

Olivehurst Public Utility District



Agenda Item Staff Report

Meeting Date: 09/15

Item description/summary:

Consider Accepting Feather Glen Park Land Acceptance.

Olivehurst Public Utility District (OPUD) is in the final stages of accepting Feather Glen Park (adjacent to Tahiti Park) via LGI Homes Inc. This is an empty bare lot/site that is being transferred ownership to OPUD for a future park site facility development.

Fiscal Analysis:

| |
|--|
| |
|--|

Employee Feedback

n/a

Sample Motion:

Accept Feather Glen Park Land – Transfer of ownership from LGI Homes Inc. to OPUD.

Prepared by: Swarnjit Boyal, Public Work Engineer

**ATTACHMENT A – TITLE TRANSFER
DOCUMENT**

GENERAL RECEIPT AND INSTRUCTION

First American Title Company
4750 Willow Road, Suite 275
Pleasanton, CA 94588

August 17, 2022

RE: ESCROW NO.: 0131-624158ala

I/We hand you herewith the following items as indicated:

You are hereby authorized and instructed to deliver and/or record the Grant Deed upon receipt of the following:

1. Approval of the Standard Owner's Policy by Buyer
2. Funds for closing from Seller
3. Signed Settlement Statement from Buyer and Seller
4. Signed General Receipt Instructions from Buyer and Seller
5. Signed Transfer Tax Affidavit from Buyer
6. Signed PCOR from Buyer
7. Original signed and notarized Grant Deed from Buyer and Seller

These instructions are effective until revoked by written form satisfactory to First American Title Company.

LGI Homes - California, LLC,
a California limited liability company

By: _____
Evan Licht, Officer

Olivehurst Public Utilities District,
a California public utility district

By: _____
Name: _____
Title: _____

ADDRESS: _____

PHONE: _____

File No.: 0131-624158ala
 Printed: 07/26/2022, 3:28 PM
 Officer/Escrow Officer: Barbara Clarke/BC
 Settlement Location:
 4750 Willow Road, Suite 275, Pleasanton,
 CA 94588

First American Title Company
 4750 Willow Road, Suite 275 • Pleasanton, CA 94588
 Phone: (925)738-4050 Fax: (866)648-7806
Estimated Settlement Statement



Property Address: APN: 014-890-011-000, Unincorporated Area, CA
 Buyer: Olive hurst Public Utility District
 Seller: LGI Homes-California, LLC
 Lender:
 Settlement Date:
 Disbursement Date:

| Description | Buyer | |
|-------------------|-------|--------|
| | Debit | Credit |
| Subtotals | 0.00 | 0.00 |
| Due From/To Buyer | | |

THERE ARE NO TAX PRORATIONS THROUGH ESCROW.

Escrow related fees including separate fees for overnight mail- courier or notary services that are not included as part of First American's filed escrow fee may include a markup over the direct cost to First American for such services.

Our wire instructions do not change. Our banking institution is First American Trust. If you receive an email or other communication that appears to be from us or another party involved in your transaction instructing you to wire funds to a bank other than First American Trust, you should consider it suspect and you must call our office at an independently verified phone number. Do not inquire with the sender.

Acknowledgement

We/I have carefully reviewed the Estimated ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements to be made on my account or by me in this transaction and further certify that I have received a copy of the Estimated ALTA Settlement Statement. This Estimated Settlement Statement is subject to changes, corrections or additions at the time of final computation of Escrow Settlement Statement. We/I authorize First American Title Company to cause the funds to be disbursed in accordance with the Final ALTA Settlement Statement to be provided to me/us at closing.

Buyer(s):

Olivehurst Public Utilities District,
 a California public utility district

This is a summary of the closing transaction prepared by First American Title Company. This document is not intended to replace the Closing Disclosure form.

By: _____
Printed Name: _____
Title: _____

This is a summary of the closing transaction prepared by First American Title Company. This document is not intended to replace the Closing Disclosure form.

**Yuba County Recorder
Affidavit of Documentary Transfer Tax**

WARNING

ANY PERSON WHO MAKES ANY MATERIAL MISREPRESENTATION OF FACT FOR THE PURPOSE OF AVOIDING ALL OR ANY PART OF THE DOCUMENTARY TRANSFER TAX IS GUILTY OF A MISDEMEANOR.

The undersigned, having knowledge of the transaction, does hereby disclose the following information to the Yuba County Recorder's Office for the purpose of confirming or determining the amount of Documentary Transfer Tax payable. Substantiating documentation may be required. (Refer to Revenue & Taxation Code 11933, Yuba County Ordinance 5.10.150)

Name of Transferor: LGI Homes-California, LLC _____

Name of Transferee: Olivehurst Public Utility District _____

Type of Transaction: Dedication at no cost to transferee. _____

Note: Leases, Lease Assignments & Lease Terminations of 35 years or more (including renewal options) are subject to Documentary Transfer Tax. (Thrifty Corp v. County of Los Angeles (1989) 210 Cal. App. 3d 881)

TAX COMPUTATION

| | |
|--|----------|
| a. Sale price of property OR value if other than sale: | \$0.00 |
| b. Amount of existing encumbrance or liens assumed | - \$0.00 |
| c. Adjusted consideration/value (step a – step b) | = \$0.00 |
| d. If partial interest conveyed indicate percentage conveyed | % _____ |
| e. Total consideration conveyed (step c x step d) | \$0.00 |
| f. TRANSFER TAX DUE: \$0.55 per \$500, or portion thereof (step e x tax rate) | \$0.00 |

DOCUMENTARY TRANSFER TAX CLAIM OF EXEMPTION

When claiming a document is exempt from Documentary Transfer Tax you must write the Revenue & Taxation Code section under which the exemption is claimed and the appropriate wording citing the use of the code **on the front of the document**. A list of common exemptions can be found on the reverse side of this form. Other exemptions may apply.

The following Documentary Transfer Tax Exemption applies to the document submitted:

R&T Code Section: 11922 Required Description of Exemption: Coveyance to Government

Agency. This is a conveyance of a park site at no cost to the district pursuant to a Park Dedication Agreement. _____

I DECLARE UNDER PENTALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Executed this _____ day of _____, 20_____ at Unincorporated _____ CA.
Area
City State

Firm Name

Signature

Print Name Here

This information is not made a part of the recorded document but is a public record which may be made available to the Internal Revenue Service and other taxing agencies.

Documentary Transfer Tax – Common Claims of Exemption

Underlined text identifies wording required on the front of the document for which the exemption is claimed.

R&T Code §11911

Value or Consideration of Conveyance Does Not Exceed \$100

Liened to Full Value: Conveyance where the liens & considerations are equal or more than the value of the property and no further consideration is given.

Conveyance Confirming Title: Conveyance confirms title to the grantee who continues to hold the same proportionate interest. (May be required to supply date & document No. when the grantee acquired title)

Changing Manner in Which Title is Held: Grantor & grantee are the same & continue to hold the same proportionate interest. Transfer from joint tenants to community property is an example of this exemption.

Conveyance to Confirm Name Change: To confirm a change in the name of the entity holding title, not a change in the entity. A name change upon marriage is an example of this exemption.

Court Ordered Conveyance Case No.: Court orders property conveyance for no consideration.

Conveyance From Agent to His Principal: Grantor is acting solely in his/her capacity as agent for the grantee using the funds of the grantee & receives no consideration. (deeds record concurrently).

R&T Code §11922

Conveyance to Government Agency: Including national banks.

R&T Code §11925 (d)

Transfers between individuals and a legal entity or between legal entities that does not change the proportional interests held. Please provide copies of the partnership agreement or operating agreement of the LLC/Corporation to substantiate this transaction.

R&T Code §11927

Conveyance Between Spouses: Transfer between spouses in dissolution or agreement in contemplation of marriage dissolution.

R&T Code §11930

Transfer by inter vivos gift.

Transfer by death.

Trust Transfer: Transfer to a trust by grantor or from trust to beneficiary.

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A *Preliminary Change of Ownership Report* must **be filed with each conveyance in the County Recorder's office for the county where the property is located.**

NAME AND MAILING ADDRESS OF BUYER/TRANSFeree
(Make necessary corrections to the printed name and mailing address)

Olivehurst Public Utilities District
P.O. Box 670
Olivehurst, CA 95691
Attention: General Manager

ASSESSOR'S PARCEL NUMBER
014-890-011-000

SELLER/TRANSFEROR
LGI Homes – California, LLC

BUYER'S DAYTIME TELEPHONE NUMBER
()

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY
Lot A (Park Site), Feather Glen Tributary Subdivision, Phase 1B

YES NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.

| | | |
|----|-----|------|
| MO | DAY | YEAR |
|----|-----|------|

YES NO Are you a disabled veteran or a unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?

MAIL PROPERTY TAX INFORMATION TO (NAME)

| | | | |
|--|------|-------|----------|
| MAIL PROPERTY TAX INFORMATION TO (ADDRESS) | CITY | STATE | ZIP CODE |
|--|------|-------|----------|

PART 1. TRANSFER INFORMATION *Please complete all statements.*

This section contains possible exclusions from reassessment for certain types of transfers.

- YES NO
- A. This transfer is solely between spouses (*addition or removal of a spouse, death of a spouse, divorce settlement, etc.*).
 - B. This transfer is solely between domestic partners currently registered with the California Secretary of State (*addition or removal of a partner, death of a partner, termination settlement, etc.*).
 - *C. This is a transfer: between parent(s) and child(ren) between grandparent(s) and grandchild(ren).
 Was this the transferor/grantor's principal residence? YES NO
 - *D. This transfer is the result of a cotenant's death. Date of death _____
 - *E. This transaction is to replace a principal residence owned by a person 55 years of age or older.
Within the same county? YES NO
 - *F. This transaction is to replace a principal residence by a person who is severely disabled.
Within the same county? YES NO
 - *G. This transaction is to replace a principal residence substantially damaged or destroyed by a wildfire or natural disaster for which the Governor proclaimed a state of emergency. Within the same county? YES NO
 - H. This transaction is only a correction of the name(s) of the person(s) holding title to the property (*e.g., a name change upon marriage*).
If YES, please explain: _____
 - I. The recorded document creates, terminates, or reconveys a lender's interest in the property.
 - J. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (*e.g., cosigner*). If YES, please explain: _____
 - K. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
 - L. This is a transfer of property:
 - 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of the transferor, and/or the transferor's spouse registered domestic partner.
 - 2. to/from an irrevocable trust for the benefit of the creator/grantor/trustor and/or grantor's/trustor's spouse grantor's/trustor's registered domestic partner.
 - M. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
 - N. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
 - O. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations.
 - *P. This transfer is to the first purchaser of a new building containing an active solar energy system.
 - Q. Other. This transfer is to a government agency and is exempt from doc tax under R&T Code 11922.

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

- A. Date of transfer, if other than recording date: _____
- B. Type of transfer:
 - Purchase Foreclosure Gift Trade or exchange Merger, stock, or partnership acquisition (Form BOE-100-B)
 - Contract of sale. Date of contract: _____ Inheritance. Date of death: _____
 - Sale/leaseback Creation of a lease Assignment of a lease Termination of a lease. Date lease began: _____
 - Original term in years *(including written options)*: _____ Remaining term in years *(including written options)*: _____
 - Other. Please explain: Dedication of a park site in accordance with a Park Development Agreement.
- C. Only a partial interest in the property was transferred. YES NO If YES, indicate the percentage transferred: _____ %

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

- A. Total purchase price \$ 0.00
- B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ 0.00
- C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ 0.00
 - FHA (___ Discount Points) Cal-Vet VA (___ Discount Points) Fixed rate Variable rate
 - Bank/Savings & Loan/Credit Union Loan carried by seller
 - Balloon payment \$ _____ Due date: _____
- D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ 0.00
 - Fixed rate Variable rate Bank/Savings & Loan/Credit Union Loan carried by seller
 - Balloon payment \$ _____ Due date: _____
- E. Was an Improvement Bond or other public financing assumed by the buyer? YES NO Outstanding balance \$ 0.00
- F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ 0.00
- G. The property was purchased: Through real estate broker. Broker name: _____ Phone number: () _____
- Direct from seller From a family member-Relationship _____
- Other. Please explain: Direct from transferor at no cost to transferee.
- H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.
Not applicable.

PART 4. PROPERTY INFORMATION

Check and complete as applicable.

- A. Type of property transferred
 - Single-family residence Co-op/Own-your-own Manufactured home
 - Multiple-family residence. Number of units: _____ Condominium Unimproved lot
 - Other. Description: (i.e., timber, mineral, water rights, etc.) Timeshare Commercial/Industrial
- B. YES NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.
If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____
- C. YES NO A manufactured home is included in the purchase price.
If YES, enter the value attributed to the manufactured home: \$ _____
- YES NO The manufactured home is subject to local property tax. If NO, enter decal number: _____
- D. YES NO The property produces rental or other income.
If YES, the income is from: Lease/rent Contract Mineral rights Other: _____
- E. The condition of the property at the time of sale was: Good Average Fair Poor
Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

| | | |
|---|-------|------------------|
| SIGNATURE OF BUYER/TRANSFEREE OR CORPORATE OFFICER | DATE | TELEPHONE () |
| NAME OF BUYER/TRANSFEREE/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT) Olivehurst Public Utilities District | TITLE | EMAIL ADDRESS |

The Assessor's office may contact you for additional information regarding this transaction.

ADDITIONAL INFORMATION

Please answer all questions in each section, and sign and complete the certification before filing. This form may be used in all 58 California counties. If a document evidencing a change in ownership is presented to the Recorder for recordation without the concurrent filing of a *Preliminary Change of Ownership Report*, the Recorder may charge an additional recording fee of twenty dollars (\$20).

NOTICE: The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the County Assessor. Supplemental assessments are not paid by the title or escrow company at close of escrow, and are not included in lender impound accounts. **You may be responsible for the current or upcoming property taxes even if you do not receive the tax bill.**

NAME AND MAILING ADDRESS OF BUYER: Please make necessary corrections to the printed name and mailing address. Enter Assessor's Parcel Number, name of seller, buyer's daytime telephone number, buyer's email address, and street address or physical location of the real property.

NOTE: Your telephone number and/or email address is very important. If there is a question or a problem, the Assessor needs to be able to contact you.

MAIL PROPERTY TAX INFORMATION TO: Enter the name, address, city, state, and zip code where property tax information should be mailed. This must be a valid mailing address.

PRINCIPAL RESIDENCE: To help you determine your principal residence, consider (1) where you are registered to vote, (2) the home address on your automobile registration, and (3) where you normally return after work. If after considering these criteria you are still uncertain, choose the place at which you have spent the major portion of your time this year. Check YES if the property is intended as your principal residence, and indicate the date of occupancy or intended occupancy.

DISABLED VETERAN: If you checked YES, you may qualify for a property tax exemption. **A claim form must be filed and all requirements met in order to obtain the exemption. Please contact the Assessor for a claim form.**

PART 1: TRANSFER INFORMATION

If you check YES to any of these statements, the Assessor may ask for supporting documentation.

C, D, E, F, G: If you checked YES to any of these statements, you may qualify for a property tax reassessment exclusion, which may allow you to maintain your property's previous tax base. **A claim form must be filed and all requirements met in order to obtain any of these exclusions.** Contact the Assessor for claim forms. **NOTE:** If you give someone money or property during your life, you may be subject to federal gift tax. You make a gift if you give property (including money), the use of property, or the right to receive income from property without expecting to receive something of at least equal value in return. The transferor (donor) may be required to file Form 709, Federal Gift Tax Return, with the Internal Revenue Service if they make gifts in excess of the annual exclusion amount.

H: Check YES if the reason for recording is to correct a name already on title [e.g., Mary Jones, who acquired title as Mary J. Smith, is granting to Mary Jones]. This is not for use when a name is being removed from title.

I: Check YES if the change involves a lender, who holds title for security purposes on a loan, and who has no other beneficial interest in the property.

"Beneficial interest" is the right to enjoy all the benefits of property ownership. Those benefits include the right to use, sell, mortgage, or lease the property to another. A beneficial interest can be held by the beneficiary of a trust, while legal control of the trust is held by the trustee.

J: A **"cosigner"** is a third party to a mortgage/loan who provides a guarantee that a loan will be repaid. The cosigner signs an agreement with the lender stating that if the borrower fails to repay the loan, the cosigner will assume legal liability for it.

N: This is primarily for use when the transfer is into, out of, or between legal entities such as partnerships, corporations, or limited liability companies. Check YES only if the individuals and the interest held by each remains exactly the same in each and every parcel being transferred.

O: Check YES only if this property is subject to a government or nonprofit affordable housing program that imposes restrictions. Property may qualify for a restricted valuation method (i.e., may result in lower taxes).

P: If you checked YES, you may qualify for a new construction property tax exclusion. **A claim form must be filed and all requirements met in order to obtain the exclusion. Contact the Assessor for a claim form.**

PART 2: OTHER TRANSFER INFORMATION

A: The date of recording is rebuttably presumed to be the date of transfer. If you believe the date of transfer was a different date (e.g., the transfer was by an unrecorded contract, or a lease identifies a specific start date), put the date you believe is the correct transfer date. If it is not the date of recording, the Assessor may ask you for supporting documentation.

B: Check the box that corresponds to the type of transfer. If OTHER is checked, please provide a detailed description. Attach a separate sheet if necessary.

C: If this transfer was the result of an inheritance following the death of the property owner, please complete a *Change in Ownership Statement, Death of Real Property Owner*, form BOE-502-D, if not already filed with the Assessor's office.

PART 3: PURCHASE PRICE AND TERMS OF SALE

It is important to complete this section completely and accurately. The reported purchase price and terms of sale are important factors in determining the assessed value of the property, which is used to calculate your property tax bill. Your failure to provide any required or requested information may result in an inaccurate assessment of the property and in an overpayment or underpayment of taxes.

A. Enter the total purchase price, not including closing costs or mortgage insurance.

"Mortgage insurance" is insurance protecting a lender against loss from a mortgagor's default, issued by the FHA or a private mortgage insurer.

B. Enter the amount of the down payment, whether paid in cash or by an exchange. If through an exchange, exclude the closing costs.

"Closing costs" are fees and expenses, over and above the price of the property, incurred by the buyer and/or seller, which include title searches, lawyer's fees, survey charges, and document recording fees.

C. Enter the amount of the First Deed of Trust, if any. Check all the applicable boxes, and complete the information requested.

A **"balloon payment"** is the final installment of a loan to be paid in an amount that is disproportionately larger than the regular installment.

D. Enter the amount of the Second Deed of Trust, if any. Check all the applicable boxes, and complete the information requested.

E. If there was an assumption of an improvement bond or other public financing with a remaining balance, enter the outstanding balance, and mark the applicable box.

An **"improvement bond or other public financing"** is a lien against real property due to property-specific improvement financing, such as green or solar construction financing, assessment district bonds, Mello-Roos (a form of financing that can be used by cities, counties and special districts to finance major improvements and services within the particular district) or general improvement bonds, etc. Amounts for repayment of contractual assessments are included with the annual property tax bill.

F. Enter the amount of any real estate commission fees paid by the buyer which are not included in the purchase price.

G. If the property was purchased through a real estate broker, check that box and enter the broker's name and phone number. If the property was purchased directly from the seller (who is not a family member of one of the parties purchasing the property), check the "Direct from seller" box. If the property was purchased directly from a member of your family, or a family member of one of the parties who is purchasing the property, check the "From a family member" box and indicate the relationship of the family member (e.g., father, aunt, cousin, etc.). If the property was purchased by some other means (e.g., over the Internet, at auction, etc.), check the "OTHER" box and provide a detailed description (attach a separate sheet if necessary).

H. Describe any special terms (e.g., seller retains an unrecorded life estate in a portion of the property, etc.), seller concessions (e.g., seller agrees to replace roof, seller agrees to certain interior finish work, etc.), broker/agent fees waived (e.g., fees waived by the broker/agent for either the buyer or seller), financing, buyer paid commissions, and any other information that will assist the Assessor in determining the value of the property.

PART 4: PROPERTY INFORMATION

A. Indicate the property type or property right transferred. Property rights may include water, timber, mineral rights, etc.

B. Check YES if personal, business property or incentives are included in the purchase price in Part 3. Examples of personal or business property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships (golf, health, etc.), ski lift tickets, homeowners' dues, etc. Attach a list of items and their purchase price allocation. An adjustment will not be made if a detailed list is not provided.

C. Check YES if a manufactured home or homes are included in the purchase price. Indicate the purchase price directly attributable to each of the manufactured homes. If the manufactured home is registered through the Department of Motor Vehicles in lieu of being subject to property taxes, check NO and enter the decal number.

D. Check YES if the property was purchased or acquired with the intent to rent or lease it out to generate income, and indicate the source of that anticipated income. Check NO if the property will not generate income, or was purchased with the intent of being owner-occupied.

E. Provide your opinion of the condition of the property at the time of purchase. If the property is in "fair" or "poor" condition, include a brief description of repair needed.

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Olivehurst Public Utilities District
P.O. Box 670
Olivehurst, CA 95691
Attention: General Manager

(Above Space for Recorder’s Use Only)

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$0.00 AND CITY TAX IS \$0.00

- computed on full value of property conveyed, or
- computed on full value of items or encumbrances remaining at time of sale,
- Unincorporated area of Yuba County
- Exempt from Transfer Tax Under R&T Code 11922 Government Agency Acquiring Title

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **LGI Homes – California, LLC**, a California limited liability company hereby GRANTS to the **Olivehurst Public Utilities District**, a California public utility district, the real property located in unincorporated Yuba County, State of California, as more particularly described in Exhibit “A” attached hereto and made a part hereof.

IN WITNESS WHEREOF, the undersigned has executed this document as of the day and year indicated.

Dated: _____, 2022

LGI Homes – California, LLC, a California limited liability company

By: _____
Evan Licht, Officer

The foregoing conveyance is hereby accepted.

Olivehurst Public Utilities District, a California public utility district

By: _____
Name: _____
Title: _____

Date: _____, 2022

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 _____)

On _____, before me, _____, a Notary Public, personally appeared _____, 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 _____ (Seal)

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 _____)

On _____, before me, _____, a Notary Public, personally appeared _____, 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 _____ (Seal)

EXHIBIT A TO GRANT DEED

Legal Description

That certain real property in the unincorporated area of the County of Yuba, State of California, described as follows:

LOT A, AS SHOWN ON THAT CERTAIN "TM 2005-0006 FEATHER GLEN - TRIBUTARY SUBDIVISION PHASE 1B" FILED FOR RECORD IN THE OFFICE OF THE YUBA COUNTY RECORDER ON NOVEMBER 26, 2018 IN BOOK 98 OF MAPS AT PAGE(S) 24-27, YUBA COUNTY OFFICIAL RECORDS.

EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THE EXTERIOR BOUNDARIES OF "FEATHER GLEN - TRIBUTARY SUBDIVISION PHASE 1 - TM 2002-608" FILED FOR RECORD IN THE OFFICE OF THE YUBA COUNTY RECORDER ON MAY 17, 2005 IN BOOK 82 OF MAPS AT PAGES 46 THROUGH 50, INCLUSIVE, YUBA COUNTY OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO OLIVEHURST PUBLIC UTILITY DISTRICT BY GRANT DEED RECORDED JULY 7, 2010 AS DOCUMENT NO. 2010R-8097 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS AS EXCEPTED IN THE DEED FROM CAPITAL COMPANY, A CORPORATION TO S.R. JOHNSON, A SINGLE MAN, RECORDED APRIL 17, 1944 IN BOOK 82 OF OFFICIAL RECORDS AT PAGE 124.

APN: 014-890-011-000

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the deed or grant dated _____, 2022, from LGI Homes - California, LLC, a California limited liability (“**Grantor**”) to the Olivehurst Public Utility District, a California public utility district (“**Grantee**”), is hereby accepted by the undersigned officer or agent on behalf of the Grantee pursuant to authority conferred by Resolution No. _____, dated _____, 20__, and the Grantee consents to recordation thereof by its duly authorized officer.

Date: _____ 2022

“**Grantee**”

OLIVEHURST PUBLIC UTILITY DISTRICT

John C. Tillotson, General Manager

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)
) ss
County of _____)

On _____, before me, _____,
(Name of Notary)

notary public, personally appeared _____ 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.

(Notary Signature)