

RECORDING REQUESTED BY

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131614

FILE/PAGE NO.
RECORDED REQUEST OF
TITLE INSURANCE AND TRUST COMPANY

AUG 30 9 02 AM '67

SERIES B BOOK 1967
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
A. S. GRAY, RECORDER
NO FEE

AND WHEN RECORDED MAIL TO

Name Fallbrook Union High School
Street Address ~~1000 Broadway~~
P.O. Box 368
City & State Fallbrook, Calif.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name Same as Above
Street Address
City & State

Grant Deed

AFFIX I.R.S. S. 187.00..... ABOVE

TO 409 C (4-67)

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RANCHO MONSERATE, a general partnership, a Statement of Partnership as required by Section 15010.5 of the Corporation Code of the State of California having been filed for record in the office of the County Recorder of San Diego County, hereby GRANT(S) to FALLBROOK UNION HIGH SCHOOL DISTRICT OF SAN DIEGO COUNTY,

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

Portion of Tract "B" of the Monserate Rancho, as more particularly described on the legal description attached hereto and marked Exhibit "A":

Dated July 5, 1967

By [Signature] Asst. Secretary
STATE OF CALIFORNIA
COUNTY OF San Diego ss.

On July 13, 1967 before me, the undersigned, a Notary Public in and for said State, personally appeared
DEAN J. MILLER

RANCHO MONSERATE
By Del Norte Lemon Company
By [Signature] President Partner
By [Signature] Partner

_____, known to me to be the person, whose name is subscribed to the within instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.

Signature _____

Name (Typed or Printed) _____

(This area for official notarial seal)

Title Order No. _____ Escrow or Loan No. _____

No 131614

MAIL TAX STATEMENTS AS DIRECTED ABOVE

TO 442 C
(Partnership)

811

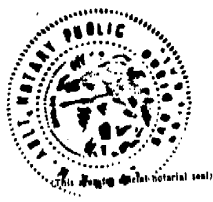
(TI)

STATE OF CALIFORNIA }
COUNTY OF San Diego } ss.

On July 13, 1967
before me, the undersigned, a Notary Public in and for said State, personally appeared
DEAN J. MILLER
known to me

to be ONE of the partners of the partnership
that executed the within instrument, and acknowledged to me
that such partnership executed the same.

WITNESS my hand and official seal.
Signature Leona M. Ault
LEONA M. AULT
My Commission Expires Oct 12, 1968

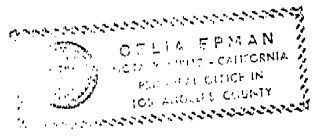


STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On July 18, 1967 before me, the undersigned, a Notary Public in and for said
State, personally appeared W. THOS. DAVIS
known to me to be the President and JAMES M. DALE
known to me to be Assistant Secretary of the corporation that executed the within Instrument.

known to me to be the persons who executed the within
Instrument on behalf of the corporation therein named, and
acknowledged to me that such corporation executed the within
instrument pursuant to its by-laws or a resolution of its board
of directors.

WITNESS my hand and official seal.
Signature Relia Erman
Relia Erman
Name (Typed or Printed)



(This area for official notarial seal)



No 131614
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Title Insurance and Trust Company

DESCRIPTION:

THAT PORTION OF TRACT "B" OF THE MONSERATE RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF ON FILE IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, RECORDED IN BOOK 1, PAGE 106 OF PATENTS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER COMMON TO SECTIONS 4, 5, 8 AND 9 IN TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND BEING THE WEST CORNER OF THE LAND DESCRIBED IN THE DEED FROM WILLIAM E. GIRD AND NINA ALLEN GIRD, TO KATIE GIRD SHIPLEY AND T. J. SHIPLEY DATED FEBRUARY 25, 1931, RECORDED IN BOOK 1870, PAGE 184 OF DEED RECORDS; THENCE ALONG THE SOUTH LINE OF SAID SHIPLEY LAND, SOUTH 88°27'58" EAST, - RECORD SOUTH 88°20' EAST - 4005.54 FEET; THENCE SOUTH 20°40'55" WEST 1798.64 FEET TO POINT "A" OF THIS DESCRIPTION; THENCE SOUTH 78°25'35" EAST 1294.76 FEET; THENCE NORTH 80°52'58" EAST 30.00 FEET TO A POINT IN THE CENTER LINE OF GIRD ROAD AS SHOWN ON MAP OF ROAD SURVEY NO. 820 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE RETRACING SOUTH 80°52'58" WEST 30.00 FEET AND NORTH 78°25'35" WEST 1294.76 FEET TO POINT "A"; THENCE SOUTH 5°27'40" EAST 1899.51 FEET; THENCE SOUTH 85°37'16" EAST 911.51 FEET; THENCE SOUTH 75°51'26" EAST, 35.00 FEET TO A POINT IN THE CENTER LINE OF SAID GIRD ROAD, SAID POINT BEING IN THE ARC OF A 5000 FOOT RADIUS CURVE, CONCAVE EASTERLY, THE RADIAL LINE THROUGH SAID POINT BEARS NORTH 75°51'26" WEST; THENCE ALONG SAID CENTER LINE AS FOLLOWS:

NORTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF 49°15'12", A DISTANCE OF 371.66 FEET; THENCE TANGENT TO SAID CURVE, NORTH 18°24'06" EAST 514.79 FEET - RECORD NORTH 17°53'30" EAST 514.62 FEET - TO THE BEGINNING OF A TANGENT 1098.37 FOOT RADIUS CURVE, CONCAVE WESTERLY - RECORD RADIUS 1100 FEET - THENCE NORTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF 29°24'30", A DISTANCE OF 566.97 FEET - RECORD 567.80 FEET - THENCE TANGENT TO SAID CURVE, NORTH 11°10'24" WEST 280.94 FEET - RECORD NORTH 11°41'00" WEST 281.06 FEET - TO THE BEGINNING OF A TANGENT 1199.12 FOOT RADIUS CURVE, CONCAVE EASTERLY - RECORD RADIUS 1100 FEET - THENCE NORTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF 2°03'20", A DISTANCE OF 39.44 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT "A"

This is a report of the title to the land described in your application for a Policy of Title Insurance, and is made without liability, and the underwriter assumes no responsibility for any exceptions shown herein, and not cleared, the policy, if issued, will contain covenants



No 131614



Title Insurance and Trust Company

DESCRIPTION:

THAT PORTION OF TRACT "B" OF THE MONSERATE RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF ON FILE IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, RECORDED IN BOOK 1, PAGE 108 OF PATENTS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER COMMON TO SECTIONS 4, 5, 8 AND 9 IN TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND BEING THE WEST CORNER OF THE LAND DESCRIBED IN THE DEED FROM WILLIAM E. GIRD AND NINA ALLEN GIRD, TO KATIE GIRD SHIPLEY AND T. J. SHIPLEY DATED FEBRUARY 25, 1931, RECORDED IN BOOK 1870, PAGE 184 OF DEED RECORDS; THENCE ALONG THE SOUTH LINE OF SAID SHIPLEY LAND, SOUTH 88°27'58" EAST, - RECORD SOUTH 88°30' EAST - 4005.54 FEET; THENCE SOUTH 25°40'55" WEST 1792.54 FEET TO POINT "A" OF THIS DESCRIPTION; THENCE SOUTH 78°25'35" EAST 1294.76 FEET; THENCE NORTH 80°52'58" EAST 30.00 FEET TO A POINT IN THE CENTER LINE OF GIRD ROAD AS SHOWN ON MAP OF ROAD SURVEY NO. 820 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE RETRACING SOUTH 80°52'58" WEST 30.00 FEET AND NORTH 78°25'35" WEST 1294.76 FEET TO POINT "A"; THENCE SOUTH 3°27'40" EAST 1899.51 FEET; THENCE SOUTH 85°37'16" EAST 911.51 FEET; THENCE SOUTH 75°51'26" EAST, 35.00 FEET TO A POINT IN THE CENTER LINE OF SAID GIRD ROAD, SAID POINT BEING IN THE ARC OF A 5000 FOOT RADIUS CURVE, CONCAVE EASTERLY, THE RADIAL LINE THROUGH SAID POINT BEARS NORTH 75°51'26" WEST; THENCE ALONG SAID CENTER LINE AS FOLLOWS:

NORTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF 4°15'32", A DISTANCE OF 371.66 FEET; THENCE TANGENT TO SAID CURVE, NORTH 18°24'06" EAST 514.79 FEET - RECORD NORTH 17°53'30" EAST 514.62 FEET - TO THE BEGINNING OF A TANGENT 1098.39 FOOT RADIUS CURVE, CONCAVE WESTERLY - RECORD RADIUS 1100 FEET - THENCE NORTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF 2°02'45", A DISTANCE OF 566.97 FEET - RECORD 567.80 FEET - THENCE TANGENT TO SAID CURVE, NORTH 11°10'24" WEST 280.94 FEET - RECORD NORTH 11°-1'00" WEST 281.06 FEET - TO THE BEGINNING OF A TANGENT 1099.13 FOOT RADIUS CURVE, CONCAVE EASTERLY - RECORD RADIUS 1100 FEET - THENCE NORTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF 2°03'22", A DISTANCE OF 39.44 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT "A"

This is a report of the title to the land described in your application for a Policy of Title Insurance, and is made without liability and without obligation to issue such policy. In addition to any exceptions shown herein, and not stated, the policy, if issued, will contain conditions and stipulations and also exceptions from its coverage as may be required by the particular form of policy issued.

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CERTIFICATION

This is to certify that the interest in the real property conveyed by the Grant Deed dated July 5, 1967, from Rancho Monserate to the Fallbrook Union High School District of San Diego County is hereby accepted by the undersigned officer on behalf of the Board of Trustees of the Fallbrook Union High School District, and grantee consents to the recordation thereof.

James C. McDonald
James C. McDonald, Secretary
Board of Trustees
Fallbrook Union High School District

Dated: August 10, 1967



No 131614