Recording requested by:
PLACER TITLE COMPANY

2024-0010283

Recorded
Official Records
County of
Napa
JOHN TUTEUR
Assessor-Recorder-Co.

12:50PM 22-Jul-2024

REC FEE 0.00

MW
Page 1 of 6

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

City of Calistoga
1232 Washington Street
Calistoga, CA 94515
Attn: Fairgrounds Revitalization Director

MAIL TAX STATEMENTS TO:

City of Calistoga - Attn: Fairgrounds Revitalization Director
1232 Washington Street
Calistoga, CA 94515

(Space Above This Line For Recorder's Use Only)

HTX

DOCUMENTARY TRANSFER TAX IS $0. THIS TRANSFER IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO R&T CODE §11922.

EXEMPT FROM RECORDING FEES PURSUANT TO GOV. CODE § 27383

THE PROPERTY IS LOCATED IN CALISTOGA, CALIFORNIA. APN(S): 011-140-055, 011-140-006, 011-140-007 and 011-481-022

GRANT DEED

For valuable consideration, NAPA COUNTY, a political subdivision of the State of California hereby grants to the CITY OF CALISTOGA, a general law city, all that certain real property located in the City of Calistoga, County of Napa, State of California, more particularly described on Schedule 1 attached hereto and incorporated herein by reference, together with all rights and privileges appurtenant thereto, subject to all matters of record (including a right of first refusal and purchase option as referenced more fully in that Declaration of Covenants and Memorandum of Option and Right of First refusal to Purchase recorded on even date herewith) and all matters that would be shown by an accurate survey of the Property.

Dated this 22 day of July, 2024.

GRANTOR:

NAPA COUNTY, a political subdivision of the State of California

By: _____
Joelle Gallagher, Chair of the Board of Supervisors

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 Napa} ss.

On July 17, 2024, before me, Greg S. Morgan, Notary Public, personally appeared Joelle Gallagher, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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

GREG S. MORGAN
Commission #2463952
Notary Public – California
Napa County
My Commission Expires October 20, 2027
Work Phone: 707-299-1515

PNS1 GREG S. MORGAN COMMISSION #2463952 Notary Public - California NAPA COUNTY MY COMMISSION EXPIRES October 20, 2027 PNS1

SCHEDULE 1 TO GRANT DEED

LEGAL DESCRIPTION OF THE PROPERTY

The land described herein is situated in the State of California, County of Napa, City of Calistoga, and is more particularly described as follows:

TRACT ONE:
Commencing at the most Northerly corner of the 15.62 acre tract of land described in deed to P. Rubbattino et al recorded October 13, 1916, in Book 116 of Deeds, at page 114, said Napa County Records; thence from said point of beginning S 29° 45' W, along the westerly line of said Tract 320.00 feet to the true point of beginning; thence from said true point of beginning S 59° 45' E 554.30 feet; thence N 29° 50' E 320.00 feet to the northerly line of Lot 35 as shown on the map entitled, "Map of Calistoga Lands, as surveyed in 1871 and Subdivided in part in 1876" filed April 20, 1877, Napa County Records; thence S 59° 45' E along said northerly line, 80.00 feet to the westerly line of the Napa County Fair Grounds, described in deed of record in Book 130 of Official Records at page 215, Napa County Records; thence S 29° 50' W along said westerly line 1715.61 feet to the center of the Napa River; thence along the center of the Napa River the following courses and distances, N 68° 38' 02" W 158.57 feet; thence N 75° 11' 37" W 75.66 feet; thence N 62° 51' 48" W 201.27 feet; thence N 57° 03' 10" W 201.52 feet to the westerly line of said 15.62 acre tract; thence continuing northwesterly along the center of the Napa River to the center of Musgrove Creek; thence northerly along the center of Musgrove Creek to a point on a line which bears N 84° 15' 03" W from a point which lies S 29° 42' 44" W 80.11 feet from the most easterly corner of Lot 28 as shown on the "Final Map of Fairway Vista" recorded in Book 15 of Record Maps at Pages 4 and 5, Napa County Records; thence S 84° 15' 03" E to the southeasterly line of said Lot 28; thence N 29° 42' 44" E along the southeasterly line of Fairway Vista 1164.46 more or less to the point of beginning.

APN: 011-481-022 and 011-140-006

TRACT TWO:

PARCEL ONE:
Lots numbered 31, 32, 33, 34 and the East one-half of Lot 35 as the said lots are laid down and delineated upon a certain map entitled "Map of Calistoga Lands, as Surveyed in 1871 and Subdivided In Part In 1876" filed April 20,1877 in the office of the County Recorder of said Napa County.

Excepting therefrom the following:

(a) All that portion of said Lots 31, 32 and 33 which lies southeasterly of the northeasterly extension of the southeasterly line of said Lot 34.
(b) 6.71 acres of land, more or less, of said Lot numbered 34, heretofore conveyed by Susan J. McFarling to F.M. Crumley by deed of record in Volume 98 of Deeds at page 46, Napa County Records.
(c) 11.38 acres of land, more or less, of said Lot numbered 35, heretofore conveyed by Susan J McFarling to Francis M. Crumley by deed of record Volume 112 of Deeds at page 94, Napa County Records.

APN: 011-140-007 (ptn.)

PARCEL TWO:
Commencing at the most eastern corner of that certain parcel of land described in the deed of John B Logvy et ux of record in Book 161 of Official Records, page 306, said Napa County Records, and running thence along the northerly boundary thereof, North 59° 45' West, 615.78 feet and South 30° 15' West, 103.62 feet to a corner of said parcel: thence continuing South 30° 15' West 21.38 feet; thence South 59° 45' East 615.78 feet to a point on the northwesterly line of Oak Street; and thence North 30° 15' East and along said last mentioned line 125.00 feet to the point of beginning.

APN: 011-140-007 (ptn.)

PARCEL THREE:
Beginning at the point formed by the intersection of the Westerly line of the city street known as "Oak Street" with the northerly line of the city street known as "Washington Street," thence from said point of beginning along said northerly line N 59° 45' W 330.00 feet to the point of commencement; thence from said point of commencement along said northerly line N 59° 45' W 234.96 feet; thence S 30°15' W 113.60 feet to the centerline of the Napa River, thence along said centerline the following courses and distances: N 63° 00' W 150.40 feet, N 69° 00' W 189.00 feet; N 48° 30' W 220.00 feet; and N 66° 45' W 207.00 feet to the southeast corner of the tract of land conveyed to the County of Napa, California in deed of record in Volume 548, at Page 14, Official Records; thence along the easterly line of said tract of land N 30° 15' E 717.50 feet to the southwest corner of the tract of land conveyed to the County of Napa, California in deed of record in Volume 130, Page 215, Official Records, thence along the Southerly line of said tract S 59° 08' E 484.38 feet; and S 16° 06' E 306.16 feet; thence leaving said southerly line S 31° 10' W 21.38 feet to the southwest corner of the parcel of land conveyed to the County of Napa, California in deed of record in Volume 746 at Page 370, Official Records; thence along the southerly line of said parcel S 59°45' E 617.55 feet to the westerly line of the City street known as "Oak Street," thence along said westerly line S 30°15' W 202.28 feet; thence N 59° 06' W 330.02 feet; thence S 30°15' W 146.25 feet to the point of commencement.

Excepting therefrom the following:

A portion of Parcel B as shown on Map No. 2762, recorded on April 12, 1976, in Book 19 of Surveys at Page 70, Napa County Records, and is more particularly described as follows:

Beginning at a point on the northwestern right of way line of Oak Street at the easternmost corner of Parcel A as shown on said map; thence along the southeastern line of said Parcel B, North 30°15'00" East, 23.00 feet; thence leaving said southeastern line, parallel with and 23.0 feet distant from the northeastern line of said Parcel A, as measured perpendicular thereto, North 59°06'00" West, 602.98 feet to a point; thence South 30°15'00" West, 172.35 feet to a point, said point being on the prolongation of the northeastern line of Washington Street as shown on said map; thence South 59°45'00" East along said prolongation and said northeastern line 272.94 feet to the westernmost corner of said Parcel A; thence along the northwestern line of said Parcel A North 30°15'00" East, 146.25 feet to the northernmost corner thereof; thence along the northeastern line of said Parcel A South 59°06'00" East, 330.02 feet to the Point of Beginning.

APN: 011-140-055 (ptn.)

END OF DESCRIPTION



Prepared by Danielle L. Goshert, PLS 8491
County Surveyor, Napa County, California
July 2, 2024

CERTIFICATE OF ACCEPTANCE
(Grant Deed)

This is to certify that the interest in real property conveyed by the Grant Deed, dated July 22, 2024, from NAPA COUNTY, a political subdivision of the State of California, to the CITY OF CALISTOGA, a general law city ("**City**"), is hereby accepted by the undersigned officer or agent on behalf of the City pursuant to authority conferred by Resolution No. 2024-12, dated February 6, 2024, and the City consents to recordation thereof by its duly authorized officer.

Date: July 22, 2024

City

CITY OF CALISTOGA

Laura Snideman, City Manager