118208 OCT 13 1976

BOOK 8051 PAGE 258

RECORDED AT REQUEST OF
WESTERN TITLE INSURANCE CO.

AT 9 O'CLOCK 9 M.
OCT 13 1976
CONTRA COSTA COUNTY RECORDS

FEE $ OFFL

J. R. OLSSON
COUNTY RECORDER

Return to East Bay Regional Park
District, 11500 Skyline Blvd.
Oakland, CA 94619

DEED TO REAL PROPERTY

I, RONALD M. FORD, as Executor of the Will of ANNIE MORRISON FORD, also known as ANNIE M. FORD, also known as MRS. WILLIAM FORD, deceased, pursuant to the Order of the Superior Court of the State of California, for the County of Contra Costa, made in the matter of the ESTATE OF ANNIE MORRISON FORD, deceased, on September 16, 1976, confirming sale of real property and directing the execution of a conveyance, hereby convey to EAST BAY REGIONAL PARK DISTRICT, a California special district, as its separate property, without any representation, warranty, or covenant of any kind, express or implied, all right, title, interest and estate of decedent at the time of her death, and all right, title and interest that the estate may have subsequently acquired in the real property situated in the County of Contra Costa, State of California, described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference as though fully set forth herein.

Dated: September 17, 1976.

Ronald M. Ford
RONALD M. FORD, as Executor of the Will of ANNIE MORRISON FORD, deceased.

DOCUMENTARY TRANSFER TAX $ None
☐ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
☐ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING THEREON AT TIME OF SALE
WESTERN TITLE GUARANTY COMPANY
CONTRA COSTA COUNTY DIVISION
By
Signature of declarant or agent determining tax

DOCUMENTARY TRANSFER TAX $ None
☐ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
☐ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING THEREON AT TIME OF SALE
WESTERN TITLE GUARANTY COMPANY
CONTRA COSTA COUNTY DIVISION
By
Signature of declarant or agent determining tax

STATE OF CALIFORNIA)
ss
COUNTY OF CONTRA COSTA)

On this 17th day of September, 1976, before me, a Notary Public in and for the County of Contra Costa, State of California, residing therein, duly commissioned and sworn, personally appeared RONALD M. FORD, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County of Contra Costa the day and year in this certificate first above written.

Eldorna H. Dayton

OFFICIAL SEAL
ELDORNA H. DAYTON
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
My Commission Expires Aug 31, 1980

Return to East Bay Regional Park District, 11500 Skyline Blvd. Oakland, CA 94619

118203 OCT 13 1976

RECORDED AT REQUEST OF WESTERN TITLE INSURANCE CO.

AT 9 O'CLOCK 9 M. OCT 13 1976

CONTRA COSTA COUNTY RECORDS

FEE $ Off J. R. OLSSON COUNTY RECORDER

BOOK 8051 PAGE 258

DEED TO REAL PROPERTY

I, RONALD M. FORD, as Executor of the Will of ANNIE MORRISON FORD, also known as ANNIE M. FORD, also known as MRS. WILLIAM FORD, deceased, pursuant to the Order of the Superior Court of the State of California, for the County of Contra Costa, made in the matter of the ESTATE OF ANNIE MORRISON FORD, deceased, on September 16, 1976, confirming sale of real property and directing the execution of a conveyance, hereby convey to EAST BAY REGIONAL PARK DISTRICT, a California special district, as its separate property, without any representation, warranty, or covenant of any kind, express or implied, all right, title, interest and estate of decedent at the time of her death, and all right, title and interest that the estate may have subsequently acquired in the real property situated in the County of Contra Costa, State of California, described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference as though fully set forth herein.

Dated: September 9, 1976.

Ronald M. Ford
RONALD M. FORD, as Executor of the Will of ANNIE MORRISON FORD, deceased.

STATE OF CALIFORNIA)
ss
COUNTY OF CONTRA COSTA)

On this 9th day of September, 1976, before me, a Notary Public in and for the County of Contra Costa, State of California, residing therein, duly commissioned and sworn, personally appeared RONALD M. FORD, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County of Contra Costa the day and year in this certificate first above written.

Eldonna H. Dayton

OFFICIAL SEAL
ELDONNA H. DAYTON
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
My Commission Expires Aug. 31, 1980

DOCUMENTARY TRANSFER TAX $ Exempt
☐ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
☐ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING THEREON AT TIME OF SALE.
WESTERN TITLE GUARANTY COMPANY
CONTRA COSTA COUNTY DIVISION
By
Signature of declarant or agent determining tax

DOCUMENTARY TRANSFER TAX $ None
✓ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
☐ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING THEREON AT TIME OF SALE.
WESTERN TITLE GUARANTY COMPANY
CONTRA COSTA COUNTY DIVISION
By
Signature of declarant or agent determining tax

Annie Ford Estate

Pursuant to Resolution No. 1976-9-268, dated September 21, 19 76 by the Board of Directors of East Bay Regional Park District ("District"), the undersigned officials of the District approve this deed as to form, or accept it on behalf of the District and authorize its recordation.

Deed approved as to form:

Richard C. Trudeau
General Manager

Deed accepted for recordation:

President

Harold R. Lichtola
Secretary

SEAL AFFIXED

Dated: 9-21-76

BOOK 8951 PAGE 259

PARCEL ONE

All that real property situate in the County of Contra Costa, State of California, described as follows:

A portion of the Rancho San Miguel, described as follows:

Commencing at a 1 1/2" iron pipe marking point "CL 8" of the County of Contra Costa Precise Line in Road No. 4164, said point being at the Southeasterly terminus of the course called as South 36°35' East 386.13 feet in the description of the center line of the 40 foot strip of land described in the deed from William Ford, et ux, to Contra Costa County and filed in the office of the Recorder of Contra Costa County on July 29, 1938 in Volume 464 of Official Records at Page 440; thence along said precise line and the center line of said 40 foot strip the following (2) courses: (1) South 70°24'44" East 477.23 feet to a 1 1/2" iron pipe marking "CL 9" and (2) South 37°49'59" East 500.73 feet to the TRUE POINT OF BEGINNING of this description; thence from the said point of beginning leaving said Precise Line and along the Westerly line of an unrecorded survey by Robert W. Schenck, R.C.E. 8227 dated March 17, 1961, the following fourteen (14) courses: (1) South 53°33'53" West 558.76 feet, (2) South 15°56'30" West 603.14 feet, (3) South 32°15'00" East 595.08 feet, (4) South 04°59'34" West 904.27 feet, (5) South 27°45'25" East 1816.24 feet, (6) South 40°38'38" West 106.63 feet, (7) South 09°09'53" West 1397.20 feet, (8) South 00°48'06" West 488.43 feet, (9) South 31°47'51" East 285.61 feet, (10) South 51°30'39" East 830.27 feet, (11) South 52°38'26" East 554.56 feet, (12) South 89°45'48" East 289.88 feet, (13) South 71°02'38" East 979.34 feet, and (14) South 58°02'39" East 425.54 feet to the Northwest line of the Record of Survey, Portion of Rancho San Miguel, Contra Costa County, California, filed in the office of the Recorder of Contra Costa County on June 22, 1960 in Book 18 of Licensed Surveyors Maps at Page 39; thence along said Northwest line South 30°49'33" West 2844.75 feet to the South line of said Rancho San Miguel; thence along said South line North 76°53'13" West 1445.41 feet to the Southeast corner of that 480.12 acre parcel of land described in the deed filed in the office of the Recorder of Contra Costa County on February 26, 1925 in Volume 487 of Deeds, at Page 276; thence along the East line of said

EXHIBIT "A"

480.12 acre parcel and the East line of that 710.19 acre parcel of land described in the deed filed in the office of the Recorder of Contra Costa County on December 21, 1899 in Volume 83 of deeds at Page 212, North 13°59'09" West 8403.79 feet to the Southeasterly corner of that 557 acre parcel of land described in the deed filed in the office of the Recorder of Contra Costa County on September 30, 1890 in Volume 59 of Deeds, at Page 97; thence along the Easterly line of said 557 acre parcel North 13°46'27" West 1033.04 feet to the Southwest corner of that 1.23 acre parcel of land described in the deed filed in the office of the Recorder of Contra Costa County on September 3, 1945 in Volume 821 of Official Records, at Page 305; thence along the boundary of said 1.23 acre parcel the following six (6) courses: (1) North 73°10'03" East 124.27 feet, (2) North 30°36'03" East 61.69 feet, (3) North 04°24'03" East 131.56 feet, (4) North 02°22'57" West 77.33 feet, (5) North 25°43'57" West 79.46 feet, and (6) South 49°15'33" West 232.35 feet to the East line of said 557 acre parcel of land; thence along said East line North 13°46'27" West 22.54 feet to the Southwest corner of that 3.02 acre parcel of land described in the deed filed in the office of the Recorder of Contra Costa County on March 21, 1950 in Volume 1525 of Official Records at Page 380; thence along the South and East boundaries of said 3.02 acre parcel the following six (6) courses: (1) North 49°15'33" East 225.47 feet, (2) Northeasterly 36.44 feet along the arc of a tangent curve concave to the Northwest, having a radius of 50.00 feet, through a central angle of 41°45'30" (3) tangent to said curve North 07°30'03" East 88.58 feet, (4) North 00°30'27" West 89.84 feet, (5) North 09°58'03" East 107.32 feet to a point designated as Point A for the purposes of this description, and (6) North 15°57'03" East 110.80 feet to the Southeast corner of that 2 acre parcel of land described in the deed filed in the office of the Recorder of Contra Costa County on June 27, 1945 in Volume 821 of Official Records, at Page 6; thence along the East line of said 2 acre parcel and the East line of that 5.814 acre parcel of land described in the deed filed in the office of the Recorder of Contra Costa County on June 21, 1946 in Volume 829 of Official Records, at Page 459 the following nine (9) courses: (1) North 15°31'52" East 10.64 feet, (2) North 22°02'22" East 131.04 feet, (3) Northerly 105.60 feet along the arc of a tangent curve concave to the West having a radius of 130.00 feet, through a central angle of 46°32'30", (4) tangent to said curve North 24°30'08" West 155.87 feet, (5) Northerly 89.01 feet along the arc of a tangent curve concave to the East having a radius of 170.00 feet, through a central angle of 30°00'00" (6) tangent to said curve North 05°29'52" East 171.24 feet, (7) North 13°14'52" East 196.28 feet, (8) Northeasterly 113.10 feet along the arc of a tangent curve concave to the Southeast having a radius of 320.00 feet, through a central angle of 20°15'00", and (9) tangent to said curve North 33°29'52" East 117.36 feet, to the Southeast corner of that 2 acre parcel of land described in the deed filed in the office of the Recorder of Contra Costa County on August 6, 1938 in Volume 470 of Official Records, at Page 75; thence along the East line of said 2 acre parcel North 21°23'23" East 214.64 feet to the Southeast corner of that 3.177 acre parcel

of land described in the deed filed in the office of the Recorder of Contra Costa County of March 9, 1945 in Volume 815 of Official Records, at Page 322; thence along the East line of said 3.177 acre parcel North 21°23'23" East 6.72 feet to the Southwesterly line of the 40 foot strip of land described in the deed filed in the office of the Recorder of Contra Costa County in Volume 751 of Official Records, at Page 407; thence along the Southwesterly line of said 40 foot strip of land and the Southwesterly line of the 40 foot strip of land described in the deed filed in the office of the Recorder of Contra Costa County in Volume 464 of Official Records, at Page 440, the following six (6) courses: (1) Southeasterly 35.69 feet along the arc of a curve concave to the Northeast having a radius of 370.00 feet, through a central angle of 05°31'36", (2) tangent to said curve South 57°07'19" East 323.85 feet, (3) South 41°42'44" East 682.45 feet, (4) South 33°47'00" East 391.33 feet, (5) South 70°24'44" East 478.00 feet, and (6) South 37°49'59" East 287.50 feet to the Southeasterly end of said 40 foot strip of land; thence North 52°10'01" East 20.00 feet to the said County of Contra Costa Precise Line; thence along said Precise Line South 37°49'59" East 207.39 feet to the true point of beginning, containing 435.751 acres, more or less.

EXCEPTING THEREFROM the following described parcel of land:

That 0.23 acre parcel of land described in the deed filed in the office of the Recorder of Contra Costa County in Volume 766 of Official Records, at Page 446, described as follows:

Commencing at said Point A in the description of the above 435.751 acre parcel of land; thence North 15°57'03" East 1.05 feet; thence South 74°02'57" East 20.00 feet to the TRUE POINT OF BEGINNING of this description; thence from said true point of beginning North 15°57'03" East 119.25 feet; thence North 71°13'33" East 66.87 feet; thence South 16°42'27" East 59.30 feet; thence South 11°27'03" West 29.05 feet; thence South 47°52'33" West 86.67 feet; thence North 80°29'04" West 43.65 feet to the true point of beginning; containing 0.23 acres, more or less.

TOGETHER WITH an easement of the uniform width of twenty (20) feet the Southwesterly line of which is described as follows:

Beginning at a point in the aforementioned County of Contra Costa Precise Line from whence said point CL 9, bears North 37°49'59" West 293.34 feet; said point also being at the Southeasterly end of the first aforementioned 40 foot strip; of land thence along said Precise Line South 37°49'59" East 755.65 feet to point CL 10 of said Precise Line; thence leaving said Precise Line South 44°31'49" East 148.54 feet, said 20 foot easement terminating in a line that bears North 58°09'11" East.

RESERVING FROM the above described 435.751 acre parcel an easement of the uniform width of twenty (20) feet the Northeasterly line of which is described as follows:

Beginning at a point in aforementioned County of Contra Costa Precise Line from whence said point CL 9 bears North 37°49'59" West 293.34 feet; said point being also at the Southeasterly end of first aforementioned 40 foot strip of land; thence South 37°49'59" East 207.39 feet, said 20 foot easement terminating in a line that bears South 53°33'53" West.

PARCEL TWO

All that real property situate in the County of Contra Costa, State of California, described as follows:

A portion of the Rancho San Miguel, described as follows:

Commencing at a 1 1/2" iron pipe marking point "CL 8" of the County of Contra Costa Precise Line in Road No. 4164, said point being at the Southeasterly terminous of the course called as South 36°35' East 386.13 feet in the description of the center line of the 40 foot strip of land described in the deed from William Ford, et ux, to Contra Costa County and filed in the office of the Recorder of Contra Costa County on July 29, 1938 in Volume 464 of Official Records at Page 440; thence along said precise line and the center line of said 40 foot strip the following (2) courses: (1) South 70°24'44" East 477.23 feet to a 1 1/2" iron pipe marking "CL 9" and (2) South 37°49'59" East 186.93 feet; thence leaving said precise line, North 52°10'01" East 20.00 feet to the Northeasterly line of said 40 foot strip and the TRUE POINT OF BEGINNING of this description; thence from the said point of beginning; leaving said Northeasterly line, North 56°09'49" East 300.45 feet; thence North 20°49'49" East 83.06 feet to the Westerly line of the 37.70 acre parcel shown on unrecorded survey No. 5345 C by R.U. Thornburgh, L.S. 1395 dated April, 1957; thence along the said Westerly line of said survey No. 5345 C the following four (4) courses: (1) North 62°16'43" West 41.82 feet, (2) North 24°16'43" West 110.22 feet, (3) North 16°31'43" West 145.20 feet, and (4) North 16°37'13" West 34.67 feet to the most Easterly corner of the 8 acre parcel of land described in the deed filed in the office of the Recorder of Contra Costa County on August 7, 1961 in Volume 1803 of Official Records at Page 331, and also being the Westerly line of said 37.70 acre parcel; thence along the Easterly line of said 8 acre parcel, also being the Westerly line of said 37.70 acre parcel the following two (2) courses: (1) North 44°38'15" West 382.08 feet, and (2) North 28°16'05" West 332.70 feet, to the Northeast corner of said 8 acre parcel, also being the most Northwesterly corner of said 37.70 acre parcel; thence along the Northerly line and Northeasterly line of said 37.70 acre parcel the

following twelve (12) courses: (1) North 80°22'25" East 19.24 feet, (2) North 79°33'55" East 184.50 feet, (3) North 79°29'25" East 339.31 feet, (4) South 42°28'38" East 339.85 feet, (5) South 43°39'38" East 213.62 feet, (6) South 42°45'38" East 335.80 feet, (7) South 54°48'38" East 179.76 feet, (8) South 54°35'04" East 698.55 feet, (9) South 60°07'34" East 220.92 feet, (10) South 60°43'34" East 229.78 feet, (11) South 63°45'04" East 375.04 feet, and (12) North 80°53'16" East 104.30 feet to a point in the West line of the Mount Diablo North Gate Road as shown on said survey No. 5345 C; thence along said West line South 00°47'48" West 250.29 feet; thence along the South line of said survey No. 5345 C the following four (4) courses: (1) North 86°15'02" West 150.39 feet, (2) North 85°34'03" West 571.90 feet, (3) North 85°55'03" West 159.19 feet, and (4) North 86°28'31" West 609.27 feet; thence along the Northwesterly line of the unrecorded survey No. 5357-C by R.U. Thornburgh, L.S. 1395, dated May 1957, the following ten (10) courses: (1) South 28°30'11" West 57.23 feet, (2) South 87°19'11" West 43.82 feet, (3) North 78°54'19" West 34.76 feet, (4) South 53°28'11" West 87.06 feet, (5) South 36°27'11" West 34.68 feet, (6) South 43°15'49" East 99.86 feet, (7) South 31°13'19" East 42.69 feet, (8) South 49°44'41" West 52.21 feet, (9) South 87°10'11" West 75.67 feet, and (10) South 58°09'11" West 91.46 feet; thence leaving said Northwesterly line of unrecorded survey No. 5357 C, along the Northeast line of an unrecorded survey by Robert W. Schneck, R.C.E. 8227, dated March 17, 1961, North 44°31'49" West 148.54 feet to point CL 10 of said Precise Line in Road No. 4164; thence along said precise line, North 37°49'59" West 755.65 feet to the Southeast end of said 40 foot strip; thence North 52°10'01" East 20.00 feet to the Northeasterly line of said 40 foot strip of land; thence along said Northeasterly line, North 37°49'59" West 106.41 feet to the true point of beginning. Containing 48.044 acres, more or less.

RESERVING THEREFROM: an easement of the uniform width of twenty (20) feet the Southwesterly line of which is described as follows:

Beginning at a point in the aforementioned County of Contra Costa Precise Line from whence said point CL 9 bears North 37°49'59" West 293.34 feet, said point also being at the Southeasterly end of the aforementioned 40 foot strip of land; thence along said precise line South 37°49'59" East 755.65 feet to point CL 10 of said precise line; thence leaving said precise line South 44°31'49" East 148.54 feet, said 20 foot easement terminating in a line that bears North 58°09'11" East.

TOGETHER WITH an easement of the uniform width of twenty (20) feet, the Northeasterly line of which is described as follows:

Beginning at a point in aforementioned County of Contra Costa Precise Line from whence said point CL 9 bears North 37°49'59" West 293.34 feet, said point being also at the Southeasterly end of aforementioned 40 foot strip of land; thence South 37°49'59" East 207.39 feet, said 20 foot easement terminating in a line that bears South 53°33'53" West.

PARCEL THREE:

All that real property situate in the County of Contra Costa, State of California, described as follows:

A portion of the Rancho San Miguel, described as follows:

Commencing at a 1 1/2" iron pipe marking point "CL 8" of the County of Contra Costa Precise Line in Road No. 4164, said point being at the Southeasterly terminus of the course called as South 36°35' East 386.13 feet in the description of the center line of the 40 foot strip of land described in the deed from William Ford, et ux, to Contra Costa County and filed in the office of the Recorder of Contra Costa County on July 29, 1938, in Volume 464 of Official Records at Page 440; thence along said precise line and the center line of said 40 foot strip the following (2) courses: (1) South 70°24'44" East 477.23 feet to a 1 1/2" iron pipe marking "CL 9" and (2) South 37°49'59" East 186.93 feet; thence leaving said precise line, North 52°10'01" East 20.00 feet to the Northeasterly line of said 40 foot strip and the TRUE POINT OF BEGINNING of this description; thence from said point of beginning along the Northeasterly line of said 40 foot strip the following three (3) courses: (1) North 37°49'59" West 192.77 feet, (2) North 70°24'44" West 476.45 feet, and (3) North 33°47'00" West 131.14 feet, to the most Southerly corner of the 1.50 acre parcel of land described in the deed filed in the office of the Recorder of Contra Costa County on August 6, 1941 in Volume 613 of Official Records, at Page 491; thence along the Southeasterly line of said 1.50 acre parcel the following three (3) courses: (1) North 48°47'02" East 141.22 feet, (2) North 87°49'54" East 72.86 feet, and (3) North 12°04'07" East 40.13 feet to a point in the Southwesterly line of the 8 acre parcel of land described in the deed filed in the office of the Recorder of Contra Costa County on August 7, 1961 in Volume 1803 of Official Records at Page 331; thence along the Southwesterly line of said 8 acre parcel the following seven (7) courses: (1) South 50°11'35" East 31.33 feet, (2) South 50°24'05" East 185.85 feet, (3) South 61°55'35" East 80.85 feet, (4) South 42°04'35" East 190.22 feet, (5) North 39°49'25" East 110.80 feet, (6) North 25°43'55" East 197.90 feet, and (7) North 66°01'25" East 83.50 feet to a point in the Westerly line of the 37.70 acre parcel shown on unrecorded survey No. 5345C by R.U. Thornburgh, L.S. 1395 dated April, 1957; thence along said Westerly line the following four (4) courses: (1) South 16°37'13" East 34.67 feet, (2) South 16°31'43" East 145.20 feet, (3) South 24°16'43" East 110.22 feet, and (4) South 62°16'43" East 41.82 feet; thence leaving said Westerly line of the 37.70 acre parcel, South 20°49'49" West 83.06 feet; thence South 56°09'49" West 300.45 feet to the true point of beginning. Containing 4.972 acres, more or less.

END OF DOCUMENT

RECORDER'S MEMO:
POOR RECORD IS DUE TO
QUALITY OF ORIGINAL DOCUMENT