION FENCE LINE AS ESTABLISHED"; THENCE ALONG SAID LINE, NORTH 89°44'04" WEST, AS SHOWN ON SAID RECORD OF SURVEY MAP, 900 FEET MORE OR LESS, TO THE CENTER OF ADOBE CREEK; THENCE SOUTHERLY, UP THE CENTER OF SAID CREEK, TO A POINT THAT IS NORTH 00°17'36" EAST, 6.2 CHAINS (409.20 FEET) FROM THE POINT OF BEGINNING; THENCE SOUTH 00°17'36" WEST, 409.20 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A STRIP OF LAND FOR ROAD PURPOSES DESCRIBED AS BEGINNING AT A POINT 4.05 CHAINS SOUTH 89°42'24" EAST OF THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT, SAID POINT OF BEGINNING BEING ON THE SOUTH LINE OF SAID TRACT; AND RUNNING THENCE SOUTH 89°42'24" EAST, 200 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00°17'36" EAST, 25 FEET; THENCE NORTH 89°42'24" WEST, 200 FEET; THENCE SOUTH 00°17'36" WEST, 25 FEET TO THE POINT OF BEGINNING.

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE PER THAT MAP FILED DECEMBER 17, 2003, IN BOOK 75 OF RECORD OF SURVEYS, PAGES 39&40, OR DERIVED THEREFROM.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, CERTIFICATE NO. LLA 06-47, RECORDED APRIL 11, 2007, AS INSTRUMENT NO. 2007-008563 OF OFFICIAL RECORDS.

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**



Doc # 2024006951  
Page 1 of 3  
Date: 7/11/2024 02:17P  
Filed by: FIDELITY NATIONAL TITLE  
Filed & Recorded in Official Records  
of COUNTY OF LAKE  
RICHARD A. FORD  
COUNTY RECORDER  
Fee: \$20.00

**RECORDING REQUESTED BY:**  
Fidelity National Title Company

**When Recorded Mail Document  
and Tax Statement To:**  
United Investment Ventures, a California LLC  
2290 Soda Bay Road  
Lakeport, CA 95453

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
maximum \$225.00 fee per transaction  
reached - GC 27388.1(a)(1)

**Escrow No.:** FSNX-0622400955  
**Property Address:** 2290 Soda Bay Road,  
Lakeport, CA 95453-9752  
**APN/Parcel ID(s):** 008-010-290-000

**GRANT DEED**

**The undersigned grantor(s) declare(s)**

- This transfer is exempt from the documentary transfer tax.  
**This conveyance transfers an interest into or out of a Living Trust, R & T 11930.**
  - The documentary transfer tax is \$ 0.00 and is computed on:
    - the full value of the interest or property conveyed.
    - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in  an Unincorporated area.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, United Investment Ventures, a California LLC,**

**hereby GRANT(S) to Justin Rabin Smith and Melissa Pat Smith, as co-Trustees of The Justin and Melissa Smith Living Trust, U/A dated 10-31-2023**

**the following described real property in the Unincorporated Area of the County of Lake, State of California:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**PROPERTY COMMONLY KNOWN AS:** 2290 Soda Bay Road, Lakeport, CA 95453-9752

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 008-010-290-000

Dated: June 27, 2024

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

United Investment Ventures, a California LLC

BY: Justin Smith  
Justin Smith, Managing Member

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 Lake

On 06/29/2024 before me, Gina Haufler, Notary Public (here insert name and title of the officer), personally appeared Justin Smith, Managing Member, 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 Gina Haufler  
Gina Haufler, Notary Public



**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 008-010-290-000**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF LAKE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEING ALL THAT PART OF THE WEST HALF OF SECTION 33, T. 14 N, R. 9 W, M.D.B. AND M, MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 THAT IS 15.33 CHAINS (1011.78 FEET) EASTERLY OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; SAID POINT BEING A PK NAIL AND TAG LS 7588 PER THAT MAP FILED DECEMBER 17, 2003, IN BOOK 75 OF RECORD OF SURVEYS, PAGES 39 AND 40, LAKE COUNTY RECORDS; THENCE SOUTH 89°42'24" EAST, ALONG SAID SOUTH LINE 872.69 FEET TO ANOTHER PK NAIL AND TAG LS 7588 PER SAID RECORD OF SURVEY; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89°42'24" EAST, 28.38 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 00°20'15" EAST, 841.60 FEET; THENCE SOUTH 89°39'45" EAST, 36.54 FEET; THENCE NORTH 01°15'42" EAST, 544.78 FEET TO A POINT ON THE QUARTER (CENTER) SECTION LINE RUNNING EAST AND WEST THROUGH SAID SECTION 33, SAID POINT LYING SOUTH 89°39'45" EAST, 1968.70 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 33, SAID QUARTER CORNER BEING A ONE HALF INCH REBAR CAPPED LS 6058 PER SAID RECORD OF SURVEY, SAID POINT ALSO LYING NORTH 89°39'45" WEST, 3370.43 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 33, SAID QUARTER CORNER BEING A LAKE COUNTY BRASS CAP MONUMENT PER SAID RECORD OF SURVEY; THENCE CONTINUING NORTH 01°15'42" EAST, 527.06 FEET TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF THOSE LANDS GRANTED TO THOMAS J. MANNING AND ELIZABETH MANNING AS TRUSTEES, BY THAT GRANT DEED FILED DECEMBER 7, 1998, AS DOCUMENT NUMBER 98-021037, LAKE COUNTY RECORDS, AND DESCRIBED AS "TRACT ONE" AND "TRACT TWO, PARCEL TWO," SAID BOUNDARY LINE BEING DESCRIBED IN SAID DOCUMENT AS "THE PRESENT DIVISION FENCE LINE AS ESTABLISHED"; THENCE ALONG SAID LINE, NORTH 89°44'04" WEST, AS SHOWN ON SAID RECORD OF SURVEY MAP, 900 FEET MORE OR LESS, TO THE CENTER OF ADOBE CREEK; THENCE SOUTHERLY, UP THE CENTER OF SAID CREEK, TO A POINT THAT IS NORTH 00°17'36" EAST, 6.2 CHAINS (409.20 FEET) FROM THE POINT OF BEGINNING; THENCE SOUTH 00°17'36" WEST, 409.20 FEET TO THE POINT OF BEGINNING.

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