



2014-0010040

Recorded	REC FEE	21.00
Official Records	SURVEY MONUME	10.00
County of		
Santa Barbara		
Joseph E. Holland		
County Clerk Recorder		
08:00AM 06-Mar-2014	JKM	Page 1 of 3

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
Laurie B. Ashton and Lynn Lincoln Sarko
931 Las Alturas Road
Santa Barbara, CA 93103

SBUPD
3
SURVEY

EXHIBIT A

Space Above This Line for Recorder's Use Only

A.P.N.: 019-141-02

File No.: 4203-4562221 (PW)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$**Transfer Tax Not Made a Part of the Permanent Record**; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of **Santa Barbara**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Arthur L. Novak, as Trustee of the Art and Suel Novak Trust created on September 15, 2001**

hereby GRANTS to **Laurie B. Ashton and Lynn Lincoln Sarko, wife and husband as community property** the following described property in the City of **Santa Barbara**, County of **Santa Barbara**, State of **California**:

PARCEL ONE:

LOT 9 OF LAS ALTURAS, IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED NOVEMBER 18, 1920 IN BOOK 9 AT PAGE 61, ET SEQ. OF MAPS AND SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH SURVEY PIPE AT THE SOUTHWESTERLY CORNER OF SAID LOT 9, WHICH LIES ON THE NORTHERLY LINE OF LAS ALTURAS ROAD;

THENCE 1ST NORTH 37°47'20" WEST, ALONG THE WESTERLY BOUNDARY OF SAID LOT 9, 84.34 FEET TO A 1 INCH SURVEY PIPE;

THENCE 2ND NORTH 22°09'30" EAST ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 9, 134.25 FEET TO A 1/2 INCH SURVEY PIPE;

THENCE 3RD, SOUTH 37°47'20" EAST AND INTO SAID LOT 9, 261.04 FEET TO A 1/2 INCH SURVEY PIPE ON THE SOUTHERLY BOUNDARY OF SAID LOT 9 AND ON THE NORTHERLY LINE OF SAID LAS ALTURAS ROAD, AND IN A CURVE;

THENCE 4TH, NORTHWESTERLY ALONG SAID CURVE THE RADIAL CENTER OF WHICH BEARS NORTH 1°39'10" EAST 174.75 FEET WITH A DELTA OF 9°29', THE LONG CHORD OF WHICH BEARS NORTH 83°36'20" WEST 28.89 FEET AND ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 9, AND ALONG THE NORTHERLY LINE OF SAID LAS ALTURAS ROAD AND ALONG THE ARC OF SAID CURVE, 28.92 FEET TO THE END THEREOF;

THENCE 5TH NORTH 78°51'50" WEST ALONG SAID SOUTHERLY BOUNDARY OF SAID LOT 9 AND ALONG SAID NORTHERLY LINE OF SAID LAS ALTURAS ROAD, 84.47 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 85 FEET, AND A DELTA OF 32°28'10", THE LONG CHORD OF WHICH BEARS SOUTH 84°54'05" WEST 47.53 FEET;

THENCE 6TH ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 9, AND ALONG SAID NORTHERLY LINE OF SAID LAS ALTURAS ROAD AND ALONG THE ARC OF SAID CURVE, 48.17 FEET TO THE END THEREOF, AND THE POINT OF BEGINNING.

PARCEL TWO:

THOSE PORTIONS OF LOTS A AND C OF SAID LAS ALTURAS, AS SHOWN ON SAID MAP, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 9;

THENCE ALONG THE PROLONGED NORTHWESTERLY LINE OF SAID LOT 9, NORTH 22°09'30" EAST TO THE INTERSECTION THEREOF WITH THE CENTER LINE OF SAID LOT A;

THENCE SOUTHERLY ALONG SAID CENTER LINE OF LOT A, TO THE INTERSECTION THEREOF WITH THE SOUTHERLY LINE OF SAID LOT A; AND THE NORTHERLY LINE OF SAID LOT C;

THENCE SOUTHERLY AND WESTERLY IN LOT C, ALONG A LINE DRAWN 25 FEET DISTANT FROM THE EASTERLY AND SOUTHERLY LINE OF SAID LOT 9 TO THE INTERSECTION THEREOF WITH THE SOUTHERLY LINE OF SAID LOT C;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT C; NORTH 80°11'30" WEST TO THE SOUTHWEST CORNER OF SAID LOT C;

THENCE ALONG THE WESTERLY LINE OF SAID LOT C, NORTH 37°47'20" WEST 18.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9;

THENCE EASTERLY AND NORTHERLY ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID LOT 9, TO THE POINT OF BEGINNING.