

RECORDING REQUESTED BY:
Provident Title Company

AND WHEN RECORDED MAIL TO:

Rosamond Ranch, L.P.
c/o Elias Shokrian
319 S. Robertson Blvd.
Beverly Hills, CA 90211

James W. Fitch, Assessor - Recorder
Kern County Official Records

Recorded at the request of
Public

JASON
4/01/2010
2:00 PM

DOC#: 0210043398



Stat Types: 1 Pages: 4

Fees	18.00
Taxes	0.00
Others	0.00
PAID	\$18.00

THIS SPACE FOR RECORDER'S USE ONLY:

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE CITY TRANSFER TAX \$NONE

[X] computed on full value of property conveyed, [X] unincorporated area AND

"This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11911."

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

ELIAS SHOKRIAN and SHIRLEY SHOKRIAN, husband and wife

do(es) hereby remise, release and forever quitclaim to:

ROSAMOND RANCH, L.P., a California limited liability partnership

the following described property in the unincorporated area of the County of Kern, State of California:

A.P. # 359031-02, -03, -04, -05 and -06

Pacel 1:

THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 14 WEST, S. B. B. & M. AND THE EAST HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP (AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF).

DATED March 19, 2010

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On March 22, 2010

before me, Christine Caldwell

A Notary Public in and for said State personally appeared

Elias Shokrian

Elias Shokrian
ELIAS SHOKRIAN

Shirley Shokrian
SHIRLEY SHOKRIAN

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/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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Christine Caldwell

(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

Exhibit "A"

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Kern, State of California, described as follows:

PARCEL 1: (PORTION OF APN 359-031-04)

THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 14 WEST, S. B. B. & M. AND THE EAST HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 9, RANGE 14, WEST, S. B. B. & M. ALL IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION LYING SOUTHERLY OF A LINE WHICH LIES 31.00 FEET NORTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER AS PER MAP FILED IN BOOK 6, PAGE 106 OF RECORD OF SURVEYS THENCE WESTERLY TO A POINT WHICH LIES 33.6 FEET NORTHERLY AND 35.4 FEET WESTERLY OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER PER MAP IN BOOK 6, PAGE 95, RECORD OF SURVEYS.

PARCEL 2: (PORTION OF APN 359-031-04)

ALL THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 14 WEST, S.B.B.M. ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT; ALSO THE WEST 20 ACRES OF THE NORTH HALF OF THE NORTHEAST OF SECTION 25 TOWNSHIP 9 NORTH, RANGE 14 WEST, S.B.B.M., ALL IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION LYING EASTERLY OF A LINE WHICH LIES 35.4 FEET WESTERLY OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER AS PER MAP FILES IN BOOK 6, PAGE 95, RECORD OF SURVEYS, THENCE SOUTHERLY TO A POINT THAT IS 30.5 FEET WESTERLY AND 43.1 FEET NORTHERLY OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER AS PER MAP IN BOOK 6, PAGE 95; THENCE EASTERLY TO A POINT IN THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER.

PARCEL 3: (APN 359-031-02)

THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SAID SECTION 26, DESCRIBED IN DEED RECORDED IN BOOK 2093, PAGE 450 OF OFFICIAL RECORDS OF KERN COUNTY LYING WITHIN A STRIP OF LAND 250 FEET IN WIDTH, THE SIDELINES OF SAID STRIP BEING PARALLEL WITH AND DISTANT SOUTHEASTERLY 75 FEET AND NORTHWESTERLY 175 FEET, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN LINE DESCRIBED IN LIS PENDENS IN SUPERIOR COURT CASE NO. 52961 RECORDED IN BOOK 1598, PAGE 429 OF SAID OFFICIAL



RECORDS, A PORTION OF THAT SAID CERTAIN LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 26 DISTANT THEREON SOUTH 88° 58' 46" WEST, 2492.27 FEET FROM A 2" IRON PIPE SET TO MARK THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE FROM SAID POINT OF BEGINNING NORTH 28° 35' 36" EAST, 6073.18 FEET TO A POINT ON THE NORTH LINE OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, DISTANT THEREON NORTH 89° 20' 41" EAST, 435.93 FEET FROM A 1 1/2" IRON PIPE WITH LEAD PLUG, SET TO MARK THE NORTHWEST CORNER OF SAID SECTION 25, THE SIDELINES OF SAID STRIP OF LAND BEING PROLONGED AND SHORTENED RESPECTIVELY SO AS TO BEGIN IN THE SAID SOUTH LINE OF SECTION 26, AS PER FINAL ORDER OF CONDEMNATION, IN FAVOR OF THE CITY OF LOS ANGELES, RECORDED JANUARY 30, 1970, IN BOOK 4358, PAGE 378, OF OFFICIAL RECORDS.

PARCEL 4: (APN 359-031-03)

THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 5: (PORTION OF APN 359-031-04)

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR-GENERAL ON FEBRUARY 19, 1856.

PARCEL 6: (APN 359-031-06)

THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE SOUTHERLY 50.00 FEET (15.24 METERS) OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS PER DEED TO THE ANTELOPE VALLEY - EAST KERN WATER AGENCY, A POLITICAL SUBDIVISION, RECORDED MAY 6, 1976 IN BOOK 4953, PAGE 2410, OF OFFICIAL RECORDS.

PARCEL 7: (APN 359-031-05)

THESE PORTIONS OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

A. THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION LYING SOUTHERLY OF A LINE WHICH LIES 31.00 FEET NORTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER AS PER MAP FILED IN BOOK 5, PAGE 106 OF RECORD OF SURVEYS THENCE WESTERLY TO A POINT WHICH LIES 33.6 FEET NORTHERLY AND 35.4 FEET WESTERLY OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER PER MAP IN BOOK 6, PAGE 95, RECORD OF SURVEYS.



B. THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION LYING EASTERLY OF A LINE WHICH LIES 35.4 FEET WESTERLY OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER PER MAP FILED IN BOOK 6, PAGE 95, RECORD OF SURVEYS THENCE SOUTHERLY TO A POINT THAT IS 30.5 FEET WESTERLY AND 43.1 FEET NORTHERLY OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER AS PER MAP IN BOOK 6, PAGE 95; THENCE EASTERLY TO A POINT IN THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF NORTHEAST QUARTER.

