

RECORDING REQUESTED BY:
CAL-SIERRA TITLE COMPAN.

WHEN RECORDED MAIL TO:

INDIAN VALLEY C.S.D.
P.O. BOX 899
GREENVILLE, CA. 95947

ESCROW NO. 02035118



2003-0000641

Recorded
Official Records
County Of
Plumas
KATHLEEN WILLIAMS
Recorder

REC FEE 13.00

03:04PM 17-Jan-2003

deborahh
Page 1 of 3

GRANT DEED

The undersigned grantor(s) declare(s):

A.P.N.: 110-290-017,024

County transfer tax is \$ 0.00

(~~xxx~~) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

(~~xxx~~) Unincorporated area: () City of _____, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
THOMAS J. JERNIGAN AND VICKY JERNIGAN, (WHO ACQUIRED TITLE AS
VICKY JERNIGAN) HUSBAND AND WIFE

hereby GRANTS to INDIAN VALLEY COMMUNITY SERVICES DISTRICT, A PUBLIC
ENTITY

the following described real property in the County of PLUMAS, State of California:
SEE ATTACHED EXHIBIT "A"

DATE: January 06, 2003

STATE OF CALIFORNIA

COUNTY OF Plumas

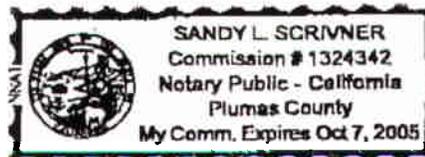
On January 6, 2003 before me Sandy L. Scrivner
personally appeared Thomas J. Jernigan

[Handwritten Signature]
THOMAS J. JERNIGAN
[Handwritten Signature]
VICKY J. JERNIGAN

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 Sandy L. Scrivner



MAIL TAX STATEMENTS AS DIRECTED ABOVE

(This area for official notarial seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Plumas

} ss.

On January 17, 2003

Date

before me, Sandy L. Scrivner

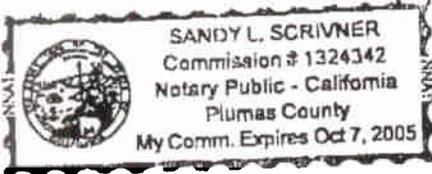
Name and Title of Officer (e.g., Jane Doe, Notary Public)

personally appeared Vicky K. Jernigan

Name(s) of Signer(s)

- personally known to me
- 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.

Sandy L. Scrivner
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed

Document Date: 1-16-03

Number of Pages: 1

Signer(s) Other Than Named Above: Thomas J. Jernigan

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer -- Title(s): _____
- Partner -- () Limited () General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER



EXHIBIT "A"**LEGAL DESCRIPTION**

ESCROW NO.: 02035118

PARCEL 1:

PARCEL 2, AS SHOWN UPON THAT CERTAIN PARCEL MAP FILED JUNE 30, 1978 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, IN BOOK 6 OF PARCEL MAPS, AT PAGE 61. TOGETHER WITH AN EASEMENT FOR ACCESS AS SHOWN ON SAID MAP.

PARCEL 3:

PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 26 NORTH, RANGE 9 EAST, M.D.B. & M, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, DISTANT THEREON NORTH $0^{\circ} 57' 58''$ EAST A DISTANCE OF 625 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3, SAID POINT BEING THE SOUTHWESTERLY CORNER OF PARCEL 2, AS SHOWN UPON THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, IN BOOK 6 OF PARCEL MAPS, AT PAGE 62; THENCE FROM THE SAID POINT OF BEGINNING SOUTH 72° WEST A DISTANCE OF 220 FEET; THENCE NORTH 29° WEST A DISTANCE OF 154.15 FEET; THENCE NORTH 72° EAST A DISTANCE OF 301.41 FEET TO A POINT ON THE EASTERLY LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 3; THENCE SOUTH $0^{\circ} 57' 59''$ WEST ALONG THE SAID EASTERLY LINE A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING.

RECORDING REQUESTED BY:
CAL-SIERRA TITLE COMPANY

WHEN RECORDED MAIL TO:

INDIAN VALLEY CSD
P.O. BOX 899
GREENVILLE, CA. 95947



2003-0000642

Recorded
Official Records
County Of
Plumas
KATHLEEN WILLIAMS
Recorder

REC FEE 13.00

03:04PM 17-Jan-2003

deborahh
Page 1 of 3

ESCROW NO. 02035118

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORPORATION QUITCLAIM DEED

A.P.N.: 008 ~~110-120-013~~

The undersigned grantor(s) declare(s):

City Transfer Tax is \$ 0.00

County Transfer Tax is \$ 0.00

(~~xxx~~) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

(~~xxx~~) Unincorporated area: () City of _____, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
BIDWELL WATER COMPANY, INC.

a corporation organized under the laws of the state of CALIFORNIA
hereby REMISES, RELEASES AND FOREVER QUITCLAIMS to
INDIAN VALLEY COMMUNITY SERVICES DISTRICT

the following described real property in the **unincorporated area**
County of **PLUMAS**, State of CA
SEE ATTACHED EXHIBIT "A"

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be
executed by its PRESIDENT and SECRETARY
thereunto duly authorized. **BIDWELL WATER COMPANY, INC.**

DATE: **January 06, 2003**

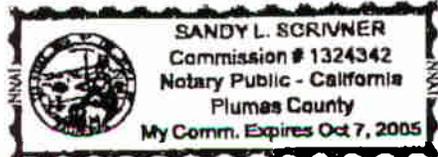
STATE OF CALIFORNIA }
COUNTY OF Plumas } ss.

By [Signature]
THOMAS J. JERNIGAN
PRESIDENT

By [Signature]
VICKY JERNIGAN
SECRETARY

On ~~January 6, 2003~~ before me Sandy L. Scrivner
personally appeared Thomas J. Jernigan

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 Sandy L. Scrivner

(This area for official notarial seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

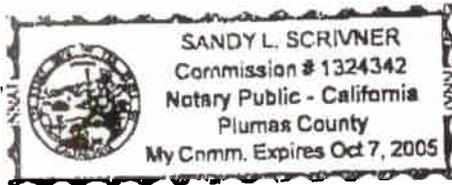
State of California }
County of Plumas } ss.

On January 17, 2003 before me, Sandy L. Scrivner
Date Name and Title of Officer (e.g., "John Doe, Notary Public")

personally appeared Vicky K. Jernigan
Name(s) of Signer(s)

- personally known to me
- 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.

Sandy L. Scrivner
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document
Title or Type of Document: Corporation Quitclaim Deed

Document Date: 1-6-2003 Number of Pages: _____

Signer(s) Other Than Named Above: Thomas J. Jernigan

Capacity(ies) Claimed by Signer

Signer's Name: Vicky K. Jernigan

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

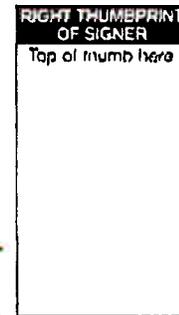


EXHIBIT "A"**LEGAL DESCRIPTION**

ESCROW NO.: 02035118

PORTION OF THE KETTLE MILL SITE CLAIM, SITUATED IN SECTION 15, TOWNSHIP 26 NORTH, RANGE 9 EAST, M.D.B. & M., AS SAID KETTLE MILL SITE CLAIM IS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN PATENT FROM THE UNITED STATES OF AMERICA TO DROEGE BROS'S MINING AND REDUCTION COMPANY, RECORDED JUNE 12, 1911 IN BOOK 8 OF PATENTS, AT PAGE 49, PLUMAS COUNTY RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY CORNER OF THE SAID KETTLE MILL SITE CLAIM; THENCE NORTH 13° 09' EAST A DISTANCE OF 100 FEET; THENCE WEST A DISTANCE OF 340.5 FEET; THENCE SOUTH 13° 09' WEST A DISTANCE OF 100 FEET TO THE SOUTHWEST CORNER OF THE SAID KETTLE MILL SITE CLAIM; THENCE EAST A DISTANCE OF 340.5 FEET TO THE POINT OF BEGINNING.

AND

1. The Round Valley Dam site.
2. The Round Valley Dam.
3. Buckeye Ravine Dam.
4. All prescriptive easements, rights for ingress and egress to the intake to the water system.
5. The following easements and rights-of-way:
 - a. Volume 7, page 69, 7-13-1876; right to overflow and raise the dam at Round Valley, from C.H. Lawrence
 - b. Volume 36, page 238, 7-22-1907; pipeline easement across Kettle Mills site, Johnny Bull, Phoenix, and East Phoenix Courts Claims from Droedje Brothers Mining and Reduction Company.
 - c. Volume 42, page 45, 11-9-1911; pipeline easement across Lot 1, belongs 7, Town of Greenville, from Michael Branley.
 - d. Volume 47, page 97, 3-27-1915; pipeline and storage reservoir easement from Wilson to Waldrow.
 - e. Volume 86, page 438, 4-20-1948; pipeline easement (South of Highway 89, east of town) from Cecil and Vera Gordon.
 - f. 3-10-1966; pipeline easement from Howard and Shirley Long.
 - g. 6-20-1966; pipeline easement from, Carl and Jane Evans.
6. Water rights of any kind to Round Valley Reservoir.
7. All water rights of any kind to Buckeye Springs.

RECORDING REQUESTED BY:
CAL-SIERRA TITLE COMPANY

WIKIN RECORDED MAIL TO:

INDIAN VALLEY CSD
P.O. BOX 899
GREENVILLE, CA. 95947



2003-0000643

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County Of
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KATHLEEN WILLIAMS
Recorder

REC FEE 13.00

03:04PM 17-Jan-2003

deborahh
Page 1 of 3

ESCROW NO. 02035118

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

002
A.P.N.: ~~110~~-120-013

The undersigned grantor(s) declare(s):

City transfer tax is \$ 0.00

County transfer tax is \$ 0.00

(~~XX~~) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

(~~XX~~) Unincorporated area: () City of _____, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
THOMAS J. JERNIGAN AND VICKY JERNIGAN (WHO ACQUIRED TITLE AS
VICKY JERNIGAN)

hereby do/does REMISE, RELEASE AND FOREVER QUITCLAIM to
INDIAN VALLEY COMMUNITY SERVICES DISTRICT

the following described real property in the unincorporated area
County of PLUMAS, State of CA
SEE ATTACHED EXHIBIT "A"

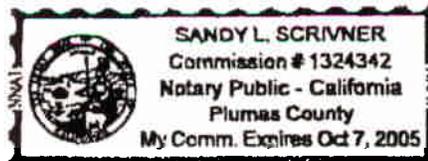
DATE: January 06, 2003

STATE OF CALIFORNIA }
COUNTY OF Plumas } ss.

[Handwritten Signature]
THOMAS J. JERNIGAN
[Handwritten Signature]
VICKY JERNIGAN

On January 13, 2003 before me Sandy L. Scrivner
Scrivner
personally appeared Thomas J. Jernigan

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: Sandy L. Scrivner

(This area for official notarial seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

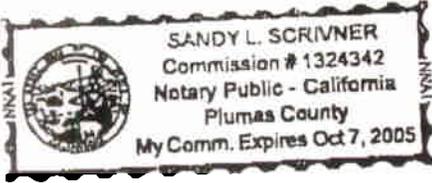
County of Plumas } ss.

On January 17, 2003 before me, Sandy L. Scrivner
Date Name and Title of Officer (e.g., "Judge, Notary Public")

personally appeared Vicky K. Jernigan
Name(s) of Signer(s)

personally known to me
 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.



Place Notary Seal Above

WITNESS my hand and official seal:
Sandy L. Scrivner
Signature of Notary Public

OPTIONAL

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Document Date: January 17, 2003 Number of Pages: 1

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Capacity(ies) Claimed by Signer

Signer's Name: Vicky K. Jernigan

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



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