

RECORDED AT THE REQUEST OF:

CITY OF FORT BRAGG

When recorded, please mail this instrument to:

CITY OF FORT BRAGG
416 NORTH FRANKLIN STREET
FORT BRAGG, CA 95437
Attention: June Lemos,
City Clerk

The City is exempt from recordation fees per Government Code 27383.
Conveyance to public agency; R&T 11922

AP #018-080-55

EASEMENT GRANT DEED

- The undersigned declares that the documentary transfer tax is \$ -0-,
- computed on the full value of the interest or property conveyed, or is
 - computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in
 - unincorporated area
 - City of FORT BRAGG and COUNTY OF MENDOCINO, STATE OF CALIFORNIA

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

Lyme Redwood Timberlands LLC, a Delaware limited liability company, RJS TIC HTC, LLC, a California limited liability company, PV TIC HTC, LLC, a California limited liability company, and RMB TIC HTC, LLC, a California limited liability company, as tenants in common (collectively, the "Grantors").

hereby GRANT(S), without warranty, to

CITY OF FORT BRAGG, a municipal corporation (the "Grantee")

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

See Exhibits "A" and "B" attached (the "Easement").

Grantor makes no warranty of title or representations as to Grantor's title, express or implied. It is expressly agreed that Grantor shall not be liable to Grantee for any alleged deficiency in title and Grantee accepts the Easement "as is" subject to any existing leases, easements, covenants, rights-of-way, conditions, encumbrances, restrictions, and all other outstanding interests, including any mineral interests.

Dated: _____, 2021.

GRANTORS:

LYME REDWOOD TIMBERLANDS LLC,
a Delaware limited liability company
By: LTC Management LLC, Its Manager

By: Thomas R Morrow
Name: Thomas R Morrow
Title: Managing Member

RJS TIC HTC, LLC,
a California limited liability company
By: Lyme Redwood Timberlands LLC
Title: Managing Co-Tenant

By: LTC Management LLC, Its Manager

By: Thomas R Morrow
Name: Thomas R Morrow
Title: Managing Member

PV TIC HTC, LLC,
a California limited liability company
By: Lyme Redwood Timberlands LLC
Title: Managing Co-Tenant

By: LTC Management LLC, Its Manager

By: Thomas R Morrow
Name: Thomas R Morrow
Title: Managing Member

RMB TIC HTC, LLC,
a California limited liability company
By: Lyme Redwood Timberlands LLC
Title: Managing Co-Tenant

By: LTC Management LLC, Its Manager

By: Thomas R Morrow
Name: Thomas R Morrow
Title: Managing Member

ACKNOWLEDGEMENT

STATE OF ^{VERMONT} SS
COUNTY OF WINDSOR

On March 23, 2021 before me, Jesse Phelps,
Notary Public, personally appeared Thomas R. Morrow, Managing Member of LTC Management
LLC, Manager of Lyme Redwood Timberlands LLC, Managing Co-Tenant of RJS TIC HTC,
LLC, PV TIC HTC, LLC and RMB TIC HTC, LLC, 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 executed the same in his authorized
capacity(ies), and that by his 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 Vermont that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jesse Phelps
Notary Public: JESSE PHELPS
My commission Expires: 1/31/23

Jesse Phelps, Esq.
Notary Public
State of Vermont
Commission Number: 0005420
Commission Expires: 01/31/23

Exhibit A

20' Wide Public Storm Drain Easement

Lyme Redwood Timberlands LLC et al., to City of Fort Bragg

That certain real property lying within Section 7, Township 18 North, Range 17 West, M.D.M, and within the City of Fort Bragg, County of Mendocino, and being more particularly described below:

A 20' wide Public Storm Drain Easement for Public Storm Drain purposes, lying 10' on each side of the following described centerline:

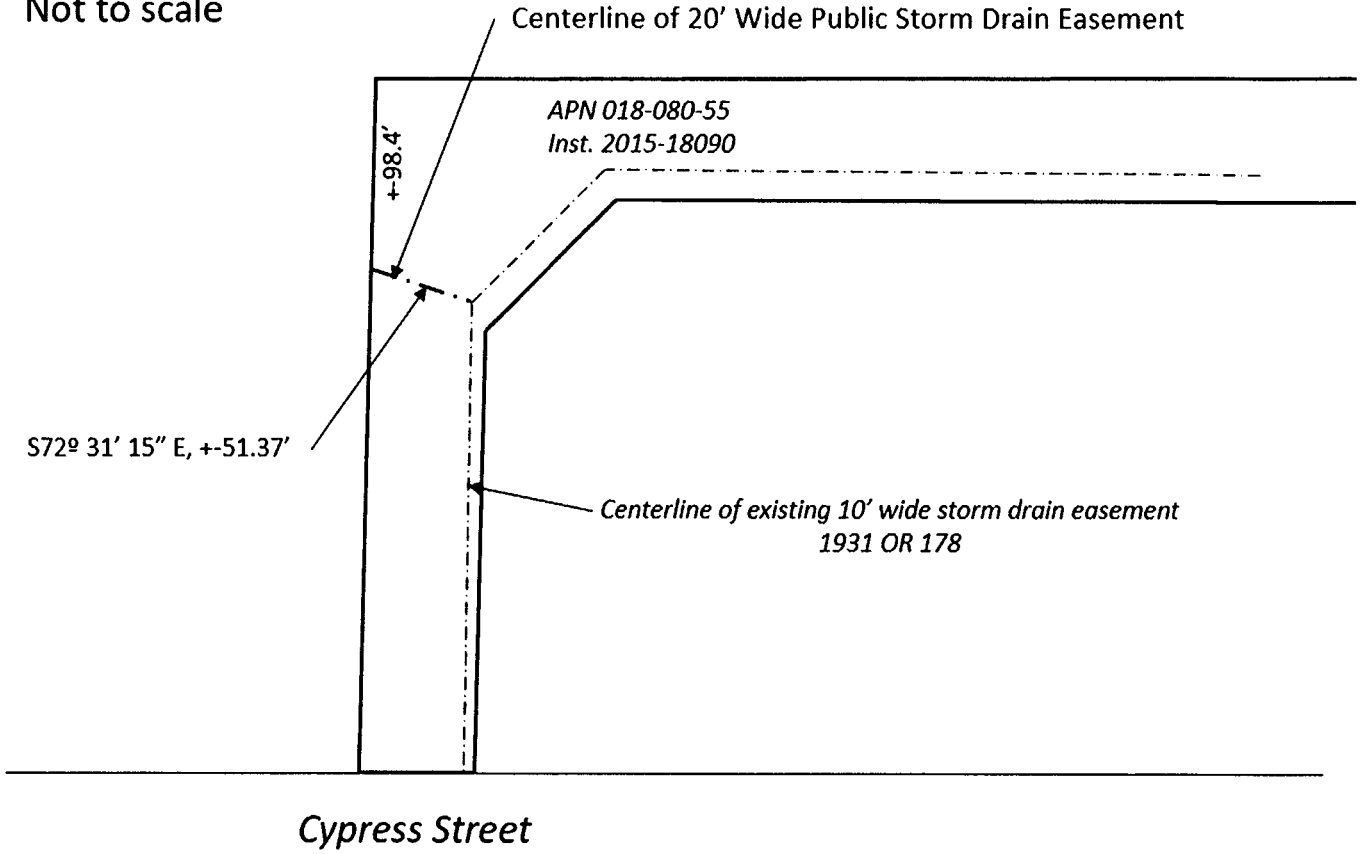
Beginning at a point on the westerly line of the lands of Lyme Redwood Timberlands, LLC, as described in deed recorded as Instrument 2015-18090, Mendocino County Records; said point of Beginning lying approximately 98.4 feet south of the most northwesterly corner of said lands of Lyme Redwood Timberlands, LLC; thence from said Point of Beginning South 72° 31' 15" East, 51.37 feet more or less to a point on the existing Public Storm Drain Easement recorded in Book 1931 of Official Records at Page 178, Mendocino County Records.

APN 018-080-55

Exhibit B



Not to scale



CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by Easement Grant Deed dated _____, from **Lyme Redwood Timberlands LLC, a Delaware limited liability company, RJS TIC HTC, LLC, a California limited liability company, PV TIC HTC, LLC, a California limited liability company, and RMB TIC HTC, LLC, a California limited liability company, as tenants in common to City of Fort Bragg**, a municipal corporation, is hereby accepted by the City Council of the City of Fort Bragg, pursuant to authority conveyed by Resolution of the City Council of the City of Fort Bragg (Resolution ____-2021) adopted _____, and the grantee consents to the recordation thereof.

CITY OF FORT BRAGG

By: _____
Tabatha Miller, City Manager

ATTEST:

June Lemos, CMC, City Clerk
(S E A L)