

ATTACHMENT 6

NELSON
EVALUATION OF DEEDS

May 20, 1884 – Book D of Patents, Pages 353-354 recorded May 13, 1891 – Government patent to William A. Henry. Includes portion of APN: 047-071-026 and a portion of APN: 047-071-028. It is the Southwest quarter of Section 30, Township 32 South, Range 14 East which consists of Lot 1, Lot 2 and the East half of the Southwest quarter.

September 23, 1887 – Book X of Deeds, Pages 465-466 recorded September 23, 1887 – Indenture (i.e., deed) from W.A. Henry and Fannie E. Henry to Patrick Moore. Consists of numerous properties which includes the Southwest quarter of Section 30, Township 32 South, Range 14 East which consists of Lot 1, Lot 2 and the East half of the Southwest quarter (APN: 047-071-026 portion).

November 3, 1891 – Book F of Patents, Page 543 recorded November 28, 1896 – Government patent to Sarah E. Bateman. Includes portion of APN: 047-071-028 and a portion of APNs: 047-071-013 and 047-071-014. It consists of Lot 3, Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East.

January 29, 1900 – Book 46 of Deeds, Pages 380-381 recorded February 26, 1900 – Indenture (i.e., deed) from Sarah E. Bateman to Ernest B. Ketchum. Includes portion of APNs: 047-071-013 and 047-071-014. It is historical Lot 3 of Section 30, Township 32 South, Range 14 East.

This deed leaves Lot 4 and the Southeast quarter of the Northwest quarter of Section 30 as a legal remainder parcel in 1900 (portion of APN: 047-071-028).

September 29, 1903 – Book 61 of Deeds, Pages 634-635 recorded October 14, 1903 – Indenture (i.e., deed) from S. E. Bateman to O. M. Pence. Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East.

May 8, 1905 – Book 66 of Deeds, Pages 625-626 recorded June 24, 1905 – Indenture (i.e., deed) from Patrick Moore to A. Donovan. Consists of numerous properties which includes the Southwest quarter of Section 30, Township 32 South, Range 14 East which consists of Lot 1, Lot 2 and the East half of the Southwest quarter (APN: 047-071-026 portion).

September 29, 1906 – Book 72 of Deeds, Pages 296-297 recorded October 4, 1906 – Indenture (i.e., deed) from O. M. Pence to F. G. Cantelo. Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East excepting the most Westerly 20 acres thereof.

December 28, 1908 – Book 79 of Deeds, Page 566 recorded January 16, 1909 – Indenture (i.e., deed) from O. M. Pence to F. G. Cantelo. Includes portion of APN: 047-071-028 which consists of the most Westerly 20 acres of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East. The deed states that “This deed conveys the land reserved and excepted in a deed made by Grantor to Grantee dated Sept. 29th, 1906 and recorded in Vol. 72 of Deeds at page 296, San Luis Obispo County Records.”

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March 28, 1910 – Book 85 of Deeds, Pages 595-596 recorded October 22, 1910 – Indenture (i.e., deed) from F. G. Cantelo to Earl O. Cook. Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East.

October 7, 1910 – Book 85 of Deeds, Pages 596-597 recorded October 22, 1910 – Indenture (i.e., deed) from Earl O. Cook et ux to John A. Jernigan. Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northeast quarter of Section 30, Township 32 South, Range 14 East. This deed noted the Northeast quarter of Section 30 in error. It should have been the Northwest quarter which is later corrected by a correcting deed in Book 88 of Deeds, Pages 75-76 noted below.

April 1, 1911 – Book 88 of Deeds, Pages 75-76 recorded April 5, 1911 – Indenture (i.e., deed) from Earl O. Cook to John A. Jernigan. Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East. The deed states that “This deed is made for the purpose of correcting the description in the deed of Earl O. Cook and Kittie B. Cook, his wife, to John A. Jernigan, dated October 7, 1910, and recorded October 22, 1910, in Volume 85 of Deeds, Page 596, San Luis Obispo County Records.”

April 5, 1911 – Book 90 of Deeds, Pages 127-128 recorded September 20, 1911 – Indenture (i.e., deed) from John A. Jernigan to Claude Buss. Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East.

February 8, 1943 – Volume 337 of Official Records, Pages 112-113 recorded March 2, 1943 – Joint Tenancy Deed from Claude Buss, et ux. to Delmer L. Sights and Mary A. Sights (1/2 interest) and Laron A. Wilson and Mary S. Wilson (1/2 interest). Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East as well as all of APN: 047-071-009.

September 4, 1944 – Volume 366 of Official Records, Pages 207-208 recorded September 6, 1944 – Quitclaim Deed from Laron A. Wilson, et ux. to Delmer L. Sights, et ux. Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East as well as all of APN: 047-071-009.

October 22, 1954 – Volume 779 of Official Records, Page 13 recorded November 12, 1954 – Joint Tenancy Grant Deed from Delmer L. Sights and Mary A. Sights to Cecil G. Evans and Alma Evans. Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East.

February 3, 1955 – Volume 790 of Official Records, Page 301 recorded February 7, 1955 – Joint Tenancy Grant Deed from Cecil G. Evans and Alma Evans to Frank A. Reed and Nina Lee Reed. Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East.

May 10, 1960 – Volume 1071 of Official Records, Page 96 recorded June 27, 1960 – Joint Tenancy Grant Deed from Frank A. Reed and Nina Lee Reed to Earl B. Ashby and Dorothy E. Ashby. Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East.

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March 26, 1962 – Volume 1176 of Official Records, Pages 354-363 recorded April 2, 1962 – Judgment Settling Second Account Current and Report of Administration and Allowance on Account of Statutory Attorney's Fees and Judgment and Decree of Preliminary Distribution. In the matter of the estate of Agnes Donovan, deceased. Distributed to:

John A. Williams (1/8 interest),
Estate of Bessie Shipsey, deceased, Dorothy Ford, Janet Rowan, William P.
Adam, John F. Adam and Kenneth Adam (7/24 interest),
Irene Heinz, Alberta Salzbrenner and John A. Donovan (7/24 interest)
Estates of Carl F. Williams, deceased, and William P. Williams, deceased
(14/72 interest),
Ernestine Mae Nightingale, Robert Williams, Jerry Williams and Sherill
Williams (7/72 interest).

Consists of numerous properties which includes the Southwest quarter of Section 30, Township 32 South, Range 14 East which consists of Lot 1, Lot 2 and the East half of the Southwest quarter (APN: 047-071-026 portion).

Subsequent intervening deeds occurred for this property changing out individual owners. Not all of these deeds are listed below. The deeds that are listed pertain to the conveyance to the current multiple owners of this property. Multiple owners still own this property.

July 10, 1965 – Volume 1358 of Official Records, Pages 535-536 recorded July 15, 1965 – Quitclaim Deed from Earl B. Ashby to Dorothy E. Ashby. Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East. Dorothy E. Ashby acquires interest in the property as her sole and separate property.

September 17, 1971 – Volume 1633 of Official Records, Pages 181-191 recorded
September 17, 1971 – Judgment Settling First and Final Account and Report of Executor and Petition for Settlement Thereof, in the matter of estate of Dorothy E. Ashby, deceased. Distributed to Jill Ashby Warren and Earl Braxton Ashby, Jr.. Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East.

September 20, 1971 – Volume 1633 of Official Records, Pages 192-193 recorded
September 21, 1971 – Grant Deed from Jill Warren and Earl Ashby, who acquired title as Jill Ashby Warren and Earl Ashby to Randall Harris and Shirley Harris. Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East.

December 20, 1971 – Volume 1645 of Official Records, Pages 933-941 recorded December 20, 1971 – Judgment of Final Distribution on Waiver of Accounting, Estate of William P. Williams, deceased. One third (1/3) interest distributed to Patrick Williams, Catherine Williams, Thomas Williams, James Williams, Mary Williams, Regina Williams and Margaret Williams, in equal shares. Consists of numerous properties which includes the Southwest quarter of Section 30, Township 32 South, Range 14 East which consists of Lot 1, Lot 2 and the East half of the Southwest quarter (APN: 047-071-026 portion).

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August 29, 1972 – Volume 1686 of Official Records, Pages 744-745 recorded September 5, 1972 – Quitclaim Deed from Shirley Ann Harris to Randall Harris. Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East. Randall Harris acquires interest in the property as his sole and separate property.

October 18, 1972 – Volume 1696 of Official Records, Pages 28-29 recorded November 8, 1972 – Grant Deed from Randall Harris to Jill Warren (2/3 interest) and Earl Ashby Jr. (1/3 interest). Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East.

May 7, 1973 – Volume 1724 of Official Records, Pages 782-800 recorded May 17, 1973 – San Luis Obispo County Board of Supervisors Resolution No. 73-245 approving Contract pursuant to the California Land Conservation Act of 1965 to William P. Adam, Jr., et al. Land Conservation Contract for multiple properties and includes the portion of APN: 047-071-028 portion which is approximately 6 acres in size and is located within the North half of the Southwest quarter of Section 30, Township 32 South, Range 14 East. This contract is still valid and active.

October 17, 1973 – Volume 1750 of Official Records, Pages 930-931 recorded October 29, 1973 – Joint Tenancy Grant Deed from Jill Warren (2/3 interest) and Earl Ashby Jr. (1/3 interest) to James M. Dunn and Justine Marie Dunn. Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East.

May 28, 1981 – Volume 2331 of Official Records, Pages 986-987 recorded June 9, 1981 – Grant Deed from James M. Dunn and Justine Marie Dunn to Richard William Palmer. Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East.

April 4, 1985 – Volume 2696 of Official Records, Pages 985-987 recorded April 16, 1985 – Quitclaim Deed from Patricia A. Mahoney and Gerald Mahoney to Patrick Mahoney, Kathleen A. Gates, Michael J. Mahoney, Marilee C. Statom, Colleen M. Mahoney, Gerald T. Mahoney and Daniel M. Mahoney. Consists of numerous properties which includes the Southwest quarter of Section 30, Township 32 South, Range 14 East which consists of Lot 1, Lot 2 and the East half of the Southwest quarter (APN: 047-071-026 portion).

September 3, 1985 – Volume 2755 of Official Records, Pages 190-191 recorded October 1, 1985 – Grant Deed from Richard William Palmer to Wendell M. Graven. Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East.

January 28, 1993 – Volume 4035 of Official Records, Pages 80-81 recorded February 8, 1993 – Individual Quitclaim Deed from Wendell M. Graven to Wendell M. Graven and Marcia S.W. Graven Trustees of The Graven Family Trust (Established January 28, 1993). Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East.

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January 4, 2000 – Document No. 2000-002110 recorded January 13, 2000 – Certificate of Declaration of Trust and Affidavit – Death of Trustee. Wendell M. Graven died on October 4, 1999 and Marcia S.W. Graven is the sole current beneficiary of the Trust. Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East.

November 16, 2001 – Document No. 2001-090647 recorded November 26, 2001 – Grant Deed from Mary Von Achen, Trustee of the Mary Von Achen Trust (1/21st interest) to Billita Corporation. Consists of numerous properties which includes the Southwest quarter of Section 30, Township 32 South, Range 14 East which consists of Lot 1, Lot 2 and the East half of the Southwest quarter (APN: 047-071-026 portion).

November 16, 2001 – Document No. 2001-090649 recorded November 26, 2001 – Grant Deed from Thomas Williams (1/21st interest) to Billita Corporation. Consists of numerous properties which includes the Southwest quarter of Section 30, Township 32 South, Range 14 East which consists of Lot 1, Lot 2 and the East half of the Southwest quarter (APN: 047-071-026 portion).

November 16, 2001 – Document No. 2001-090651 recorded November 26, 2001 – Grant Deed from Gerald C.F. Kolb and Catherine T. Kolb (1/21st interest) to Billita Corporation. Consists of numerous properties which includes the Southwest quarter of Section 30, Township 32 South, Range 14 East which consists of Lot 1, Lot 2 and the East half of the Southwest quarter (APN: 047-071-026 portion).

November 16, 2001 – Document No. 2001-090653 recorded November 26, 2001 – Grant Deed from James F. Williams and Peggy Jo Williams, Trustees of the James F. Williams Revocable Trust Agreement (1/21st interest) to Billita Corporation. Consists of numerous properties which includes the Southwest quarter of Section 30, Township 32 South, Range 14 East which consists of Lot 1, Lot 2 and the East half of the Southwest quarter (APN: 047-071-026 portion).

November 16, 2001 – Document No. 2001-090655 recorded November 26, 2001 – Grant Deed from Margaret E. Moynihan and Robert W. Moynihan, Trustees under the Margaret E. Moynihan Living Trust (1/21st interest) to Billita Corporation. Consists of numerous properties which includes the Southwest quarter of Section 30, Township 32 South, Range 14 East which consists of Lot 1, Lot 2 and the East half of the Southwest quarter (APN: 047-071-026 portion).

November 16, 2001 – Document No. 2001-090656 recorded November 26, 2001 – Grant Deed from Patrick C. Williams and Nancy J. Williams, Trustees of the Williams Family Trust (1/21st interest) to Billita Corporation. Consists of numerous properties which includes the Southwest quarter of Section 30, Township 32 South, Range 14 East which consists of Lot 1, Lot 2 and the East half of the Southwest quarter (APN: 047-071-026 portion).

April 19, 2002 – Document No. 2002-034464 recorded April 25, 2002 – Grant Deed from Marcia S.W. Graven, as Trustee of Trust A of the Graven Family Trust dated January 28, 1993 and Marcia S.W. Graven, as Trustee of Trust B of the Graven Family Trust dated January 28, 2002 to Kenneth R. Nelson and Maria T. Nelson, as Trustees of the Kenneth and Maria Nelson Revocable Trust, dated April 14, 2000. Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East.

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July 6, 2005 – Document No. 2005-057495 recorded July 14, 2005 – Trust Transfer Deed from Charles W. Adam (1/18th interest) to Charles W. Adam and Cindy K. Adam, Trustees of The CCA Family 2005 Revocable Trust. Consists of numerous properties which includes the Southwest quarter of Section 30, Township 32 South, Range 14 East which consists of Lot 1, Lot 2 and the East half of the Southwest quarter (APN: 047-071-026 portion).

July 30, 2004 – Document No. 2006-023296 recorded April 4, 2006 – Stipulated Judgment – Kenneth R. and Maria T. Nelson as Trustees of the Kenneth and Maria Nelson Revocable Trusted dated April 14, 2000, Plaintiffs, v. Billita Corporation, et al., Defendants. The court concluded “That Plaintiffs are the owners in fee simple of the property designated in the First Amendment Complaint as the Improved Area....”. Includes the portion of APN: 047-071-028 portion which is approximately 6 acres in size and is located within the North half of the Southwest quarter of Section 30, Township 32 South, Range 14 East.

September 21, 2004 – Document No. 2006-023297 recorded April 4, 2006 – Default Judgment by Court – Kenneth R. and Maria T. Nelson as Trustees of the Kenneth and Maria Nelson Revocable Trusted dated April 14, 2000, Plaintiffs, v. Billita Corporation, et al., Defendants. The court concluded “...title to the real property, described in the legal description for the Improved Area attached hereto as Exhibit “A”, is held by the Trust in exclusive ownership in fee simple and with an immediate right to possession...”. Includes the portion of APN: 047-071-028 portion which is approximately 6 acres in size and is located within the North half of the Southwest quarter of Section 30, Township 32 South, Range 14 East.

Coordination with County Counsel has concluded the following: Since Courts cannot adjust boundary lines of property between property owners, but only settle disputes, it is then up to the property owners to apply to the County of approval of a Lot Line Adjustment to carry out any decision of the Court. A Lot Line Adjustment was never applied for after the court action. The court action stipulated that the 6 acre property was owned by the applicant, Kenneth Nelson.

This was a violation of the County’s Lot Division Ordinance and State Subdivision Map Act because parcels more than three acres but less than forty acres could not be created after February 17, 1966 (Lot Division Ordinance) without first having a subdivision approved by the County Subdivision Review Board. A map was required to be approved to create parcels at that time, therefore the parcel was not legally created.

September 12, 2006 – Document No. 2006-072362 recorded October 12, 2006 – Quitclaim Deed from William P. Adam, Jr., Georgiana Adam, and William P. Adam III, as trustees of the trust for the benefit of William P. Adam, Jr. under the will of Pauline N. Adam, deceased (1/6 interest) to Picacho Ranch, LLC. Consists of numerous properties which includes the Southwest quarter of Section 30, Township 32 South, Range 14 East which consists of Lot 1, Lot 2 and the East half of the Southwest quarter (APN: 047-071-026 portion).

October 2, 2006 – Document No. 2006-072363 recorded October 12, 2006 – Quitclaim Deed from Jane M. Drenon (1/6 interest) to Picacho Ranch, LLC. Consists of numerous properties which includes the Southwest quarter of Section 30, Township 32 South, Range 14 East which consists of Lot 1, Lot 2 and the East half of the Southwest quarter (APN: 047-071-026 portion).

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October 2, 2006 – Document No. 2006-072364 recorded October 12, 2006 – Quitclaim Deed from Cynthia M. Iomo who acquired title as Cynthia M. Adam (1/18 interest) to Picacho Ranch, LLC. Consists of numerous properties which includes the Southwest quarter of Section 30, Township 32 South, Range 14 East which consists of Lot 1, Lot 2 and the East half of the Southwest quarter (APN: 047-071-026 portion).

October 3, 2006 – Document No. 2006-072365 recorded October 12, 2006 – Quitclaim Deed from Daniel M. Mahoney (1/42 interest) to Picacho Ranch, LLC. Consists of numerous properties which includes the Southwest quarter of Section 30, Township 32 South, Range 14 East which consists of Lot 1, Lot 2 and the East half of the Southwest quarter (APN: 047-071-026 portion).

October 10, 2006 – Document No. 2006-072366 recorded October 12, 2006 – Quitclaim Deed from Steven R. Adam (1/18 interest) to Picacho Ranch, LLC. Consists of numerous properties which includes the Southwest quarter of Section 30, Township 32 South, Range 14 East which consists of Lot 1, Lot 2 and the East half of the Southwest quarter (APN: 047-071-026 portion).

February 5, 2007 – Document No. 2007-036155 recorded May 29, 2007 – Quitclaim Deed from Kathleen A. Gates (1/42 interest) to Picacho Ranch, LLC. Consists of numerous properties which includes the Southwest quarter of Section 30, Township 32 South, Range 14 East which consists of Lot 1, Lot 2 and the East half of the Southwest quarter (APN: 047-071-026 portion).

February 14, 2011 – Document No. 2011-008776 recorded February 18, 2011 – Grant Deed from Kenneth R. Nelson and Maria T. Nelson, as Trustees of the Kenneth and Maria Nelson Revocable Trust, dated April 14, 2000 to Kenneth R. Nelson and Maria T. Nelson, husband and wife as community property with rights of survivorship to Kenneth R. Nelson and Maria T. Nelson, as Trustees of the Kenneth and Maria Nelson Revocable Trust, dated April 14, 2000. Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East.

February 14, 2011 – Document No. 2011-008973 recorded February 22, 2011 – Grant Deed from Kenneth R. Nelson and Maria T. Nelson, husband and wife as community property with rights of survivorship to Kenneth R. Nelson and Maria T. Nelson, as Trustees of the Kenneth and Maria Nelson Revocable Trust, dated April 14, 2000. Includes portion of APN: 047-071-028 which consists of historical Lot 4 and the Southeast quarter of the Northwest quarter of Section 30, Township 32 South, Range 14 East.

June 3, 2014 – Document No. 2014-029828 recorded July 24, 2014 – Order for Final Distribution on Waiver of Accounting, Approval of Executor and Attorney Fees and Costs and Approval of a Withhold for Taxes, Patrick Gerald Mahoney, deceased. 2.381% interest distributed to Michael J. Mahoney, Kathleen A. Gates, Gerald J. Mahoney, Daniel M. Mahoney, Colleen M. Best and Marilee C. Mahoney-Statom in equal shares. Consists of numerous properties which includes the Southwest quarter of Section 30, Township 32 South, Range 14 East which consists of Lot 1, Lot 2 and the East half of the Southwest quarter (APN: 047-071-026 portion).

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February 5, 2015 – Document No. 2015-005649 recorded February 10, 2015 – Trust Transfer Deed from Roger A. Gates and Kathleen A. Gates to Roger A. Gates and Kathleen A. Gates, as Trustees of the Roger and Kathy Gates Family Trust. Consists of numerous properties which includes the Southwest quarter of Section 30, Township 32 South, Range 14 East which consists of Lot 1, Lot 2 and the East half of the Southwest quarter (APN: 047-071-026 portion).