

Recording Requested by:

TOWN OF LOS GATOS

WHEN RECORDED MAIL TO:

TOWN CLERK
TOWN OF LOS GATOS
110 E. MAIN STREET
LOS GATOS, CA 95030

(SPACE ABOVE BAR FOR RECORDER'S USE)

(RECORD WITHOUT FEE UNDER GOVERNMENT CODE SECTIONS 27383 and STREETS AND HIGHWAYS CODE 8336)

EASEMENT QUITCLAIM DEED

101 Blossom Hill Road, Los Gatos, CA 95032
APN: 529-11-036

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX **\$0.00**; CITY TRANSFER TAX **\$0.00**; SURVEY MONUMENT FEE **\$0.00**

QUITCLAIM OF EASEMENT CONSIDERATION IS LESS THAN \$100.00, R & T 11911.

THIS EASEMENT QUITCLAIM DEED (this "**Quitclaim**") is made as of this ____ day of _____, 2021 (the "**Effective Date**"), by the Town of Los Gatos, a municipal corporation of the State of California ("**Grantor**"), in favor of MobileFrame LLC, a California limited liability company, as to an undivided 50% interest and Lonny L. Oswalt and Patricia A. Oswalt, husband and wife, as community property, as to an undivided 50% interest, as tenants in common (collectively, "**Owner**"). For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

Grantor does hereby remise, release, transfer and forever quitclaim to Owner all of Grantor's right, title and interest, if any, in and to that easement for constructing and maintaining a sewer line granted under that certain Grant Deed recorded on May 8, 1947, in Book 1469, Page 599 under Recorder's Serial Number 459143, of the Official Records of the County of Santa Clara, California (the "**Easement**"), to the extent such Easement encumbers the real property owned by Owner commonly known as 101 Blossom Hill Road, located in the Town of Los Gatos, County of Santa Clara, California, as more particularly described on Exhibit A attached hereto (the "**Property**").

This Quitclaim shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

ATTACHMENT 1

Mail Tax Statement To: **MobileFrame LLC, 19605 Redberry Drive, Los Gatos, CA 95030**

This Quitclaim shall be governed by and construed in accordance with the laws of the State of California without regard to any choice of law principles. Venue for all court proceedings or alternative forms of dispute resolution proceedings shall be Santa Clara County, California.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim, to be effective as of the Effective Date.

GRANTOR:
Town of Los Gatos

Laurel Prevetti, Town Manager

APPROVED AS TO FORM:

Robert Schultz, Town Attorney

ATTEST:

Shelley Neis, Town Clerk

Exhibit A

Legal Description

Real property in the City of Los Gatos, County of Santa Clara, State of California, described as follows:

PARCEL ONE:

PARCEL "A", SHOWN AND DELINEATED ON MAP OF RECORD OF SURVEY BEING A PORTION OF RANCHO RINCONADA DE LOS GATOS AT UNIVERSITY AVENUE, FILED JULY 30, 1965 IN BOOK 198 OF MAPS, PAGE 2, SANTA CLARA COUNTY RECORDS.

EXCEPTING FROM SAID PARCEL ONE ABOVE THE TITLE AND EXCLUSIVE RIGHTS TO ALL MINERALS EXCEPTING AND RESERVED IN THE DEED FROM SOUTHERN PACIFIC COMPANY, RECORDED NOVEMBER 29, 1963 IN BOOK 6290 OFFICIAL RECORDS, PAGE 64, AS FOLLOWS:

EXCEPTING AND RESERVING HOWEVER, TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, FOREVER, THE TITLE AND EXCLUSIVE RIGHT TO ALL OF THE MINERALS AND MINERAL ORES OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UPON, WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREFROM, INCLUDING, WITHOUT LIMITING GENERALITY OF THE FOREGOING, ALL PETROLEUM, OIL, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF SAID GRANTOR, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS BENEATH THE SURFACE OF SAID LAND TO EXPLORE FOR, EXTRACT, MINE AND REMOVE THE SAME, AND TO MAKE SUCH USED OF THE LAND BENEATH THE SURFACE AS IS NECESSARY OR USEFUL IN CONNECTION THEREWITH, WHICH USE MAY INCLUDE LATERAL OR SLANT DRILLING, BORING, DIGGING OR SINKING OF WELLS, SHAFTS OR TUNNELS; PROVIDED, HOWEVER, THAT SAID GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL NOT USE THE SURFACE OF SAID LAND IN THE EXERCISES OF ANY OF SAID RIGHTS, AND SHALL NOT DISTURB THE SURFACE OF SAID LAND OR ANY IMPROVEMENTS THEREON.

PARCEL TWO:

PARCEL "B" AS SHOWN AND DELINEATED ON MAP OF RECORD OF SURVEY BEING A PORTION OF RANCHO RINCONADA DE LOS GATOS AT UNIVERSITY AVENUE, FILED JULY 30, 1965 IN BOOK 198 OF MAPS, PAGE 2, SANTA CLARA COUNTY RECORDS.

PARCEL THREE:

BEGINNING AT A POINT IN THE CENTER LINE OF SANTA CRUZ AVENUE, ALSO KNOWN AS SAN TOMAS AQUINO ROAD, WHERE THE SAME IS INTERSECTED BY THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF WILLIAMS STREET, 40 FEET WIDE; SAID NORTHEASTERLY LINE OF WILLIAMS STREET BEING THE SOUTHWESTERLY LINE OF THAT CERTAIN 114.12 ACRE TRACT OF LAND FORMERLY THE PROPERTY OF OWEN GAFFNEY;
THENCE RUNNING NORTH 21° 18' EAST AND ALONG THE CENTER LINE OF SANTA CRUZ AVENUE, 152 FEET TO THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY J. H. SINGER, ET AL, TO WILLIAM B. WILLIAMS BY DEED DATED SEPTEMBER 03, 1912 AND RECORDED SEPTEMBER 25, 1912 IN BOOK 390 OF DEEDS, PAGE 359, SANTA CLARA COUNTY RECORDS;
THENCE LEAVING SAID LINE OF SANTA CRUZ AVENUE AND RUNNING ALONG THE NORTHEASTERLY LINE OF SAID LAND SO CONVEYED TO WILLIAMS, SOUTH 64° 48' EAST 230.5 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE LANDS AND RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, A CORPORATION;
THENCE SOUTH 21° 18' WEST AND ALONG SAID LANDS AND RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, 152 FEET TO A POINT ON THE NORTHEASTERLY LINE OF WILLIAMS STREET;

THENCE RUNNING ALONG SAID LINE OF WILLIAMS STREET, NORTH 64° 48' WEST 230.50 FEET TO THE POINT OF BEGINNING AND BEING A PORTION OF LOT 6 OF THE PARR PARTITION IN THE RANCHO RINCONADA DE LOS GATOS.

APN: 529-11-036