

**2022-013173**

08/31/2022 02:45 PM Page 1 of 14

Total Fee: \$278.00

Recorded in Official Records  
County of Yuba State of CA  
Donna Hillegass  
County Clerk and Recorder

**Recorded at the request of  
And when recorded return to:**

**MINASIAN, MEITH, SOARES,  
SEXTON & COOPER, LLP  
Attorneys at Law  
1681 Bird St., P.O. Box 1679  
Oroville, CA 95965  
Telephone: (530) 533-2885**



For Recorder's Use Only

APNs: Yuba County; 003-010-017, 003-010-019 and 003-010-020

APNs: Butte County; 024-250-013 and 024-250-022

13  
✓

## LOT LINE ADJUSTMENT DEED

pursuant to Yuba County LLA 2017-0010, the Certificate of Approval of which has been recorded September 25, 2019 as Yuba County document number 2019-012763, and in conjunction with Butte County LLA No. 17-0012.

All that certain real property situate in the Counties of Yuba and Butte, State of California, more particularly described as follows;

See Exhibit "A" and Exhibit "B", attached hereto and made a part of by this reference.

100  
8/16/22

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Paul R. Minasian, Esq.

P.O. Box 1679

Oroville, CA 95965

THIS SPACE FOR RECORDERS USE ONLY

**Lot Line Adjustment Deed**

**DOCUMENT TITLE**

DOCUMENTARY TRANSFER TAX: \$ -0-

Property located in:  Unincorporated Area  City of Marysville  City of Wheatland

- Computed on the consideration of property conveyed; **OR**
- Computed on the consideration or value less liens or encumbrances

Exempt from Documentary Transfer Tax Pursuant to R & T Code: 11911-Value of conveyance does not exceed \$100.

Signature of Declarant or Agent Determining Tax: \_\_\_\_\_

**SB 2 – HOUSING FEE EXEMPTIONS**

(For use when claiming an exemption from SB2 fee)

- Exempt from SB2 fee per GC 27388.1 (a) (2); recorded "in connection with" a transfer subject to the imposition of documentary transfer tax, or
- Exempt from SB2 fee per GC 27388.1 (a) (2); recorded "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier, or
- Exempt from SB2 fee per GC 27388.1 (a) (1); fee cap of \$225 reached, or
- Exempt from SB2 fee per GC 27388.1 (a) (1); not related to real property.

Signature of Declarant or Agent Determining Exemption: \_\_\_\_\_

**MAIL TAX STATEMENTS TO:**

- Same as above
- Name & Address: Jeffrey Huckins, 36245 County Road 24, Woodland, CA 95695

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION & EXEMPTION INFORMATION PURSUANT TO SB 2 HOUSING FEE.  
Additional Recording Fee Applies

**Recorded at the request of  
And when recorded return to:**

**MINASIAN, MEITH, SOARES,  
SEXTON & COOPER, LLP  
Attorneys at Law  
1681 Bird St., P.O. Box 1679  
Oroville, CA 95965  
Telephone: (530) 533-2885**

**For Recorder's Use Only**

---

**APNs: 024-250-013-000 & 024-250-022-000**

**LOT LINE ADJUSTMENT DEED**



2021-0035599

**RECORDING REQUESTED BY:**  
**MINASIAN, MEITH, SOARES,**  
**SEXTON & COOPER, LLP**  
Attorneys at Law  
1681 Bird St., P.O. Box 1679  
Oroville, CA 95965

Recorded  
Official Records  
County of  
Butte  
CANDACE J. GRUBBS  
County Clerk-Recorder

REC FEE

42.00

10:56AM 10-Aug-2021

RR  
Page 1 of 10

When Recorded Mail to  
and Mail Tax Statements to:  
Jeffrey A. Huckins  
36245 County Road 24  
Woodland, CA 95695  
APN 024-250-013 & 024-250-022

**LOT LINE ADJUSTMENT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is \$ -0- CITY TAX \$ \_\_\_\_\_

- Computed on full value of property conveyed, or  Computed on full value less value of liens or encumbrances remaining at a time of sale or transfer.
- Unincorporated area: City of \_\_\_\_\_, and
- "This conveyance transfers the grantor's interest into his or her revocable living trust, R&T 11930".
- Excluded from Reappraisal Under Proposition 13, California Constitution Article 13A § 1, et seq.
- This conveyance does not constitute a "change of ownership", R&T 62.

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

**Donna Rose Waddell, a married woman as her separate property; Lisa Ann Messick, a married woman as her separate property; and Jeffrey Alvin Huckins, a married man as his separate property**

hereby GRANT(s) to

**Donna Rose Waddell, Lisa Ann Messick and Jeffrey Alvin Huckins as Tenants-In-Common**

the real property in the County of Butte, State of California, described as follows:

See Exhibits "A" and "B" attached hereto and made a part hereof by this reference.

Dated: 11-23, 2020.

JEFFREY ALVIN HUCKINS

Dated: 12-11, 2020.

LISA ANN MESSICK

Dated: 12-1-, 2020.

DONNA ROSE WADDELL



4  
2021

5

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

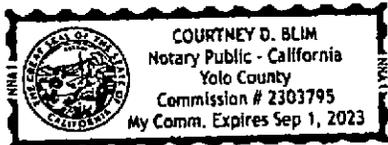
STATE OF CA )  
COUNTY OF YOLO )

On Nov. 23, 2020, before me, Courtney Blim, notary public, personally appeared **JEFFREY ALVIN HUCKINS**, 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.

Courtney Blim  
Notary Public



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

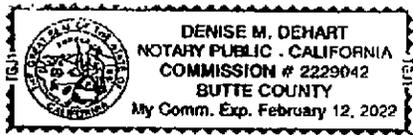
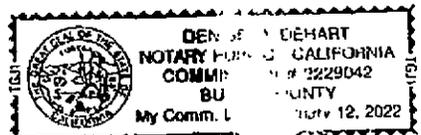
STATE OF CA )  
COUNTY OF BUTTE )

On December 11, 2020, before me, Denise M. Dehart, notary public, personally appeared **LISA ANN MESSICK**, 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.

Denise M. Dehart  
Notary Public  
Denise M. Dehart



4

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF *California* }  
COUNTY OF *Madera* }

On *Dec 1*, 2020, before me, *Jorge S. Cerda*, notary public, personally appeared **DONNA ROSE WADDELL**, 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.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public



1

**H. W. LAUGENOUR AND MEIKLE**  
SURVEYING LAND DEVELOPING PLANNING

1604-11  
October 30, 2017

**EXHIBIT "A"**

**LAND DESCRIPTION**

**RESIDUAL PROPERTY - ALL RIGHTS TO FARM, IRRIGATE OR CULTIVATE  
RETAINED PURSUANT TO AGREEMENT OF CIVIL COMPROMISE,  
BUTTE COUNTY SUPERIOR COURT SCR 104452**

THAT portion of real property situate in unincorporated area of Yuba County and Butte County, State of California, and being a portion of Section 23, Township 17 North, Range 3 East, Mount Diablo Base and Meridian, and also being all that Parcel of land described in Book 62 of Deeds at Page 616, Yuba County Records, and also being a portion of that Parcel of land as described in Book 62 of Deeds at Page 618, Yuba County Records, and also being a portion of that Parcel of land as described in Book 65 of Deeds at Page 7, Yuba County Records, and also being all of Parcel 5 as described in 2010R-010140, Yuba County Records, and also being a portion of that Parcel of land as described in Book 562 of Official Records at Page 579, said County Records, and also being a portion of those Parcels of land as described in book 321 of Official Records at Page 463, Yuba County Records, being more particularly described as follows:

BEGINNING at the Southeasterly corner of said Parcel of land described in said Book 62 of Deeds at Page 616; thence, from said POINT OF BEGINNING and along the Easterly line of said Parcel of land, North 22°01'00" East 66.70 feet to the South line of said Parcel of land described in said Book 62 of Deeds at Page 618; thence, along said South line, South 53°58'00" East 127.90 feet; thence, continuing along said South line, South 81°53'00" East 109.90 feet to the West line of State Highway 70, said point hereinafter called Point "A"; thence, along said West line, North 01°49'00" West 914.98 feet to said center of the North course of Honcut Creek; thence, along said center of said North course, North 63°53'49" West 169.76 feet; thence, leaving said North course, South 01°49'00" East 296.52 feet to the approximate Southerly line of the Riparian Area; thence, along said Southerly line, North 62°30'35" West 294.58 feet; thence North 74°57'37" West 322.48 feet; thence North 65°51'40" West 357.41 feet; thence North 54°01'00" West 105.83 feet; thence North 64°10'12" West 56.10 feet; thence North 86°08'59" West 166.72 feet; thence



*Christopher W. Lerch*  
Christopher W. Lerch, L.S.

11-9-17  
Date

Page 1 of 3  
700  
01/14/2017

4

**J. M. LAUGENOUR AND MEKLE**  
 SURVEYORS - LAND SURVEYORS - PLANNING

North 70°33'16" West 34.71 feet; thence North 40°44'44" West 65.42 feet; thence North 82°56'08" West 278.16 feet; thence North 67°45'04" West 30.35 feet; thence North 44°38'33" West 153.36 feet; thence North 28°54'48" West 480.39 feet; thence North 02°52'25" West 91.14 feet; thence North 18°17'16" West 405.86 feet; thence North 40°41'34" East 96.75 feet; thence North 05°07'18" East 124.97 feet; thence North 05°34'47" West 304.54 feet; thence North 17°52'21" East 77.94 feet; thence North 40°32'25" West 664.04 feet to the Westerly line of said Parcel of land described in Book 562 of Official Records at Page 579, said County Records; thence, along said Westerly line and the Westerly line of Parcel 4 as described in Book 321 of Official Records at Page 463, said County Records the following two (2) courses and distances: 1) South 22°49'27" East 623.95 feet; and 2) South 28°02'46" West 296.81 feet to the Westerly line of said Parcel of land as described in said Book 65 of Deeds at Page 7; thence, along said Westerly line, South 24°30'00" West 174.09 feet to the most Northerly corner of said Parcel 5; thence, along the Westerly line of said Parcel 5 the following three (3) courses and distances: 1) South 38°26'04" West 430.45 feet; 2) South 09°01'15" West 131.40 feet; and 3) South 07°32'00" East 355.87 feet to the most Southerly corner of said Parcel 5; thence, along said West line of said Parcel of land described in said Book 65 of Deeds at Page 7, South 07°32'00" East 263.00 feet to the Southwesterly corner of said Parcel of land; thence, along the Southerly line of said Parcel of land the following five (5) courses and distances: 1) South 77°33'00" East 51.00 feet; 2) South 65°11'00" East 1,345.00 feet; 3) South 40°46'00" East 550.00 feet; 4) South 61°16'00" East 100.00 feet; and 5) South 78°16'00" East 475.00 feet to the West line of the old State Highway; thence, leaving said Westerly line, North 85°07'00" East 66.70 feet to the Southwesterly corner of said Parcel of land as described in said Book 62 of Deeds at Page 616; thence, along the Southerly line of said Parcel of land the following two (2) courses and distances: 1) South 73°53'00" East 115.00 feet; and 2) South 64°13'00" East 186.70 feet to the POINT OF BEGINNING.

Containing 55.559 acres of land, more or less



280  
8/14/2019

**L. J. LAUGEHOFF AND MEKLE**  
 THE PROFESSIONAL LAND SURVEYORS' ACTING

TOGETHER WITH that portion of real property situate in unincorporated area of Butte County, State of California, and being a portion of Sections 23 and 24, Township 17 North, Range 3 East, Mount Diablo Base and Meridian, and also being a portion of that Parcel of land as described in Book 62 of Deeds at Page 618, Yuba County Records, being more particularly described as follows:

BEGINNING at the intersection of the East line of State Highway 70 and the South line of said Parcel of land, said point being distant South  $81^{\circ}53'00''$  East 152.28 feet from said POINT "A"; thence, from said POINT OF BEGINNING and continuing along said South line, South  $81^{\circ}53'00''$  East 99.41 feet to the Southeast corner of said Parcel of land; thence, along the Easterly line of said Parcel of land the following four (4) courses and distances: 1) North  $19^{\circ}58'00''$  East 226.80 feet; 2) North  $18^{\circ}02'00''$  East 266.80 feet; 3) South  $66^{\circ}51'00''$  East 83.60 feet; 4) North  $71^{\circ}38'00''$  East 553.53 feet to said center of said North course of Honcut Creek; thence, along said center the following four (4) courses and distances: 1) North  $87^{\circ}32'15''$  West 298.23 feet; 2) North  $50^{\circ}54'14''$  West 216.65 feet; 3) North  $82^{\circ}40'09''$  West 248.87 feet; and 4) North  $63^{\circ}53'49''$  West 194.92 feet to said East line of said State Highway 70; thence, along said East line, South  $01^{\circ}49'00''$  East 861.77 feet to the POINT OF BEGINNING.

Containing 6.387 acres of land, more or less

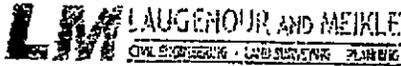
Total Resultant Area 61.946 acres of land, more or less

The basis of bearings for this description is the East line of that Parcel of land described in said Book 62 Deeds at Page 616, said County Records, described as  $N22^{\circ}01'00''E$ .

End of description.

This description was prepared by me or under my direction in accordance with Section 8761 of the Professional Land Surveyors' Act.





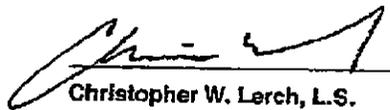
1604-11  
November 9, 2017

**LAND DESCRIPTION**  
**CONSERVATION AREA REAL PROPERTY**

THAT portion of real property situate in unincorporated area of Yuba County and Butte County, State of California, and being a portion of Section 23, Township 17 North, Range 3 East, Mount Diablo Base and Meridian, and also being a portion of that Parcel of land as described in Book 62 of Deeds at Page 618, Yuba County Records, and also being a portion of that Parcel of land as described in Book 65 of Deeds at Page 7, Yuba County Records, and also being a portion of that Parcel of land as described in Book 562 of Official Records at Page 579, Yuba County Records, and also being a portion of those Parcels of land as described in Book 321 of Official Records at Page 463, Yuba County Records, being more particularly described as follows:

BEGINNING at a point in the center of the North course of Honcut Creek, said point being distant the following five (5) courses and distances from the Southeasterly corner of said Parcel of land described in Book 62 of Deeds at Page 616: 1) along the Easterly line of said Parcel of land described in said Book 62 of Deeds at Page 616, North 22°01'00" East 66.70 feet to the South line of said Parcel of land described in said Book 62 of Deeds at Page 618; 2) along said South line, South 53°58'00" East 127.90 feet; 3) continuing along said South line, South 81°53'00" East 109.90 feet to said West line of said State Highway 70; 4) along said West line, North 01°49'00" West 914.98 feet to said center of the North course of Honcut Creek; and 5) along said North course, North 63°53'49" West 169.76 feet; thence, from said POINT OF BEGINNING and leaving said North course, South 01°49'00" East 296.52 feet to the approximate Southerly line of the Riparian Area; thence, along said Southerly line, North 62°30'35" West 294.58 feet; thence North 74°57'37" West 322.48 feet; thence North 65°51'40" West 357.41 feet; thence North 54°01'00" West 105.83 feet; thence North 64°10'12" West 56.10 feet; thence North 86°08'59" West 166.72 feet; thence North 70°33'16" West 34.71 feet; thence North 40°44'44" West 65.42 feet; thence North 82°56'08" West 278.16 feet; thence North 67°45'04" West 30.35 feet; thence North 44°38'33" West 153.36 feet; thence North 28°54'48" West 480.39 feet; thence North 02°52'25" West 91.14 feet; thence North 18°17'16" West 405.86 feet; thence



  
Christopher W. Lerch, L.S.

11-9-17  
Date



100  
11/9/17

**LAUGENOUR AND MERKLE**  
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS

North 40°41'34" East 96.75 feet; thence North 05°07'18" East 124.97 feet; thence North 05°34'47" West 304.54 feet; thence North 17°52'21" East 77.94 feet; thence North 40°32'25" West 664.04 feet to the Westerly line of said Parcel of land described in Book 562 of Official Records at Page 579, said County Records; thence, along said Westerly line, North 22°49'27" West 239.89 feet to the Westerly line of said Parcel of land as described in said Book 65 of Deeds at Page 7; thence, along said Westerly line, North 00°00'00" East 480.09 feet to the center of the North course of Honcut Creek; thence, along said center the following fourteen (14) courses and distances: 1) North 85°32'21" East 259.01 feet; 2) South 28°58'24" East 467.15 feet; 3) South 15°57'07" East 262.91 feet; 4) South 56°34'18" West 120.75 feet; 5) South 15°40'29" West 161.87 feet; 6) South 21°13'10" East 772.30 feet; 7) South 30°49'08" East 369.52 feet; 8) South 40°12'45" East 412.40 feet; 9) South 55°48'58" East 418.42 feet; 10) South 65°27'22" East 532.03 feet; 11) South 82°04'16" East 181.83 feet; 12) South 58°19'09" East 188.98 feet; 13) South 04°33'30" West 137.40 feet; and 14) South 49°15'23" East 56.56 feet to the West line of the old State Highway; thence, along said center of said North course, South 49°15'23" East 62.74 feet to the Northwest corner of said Parcel of land described in said Book 62 of Deeds at Page 618; thence, along said center of said North course, South 63°53'49" East 113.36 feet to the POINT OF BEGINNING.

Containing 35.388 acres of land, more or less

The basis of bearings for this description is the East line of that parcel of land described in said Book 62 Deeds at Page 616, said County Records, described as N22°01'00"E.

End of description.

This description was prepared by me or under my direction in accordance with Section 8761 of the Professional Land Surveyors' Act.



12

THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 8761 OF THE PROFESSIONAL LAND SURVEYORS' ACT.

CHRISTOPHER W. LERCH

DATE

11-9-17



LEGEND:  
Y.C.R. - YUBA COUNTY RECORDS  
B.C.R. - BUTTE COUNTY RECORDS

SCALE: 1"=500'



**LM LAUGENOUR AND MEKLE**  
CIVIL ENGINEERING · LAND SURVEYING · PLANNING  
608 COURT STREET, WOODLAND, CALIFORNIA 95685 · PHONE: (530) 662-1755  
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

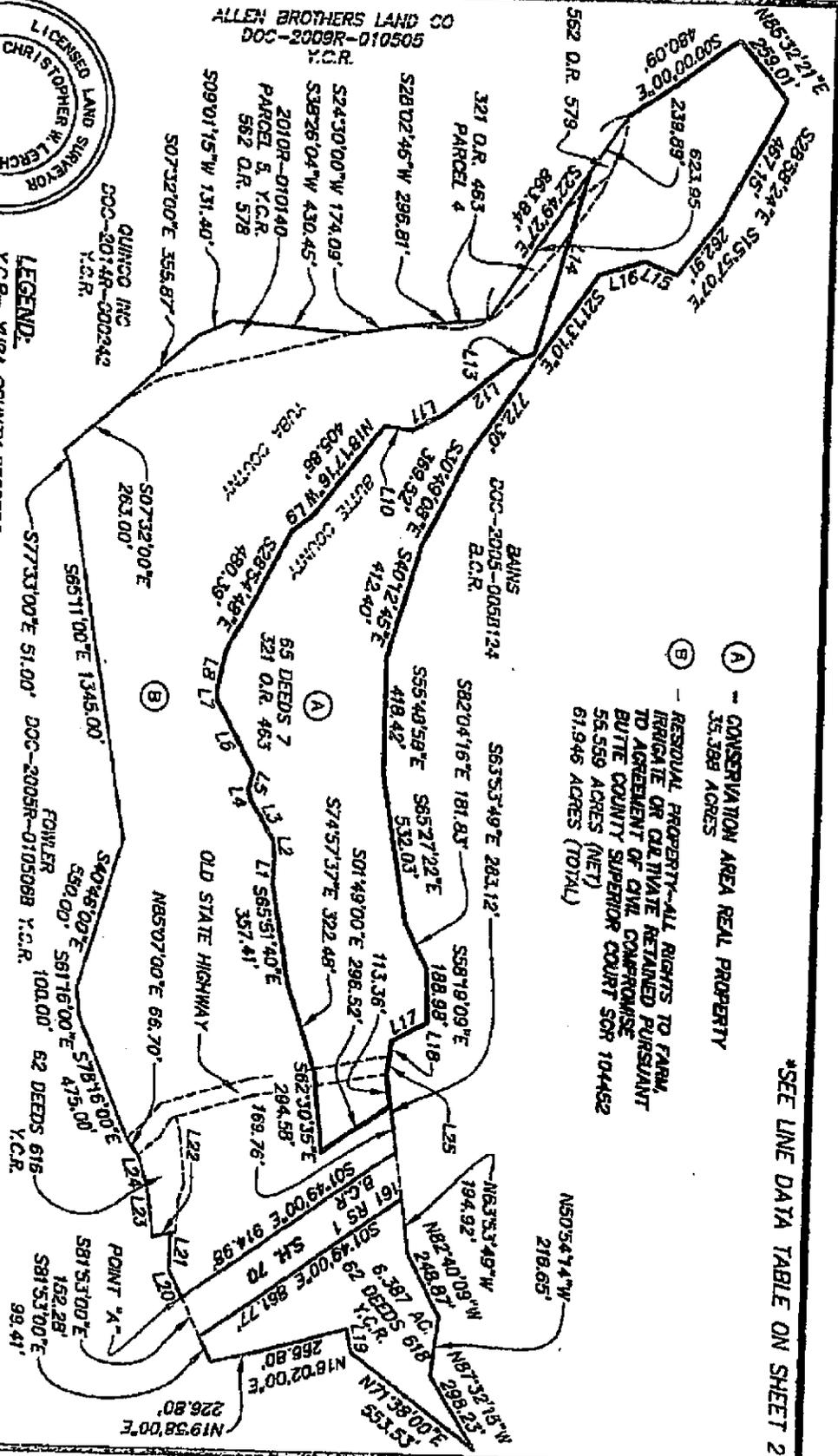
SHEET 1 OF 2

NOVEMBER 9, 2017

11-400#

**EXHIBIT B LLA 2017-0010**

TO ACCOMPANY DESCRIPTIONS  
BEING A PORTION OF SECTIONS 23 & 24,  
TOWNSHIP 17 NORTH, RANGE 3 EAST,  
MOUNT DIABLO BASE AND MERIDIAN  
UNINCORPORATED AREA OF YUBA & BUTTE COUNTIES, CA



- (A) - CONSERVATION AREA REAL PROPERTY  
35.388 ACRES
- (B) - RESIDUAL PROPERTY--ALL RIGHTS TO FARM,  
IRRIGATE OR CULTIVATE RETAINED PURSUANT  
TO AGREEMENT OF CIVIL COMPROMISE  
BUTTE COUNTY SUPERIOR COURT SCR 104462  
55.559 ACRES (NET)  
61.946 ACRES (TOTAL)

\*SEE LINE DATA TABLE ON SHEET 2



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N64°01'00"W	106.83'	L13	N173°21'E	77.94'
L2	N64°10'12"W	58.10'	L14	N40°32'25"W	684.04'
L3	N86°08'59"W	166.72'	L15	S66°34'18"W	120.75'
L4	N70°33'16"W	34.71'	L16	S15°40'29"W	161.87'
L5	N10°44'44"W	65.42'	L17	S24°33'30"W	137.40'
L6	N82°36'08"W	278.16'	L18	S49°15'23"E	66.56'
L7	N67°45'04"W	30.35'	L19	S66°31'00"E	83.60'
L8	N44°38'33"W	153.36'	L20	S81°33'00"E	109.90'
L9	N02°32'25"W	81.14'	L21	S53°58'00"E	182.90'
L10	N40°41'34"E	98.75'	L22	N22°01'00"E	66.70'
L11	N05°07'18"E	124.97'	L23	S64°13'00"E	186.70'
L12	N05°34'47"W	304.54'	L24	S73°33'00"E	115.00'
			L25	S49°15'23"E	62.74'

EXHIBIT TO ACCOMPANY DESCRIPTIONS  
 BEING A PORTION OF SECTIONS 23 & 24,  
 TOWNSHIP 17 NORTH, RANGE 3 EAST,  
 MOUNT DIABLO BASE AND MERIDIAN  
 UNINCORPORATED AREA OF YUBA & BUTTE COUNTIES, CA

**LM LAUGENOUR AND MEIKLE**  
 CIVIL ENGINEERING · LAND SURVEYING · PLANNING  
 608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755  
 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4802  
 SHEET 2 OF 2 NOVEMBER 9, 2017

8/14/2019  
 #1604-11



14/4

Date: AUG 9 2022

This is to certify that, if bearing the purple seal of this office, this is a true copy of the document filed with the Butte County Clerk-Recorder's Office.

Candace J. Grubbs

Butte County Clerk-Recorder

By: , Deputy