

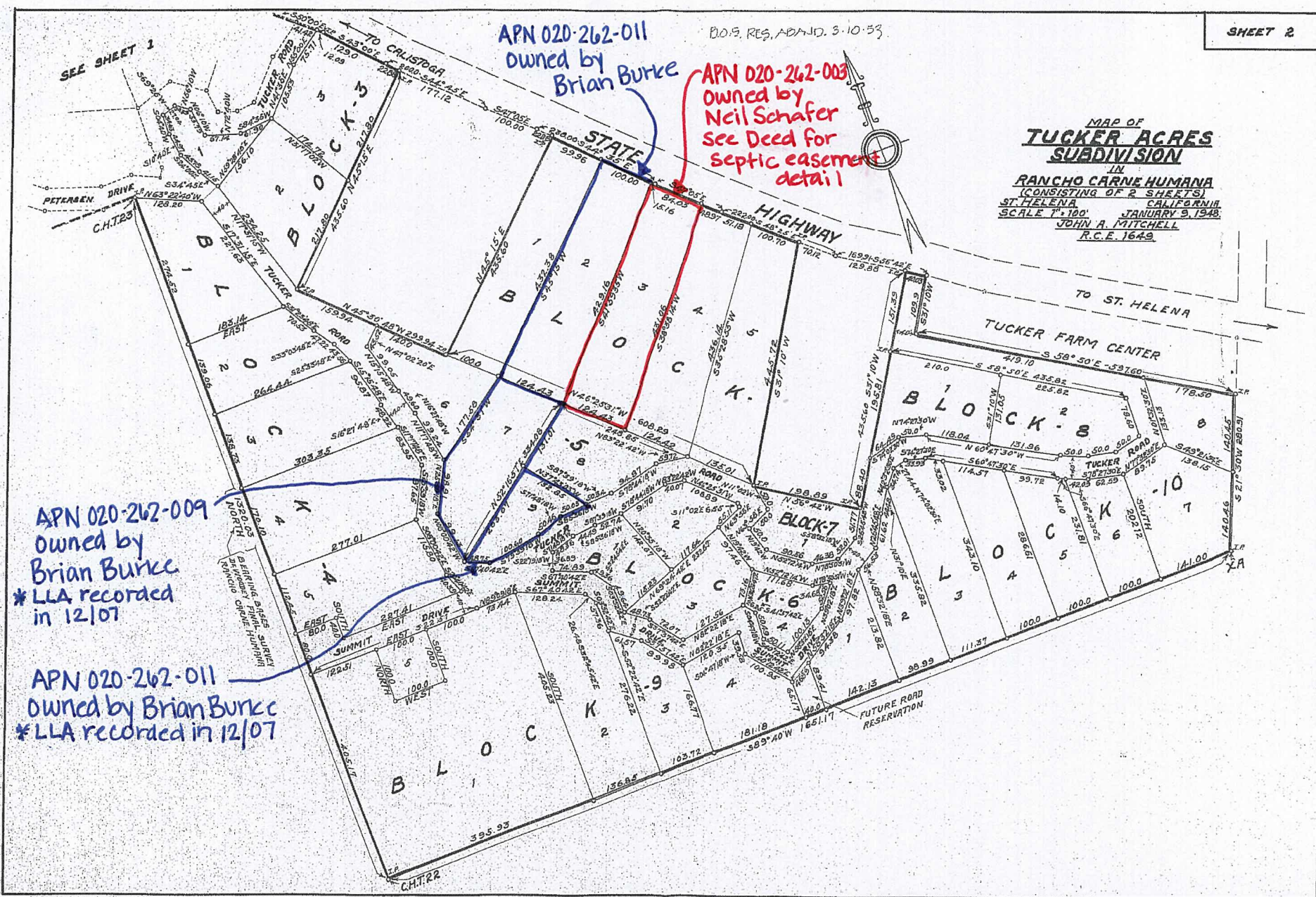
D.O.S. RES. ADJUD. 3-10-53

APN 020-262-011  
owned by  
Brian Burke

APN 020-262-003  
owned by  
Neil Schafer  
see Deed for  
septic easement  
detail

MAP OF  
**TUCKER ACRES  
SUBDIVISION**

IN  
**RANCHO CARNE HUMANA**  
(CONSISTING OF 2 SHEETS)  
ST. HELENA, CALIFORNIA  
SCALE 1"=100' JANUARY 9, 1948  
JOHN A. MITCHELL  
R.C.E. 1649



APN 020-262-009  
owned by  
Brian Burke  
\*LLA recorded  
in 12/07

APN 020-262-011  
owned by Brian Burke  
\*LLA recorded in 12/07



FIRST AMERICAN TITLE COMPANY  
OF NAPA  
RECORDING REQUESTED BY

First American Title Company of Napa

AND WHEN RECORDED MAIL TO

Name MANALIRA INC., A CALIFORNIA  
CORPORATION

Street Address P.O. BOX 5844

City, State, Zip SANTA ROSA CA 95402

Order No. 00206598-AT



2007-0013159

Recorded	REC FEE	19.00
Official Records	TAX	1573.00
County of		
Napa		
JOHN TUTEUR		
Assessor-Recorder-Cou		
	LS	
12:48PM 19-Apr-2007	Page 1 of 5	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
APN(S) 020-262-009 020-262-010  
020-262-011

Documentary Transfer Tax is \$1,573.00

- ☐ computed on full value of interest or property conveyed, or  
☒ full value less value of liens or encumbrances remaining at  
the time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**NEIL SCHAFER AND D'NYSE SCHAFER, HUSBAND AND WIFE AS COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP**

hereby GRANT(s) to

**MANALIRA INC., A CALIFORNIA CORPORATION**

the following real property in the ☐ City of , ☒ unincorporated area of the  
County of Napa, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF  
AND DESIGNATED AS EXHIBIT "A"

Dated: April 17, 2007

NEIL SCHAFER

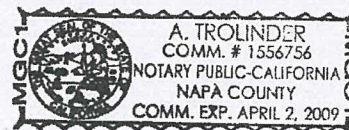
D'NYSE SCHAFER

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF NAPA )

On April 17, 2007, before me, A. TROLINDER Notary Public,  
personally appeared **NEIL SCHAFER and D'NYSE  
SCHAFER** personally known to me (or 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.  
WITNESS my hand and official seal.

Signature

FOR NOTARY SEAL OR STAMP



MAIL TAX STATEMENTS AS DIRECTED ABOVE


ILLEGIBLE NOTARY SEAL DECLARATION  
(GC 27361.7 and CCP 2015.5)

The notary seal on the document to which this statement is attached reads as follows:

Name of Notary A. Trolinder  
Date Commission Expires April-2, 2009  
County of Commission Napa  
Commission Number 1556756

"I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct."

Today's Date 4-19-07

  
Signature of Declarant:

JEAN BERNIER

Printed Name



## EXHIBIT "A"

### LEGAL DESCRIPTION

File No. 00206598

TRACT ONE:

PARCEL ONE:

LOT 9, in Block 5, as shown on the map entitled "Map of Tucker Acres Subdivision in the Carne Humana Rancho", filed April 13, 1948, in Book 4 of Maps, page(s) 41-42, in the office of the County Recorder of Napa County.

APN 020-262-010

PARCEL TWO:

An easement for the construction, maintenance and replacement of a road for ingress, egress and utilities and all necessary appurtenances thereto, under over and across a portion of lots 3, 4, & 5, Block 5, as shown on the map entitled "Map of Tucker Acres Subdivision in the Carne Humana Rancho", filed April 13, 1948, in Book 4 of Maps, page(s) 41-42, in the office of the County Recorder of Napa County, said easement lying 10 feet northeasterly and 20 feet southwesterly of the following described line:

Commencing at the most southwesterly corner of lot 5 as it is shown on that certain map entitled "Map of Tucker Acres Subdivision; filed in the office of the County Recorder of said Napa County on April 13, 1948, in Book 4 of Record Maps at Pages 41 to 42, and running along the southwesterly line of said Lot 5 North 46°25'31" West 85.10 feet to a point on said westerly line, said point being the beginning of a non tangential curve concave southwesterly, having a radius of 343.38 feet and a radius point which bears South 72°24'02" West said point also being the **True Point of Beginning of this Description**, thence leaving point and running generally northwesterly along said non-tangent curve through a central angle of 18°32'53" and a length of 111.16 feet to the beginning of a compound curve concave southwesterly, having a radius of 300.05 feet and a radius point which bears South 53°51'09" West; thence running generally northwesterly along said compound curve, through a central angle of 09°37'47" and a length of 50.43 feet to the beginning of a reverse curve concave northeasterly and having a radius of 291.44 feet and a radius point which bears North 44°13'22" East; thence running generally northwesterly along said reverse curve, through a central angle of 22°30'01" and a length of 114.45 feet to the beginning of a reverse curve concave southwesterly and having a radius of 87.13 feet and a radius point which bears South 66°43'23" West; thence running generally northwesterly along said reverse curve, through a central angle of 23°41'11" and a length of 36.02 feet, more or less, to a point on the northwesterly line of Lot 2, Block 5 as it shown on said Map of Tucker Acres Subdivision, said point bears North 41° 58'34" East 72.32 feet, more or less from the Southeast corner of said Lot 2

The sidelines of this easement shall be lengthened or shortened so as to provide a continuous strip of land from the southwesterly line of said Lot 5 to the southeasterly line of said lot 2.

The basis of bearing of this description is that same as on that certain map entitled "Map of Tucker Acres Subdivision in the Carne Humana Rancho", filed April 13, 1948, in Book 4 of Maps, page(s) 41-42, in the office of the County Recorder of Napa County.



TRACT TWO:

PARCEL ONE:

LOT 2, in Block 5, as shown on the map entitled "Map of Tucker Acres Subdivision in the Carne Humana Rancho", filed April 13, 1948, in Book 4 of Maps, page(s) 41-42, in the office of the County Recorder of Napa County.

EXCEPTING HOWEVER, from said Block 5 that portion thereof conveyed to the State of California by deed recorded July 5, 1955 in Book 479 at page 301 of Official Records of Napa County.

APN 020-262-011

PARCEL TWO:

An easement for the construction, maintenance and replacement of a road for ingress, egress and utilities and all necessary appurtenances thereto, under over and across a portion of lots 3, 4, & 5, Block 5, as shown on the map entitled "Map of Tucker Acres Subdivision in the Carne Humana Rancho", filed April 13, 1948, in Book 4 of Maps, page(s) 41-42, in the office of the County Recorder of Napa County, said easement lying 10 feet northeasterly and 20 feet southwesterly of the following described line:

Commencing at the most southwesterly corner of lot 5 as it is shown on that certain map entitled "Map of Tucker Acres Subdivision; filed in the office of the County Recorder of said Napa County on April 13, 1948, in Book 4 of Record Maps at Pages 41 to 42, and running along the southwesterly line of said Lot 5 North 46°25'31" West 85.10 feet to a point on said westerly line, said point being the beginning of a non tangential curve concave southwesterly, having a radius of 343.38 feet and a radius point which bears South 72°24'02" West said point also being the **True Point of Beginning of this Description**, thence leaving point and running generally northwesterly along said non-tangent curve through a central angle of 18°32'53" and a length of 111.16 feet to the beginning of a compound curve concave southwesterly, having a radius of 300.05 feet and a radius point which bears South 53°51'09" West; thence running generally northwesterly along said compound curve, through a central angle of 09°37'47" and a length of 50.43 feet to the beginning of a reverse curve concave northeasterly and having a radius of 291.44 feet and a radius point which bears North 44°13'22" East; thence running generally northwesterly along said reverse curve, through a central angle of 22°30'01" and a length of 114.45 feet to the beginning of a reverse curve concave southwesterly and having a radius of 87.13 feet and a radius point which bears South 66°43'23" West; thence running generally northwesterly along said reverse curve, through a central angle of 23°41'11" and a length of 36.02 feet, more or less, to a point on the northwesterly line of Lot 2, Block 5 as it is shown on said Map of Tucker Acres Subdivision, said point bears North 41° 58'34" East 72.32 feet, more or less from the Southeast corner of said Lot 2

The sidelines of this easement shall be lengthened or shortened so as to provide a continuous strip of land from the southwesterly line of said Lot 5 to the southeasterly line of said lot 2.

The basis of bearing of this description is that same as on that certain map entitled "Map of Tucker Acres Subdivision in the Carne Humana Rancho", filed April 13, 1948, in Book 4 of Maps, page(s) 41-42, in the office of the County Recorder of Napa County.

**PARCEL THREE:**

An easement for the construction, maintenance and replacement of a reserve septic system and all necessary appurtenances thereto, under, along and across a portion of Lot 3, Block 5 of the Tucker Acres Subdivision, as it is described in that certain Deed recorded August 15, 2006 under document number 2006-0028449 in the office of the County Recorder of the County of Napa, State of California, said reserve area more particularly described as follows:

The northeasterly 120 feet of said Lot 3, were the southwesterly line of said easement is parallel to and 120 feet from the northeasterly line of said Lot 3 as it is described in said document number 2006-0028449.



## END OF DOCUMENT

The southwesterly line of said reserve septic easement shall be lengthened or shortened so as to provide a continuous strip of land 120' wide that runs from the southeasterly line of said Lot 3 to the northwesterly line of said lot 3.

TRACT THREE:

PARCEL ONE:

LOT 7, in Block 5, as shown on the map entitled "Map of Tucker Acres Subdivision in the Carne Humana Rancho", filed April 13, 1948, in Book 4 of Maps, page(s) 41-42, in the office of the County Recorder of Napa County.

APN: 020-262-009

PARCEL TWO:

An easement for the construction, maintenance and replacement of a road for ingress, egress and utilities and all necessary appurtenances thereto, under over and across a portion of lots 3, 4, & 5, Block 5, as shown on the map entitled "Map of Tucker Acres Subdivision in the Carne Humana Rancho", filed April 13, 1948, in Book 4 of Maps, page(s) 41-42, in the office of the County Recorder of Napa County, said easement lying 10 feet northeasterly and 20 feet southwesterly of the following described line:

Commencing at the most southwesterly corner of lot 5 as it is shown on that certain map entitled "Map of Tucker Acres Subdivision; filed in the office of the County Recorder of said Napa County on April 13, 1948, in Book 4 of Record Maps at Pages 41 to 42, and running along the southwesterly line of said Lot 5 North  $46^{\circ}25'31''$  West 85.10 feet to a point on said westerly line, said point being the beginning of a non tangential curve concave southwesterly, having a radius of 343.38 feet and a radius point which bears South  $72^{\circ}24'02''$  West said point also being the **True Point of Beginning of this Description**, thence leaving point and running generally northwesterly along said non-tangent curve through a central angle of  $18^{\circ}32'53''$  and a length of 111.16 feet to the beginning of a compound curve concave southwesterly, having a radius of 300.05 feet and a radius point which bears South  $53^{\circ}51'09''$  West; thence running generally northwesterly along said compound curve, through a central angle of  $09^{\circ}37'47''$  and a length of 50.43 feet to the beginning of a reverse curve concave northeasterly and having a radius of 291.44 feet and a radius point which bears North  $44^{\circ}13'22''$  East; thence running generally northwesterly along said reverse curve, through a central angle of  $22^{\circ}30'01''$  and a length of 114.45 feet to the beginning of a reverse curve concave southwesterly and having a radius of 87.13 feet and a radius point which bears South  $66^{\circ}43'23''$  West; thence running generally northwesterly along said reverse curve, through a central angle of  $23^{\circ}41'11''$  and a length of 36.02 feet, more or less, to a point on the northwesterly line of Lot 2, Block 5 as it shown on said Map of Tucker Acres Subdivision, said point bears North  $41^{\circ}58'34''$  East 72.32 feet, more or less from the Southeast corner of said Lot 2

The sidelines of this easement shall be lengthened or shortened so as to provide a continuous strip of land from the southwesterly line of said Lot 5 to the southeasterly line of said lot 2.

The basis of bearing of this description is that same as on that certain map entitled "Map of Tucker Acres Subdivision in the Carne Humana Rancho", filed April 13, 1948, in Book 4 of Maps, page(s) 41-42, in the office of the County Recorder of Napa County.