

RECORDING REQUESTED BY

North State Title Company

Escrow No. 01990706

Order No.

AND WHEN RECORDED MAIL TO

Name Church of Glad Tidings
 Address P.O. Box 1630
 City, State, & Zip Yuba City, CA 95992

Recorded in Official Records, County of
 Sutter, Lonna B. Smith, Clerk/Recorder

 18.00

199911984 2:50pm 07/29/99

004 051325 09 06 000011

E03 5 UN 6.00 12.00 0.00 0.00 0.00 0.00 0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INDIVIDUAL GRANT DEED

A.P.N. 10-220-30 & 35 & 10-220-24 & 33

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00 Per LLA #99-11.

City 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 , and

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

Church of Glad Tiding, a non-profit Corporation and Glad Tidings Missionary Society, U.S. A.

hereby GRANT(S) to North State Title company, a California Corporation

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

See exhibit "A" Attached hereto and made a part hereof.

THIS INSTRUMENT IS FILED FOR
 RECORD BY NORTH STATE TITLE
 COMPANY AS AN ACCOMMODATION
 ONLY. IT HAS NOT BEEN EXAMINED
 AS TO ITS EXECUTION OR AS TO
 ITS EFFECT ON THE TITLE.

Dated: July 29, 1999

STATE OF CALIFORNIA
 COUNTY OF Sutter

SS.

Church of Glad Tidings

Lou Binninger, Secretary

On 7/29/99 before me, the undersigned Notary
 Public, personally appeared Lou Binninger

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

Glad Tidings Missionary Society, U.S.A.

Lou Binninger, Secretary

WITNESS my hand and official seal

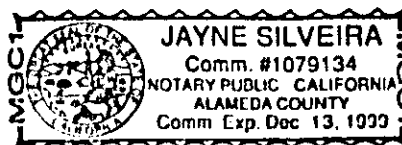
Signature
 MAIL TAX

STATEMENTS 10 SAME AS ABOVE

NAME

ADDRESS

CITY, STATE & ZIP



2/5

2/3

Order No.: 105271

LEGAL DESCRIPTION

EXHIBIT "ONE"

All that certain real property situate in the County of Sutter, State of California, being more particularly described as follows:

PARCEL 1:

A portion of the Southeast quarter of Section 33 and a portion of the Southwest quarter of Section 34, Township 16 North, Range 3 East, Mount Diablo Base and Meridian, being more particularly described as follows:

Beginning at a point on the Northerly line of that certain 50 acre parcel of land described in the Deed recorded November 2, 1950, in Book 323, Official Records, Page 426, distant thereon South 88° 43' 39" West, 878.70 feet from the Northeast corner thereof, said point also being 117.55 feet Easterly, measured at right angles from the base line at Engineer's Station "A1-822+63.91 of the Department of Public Works' 1963 Survey on Road 03-Suc. " P.M. 30.6/42.4; thence from said point of beginning along said Northerly line, North 88° 43' 39" East, 826.95 feet to the Westerly line of the Southern Pacific Company; thence along said Westerly line North 16° 14' 15" West, 1988.37 feet to the North line of said Southeast quarter; thence along said North line, South 88° 22' 15" West, 271.13 feet; thence South 0° 27' 22" West a distance of 1288.50 feet; thence South 0° 42' 33" East a distance of 491.71 feet; thence South 10° 49' 24" East a distance of 139.59 feet to the point of beginning.

PARCEL 2:

Commencing at a point on the North line of Section 33, Township 16 North, Range 3 East, Mount Diablo Base and Meridian, North 88° 33' 30" East 1854 feet from the section corner common to Sections 28, 29, 32, and 33 of said Township and Range; thence (Mag. Var. 18° East) North 88° 33' 30" East along said North line of said Section 33, a distance of 2327.50 feet to the Easterly line of the right of way of California State Highway; thence South 15° 57' East along said Easterly line of the right of way of the California State Highway 1823.21 feet to a point which point is the point of beginning for this description; from said point of beginning, South 88° 40' West parallel with the line dividing said Section 33 into North and South halves, 2045.27 feet; thence South 0° 25' West 882.52 feet to the center of the said Section 33; thence East along the line dividing said Section 33 into North and South halves to the Easterly line of the right of way of California State Highway; and thence Northerly along the Easterly line of said California State Highway to the point of beginning.

EXCEPTING THEREFROM all that portion thereof lying Westerly of the Easterly line of the property granted to the State of California by deed dated July 22, 1968, and recorded September 4, 1968, in Book 727, page 478, Official Records.

3/5

3/3

PARCEL 3:

Beginning at a point on the North line of Section 33, Township 16 North, Range 3 East, Mount Diablo Base and Meridian, said point of beginning being North 88° 33' 30" East and distant on said course 1854.00 feet from the section corner common to Sections 28, 29, 32 and 33 of said township and range; thence (Mag. Var. 18° East) North 88° 33' 30" East along said North line of Section 33, a distance of 2327.50 feet to the Easterly line of the right of way of the California State Highway; thence South 15° 57' East along said Easterly line of the right of way of the California State Highway 1823.21 feet; thence South 88° 40' West parallel with the line dividing said Section 33 into North and South halves 2045.27 feet; thence South 0° 25' West 882.52 feet to the center of said Section 33; thence South 0° 15' West along the line dividing said Section 33 into East and West halves 27.00 feet to the Southeast corner of that certain parcel of land conveyed by A. B. Miller et al to Annie J. Sullivan as the same is described in a Deed dated December 18, 1914, recorded in Book 54 of Deeds, Page 91, Sutter County Records; thence South 88° 40' West along the South line of said parcel conveyed by A. B. Miller, et al, to Annie J. Sullivan 796.16 feet; and thence North 0° 25' East 2670.10 feet to the point of beginning.

EXCEPTING THEREFROM all that portion thereof lying Westerly of the Easterly line of the property granted to the State of California by deed dated July 22, 1968, and recorded September 4, 1968, in Book 727, Page 478, Official Records.

End of Legal

Page 3

4916 ~~END OF DOCUMENT~~

11984

4/5

EXHIBIT "A"

X THE LAND REFERRED TO HEREIN IS DESCRIBED AS:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SUTTER, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT A POINT ON THE THIRD STANDARD PARALLEL LINE NORTH, DISTANT THEREON 1974.24 FEET EASTERLY FROM THE QUARTER SECTION CORNER OF THE SOUTH SIDE OF SECTION 33, TOWNSHIP 16 NORTH, RANGE 3 EAST, M.D.B. & M., SAID POINT ALSO BEING THE SOUTH-EAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED FROM CARL N. MITCHELL, ET UX, TO H. L. STAFFORD, ET UX, RECORDED MARCH 19, 1952 IN BOOK 358 OF OFFICIAL RECORDS, PAGE 419; RUNNING THENCE NORTH $1^{\circ} 07' 59''$ WEST ALONG THE EASTERLY LINE OF SAID STAFFORD PARCEL, A DISTANCE OF 734.64 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE NORTH $88^{\circ} 57' 54''$ EAST PARALLEL WITH SAID THIRD STANDARD PARALLEL LINE NORTH, A DISTANCE OF 420.00 FEET; THENCE SOUTH $01^{\circ} 07' 59''$ EAST PARALLEL WITH THE EASTERLY LINE OF SAID STAFFORD PARCEL, A DISTANCE OF 734.64 FEET TO SAID THIRD STANDARD PARALLEL LINE NORTH; THENCE SOUTH $88^{\circ} 57' 54''$ WEST ALONG SAID THIRD STANDARD PARALLEL LINE, A DISTANCE OF 420.00 FEET TO THE POINT OF BEGINNING.

✓ EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED JANUARY 13, 1970 IN BOOK 742 AT PAGE 633, SUTTER COUNTY OFFICIAL RECORDS.

PARCEL 2:

A Right of way for access and egress over A portion of that certain parcel of land in Sections 33 and 34, T. 16 N. R. 3E., M.D.B. & M., described in the deed to Elwyn E. Watkins et ux, recorded December 19, 1958, in book 500, Official Records of Sutter County, at Page 428. Said portion is all that part thereof described as follows:

Beginning at a point on the Southerly line of said Section 33, said point also being at the Southeast corner of the tract of land described in the deed to Robert T. Coats, et ux, recorded May 22, 1964 in Book 650, said Official Records at page 30, said point also being 538.17 feet easterly, measured at right angles from the base line at Engineer's Station "A" 815+41.63 of the Department of Public Works' 1963 Survey on Road 03-Sut-99 P.M. 30.6 to 42.4; thence along the Easterly line of said tract, N. $01^{\circ} 22' 14''$ W. 97.80 feet to the True Point of Beginning; THENCE, from this True Point of Beginning along the Easterly line of said tract, N. $01^{\circ} 22' 14''$ W. 62.27 feet; thence leaving said Easterly line, S. $75^{\circ} 51' 13''$ E. 189.95 feet; thence on a curve of radius 80 feet for length of 83.93 feet, the chord of which bears S. $45^{\circ} 47' 53''$ E. 80.13 feet; thence on a curve of radius 30 feet for a length of 26.45 feet, the chord of which bears S. $40^{\circ} 59' 54''$ E. 25.60 feet; thence N. $78^{\circ} 48' 13''$ W. 102.83 feet; thence N. $75^{\circ} 51' 13''$ W. 160.97 feet; to the True Point of Beginning.

5/5

PARCEL NO. 3:

THE LAND REFERRED TO HEREIN IS DESCRIBED AS:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SUTTER, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE THIRD STANDARD PARALLEL LINE NORTH, DISTANT THEREON 2394.24 FEET EASTERLY FROM THE QUARTER SECTION CORNER OF THE SOUTH SIDE OF SECTION 33, TOWNSHIP 16 NORTH, RANGE 3 EAST, M.D.B. & M., SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED FROM ELWYN E. WATKINS, ET UX, TO ROBERT T. COATS, ET UX, RECORDED MAY 22, 1964 IN BOOK 650 OF OFFICIAL RECORDS, PAGE 30, SUTTER COUNTY RECORDS; THENCE NORTH 1° 07' 59" WEST ALONG THE EASTERLY LINE OF SAID COATS PARCEL, 734.64 FEET TO THE NORTHEAST CORNER OF SAID COATS PARCEL; THENCE NORTH 88° 57' 54" EAST, PARALLEL WITH SAID THIRD STANDARD PARALLEL LINE NORTH, A DISTANCE OF 481.30 FEET TO THE EASTERLY LINE OF CALIFORNIA STATE HIGHWAY 99-E; THENCE SOUTH 16° 00' 00" EAST ALONG THE EASTERLY LINE OF SAID HIGHWAY, A DISTANCE OF 760.43 FEET TO SAID THIRD STANDARD PARALLEL LINE NORTH; THENCE SOUTH 88° 57' 54" WEST ALONG SAID STANDARD PARALLEL LINE, A DISTANCE OF 676.41 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO STATE OF CALIFORNIA DATED JULY 13, 1966 AND RECORDED NOVEMBER 2, 1966 IN BOOK 699 OF OFFICIAL RECORDS, PAGE 607, SUTTER COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THE NORTH 300 FEET THEREOF (SAID 300 FEET BEING MEASURED ALONG THE WEST LINE THEREOF).

X

25

1002 80

11984

END OF DOCUMENT