

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Mission Springs Water District
66575 Second Street
Desert Hot Springs, CA 92240

EXEMPT – GOV'T CODE 6103

The undersigned grantor declares:

Documentary transfer tax is \$ 0.00.

computed on the full value of property conveyed, or

computed on full value less value of liens and
encumbrances remaining at time of sale.

Unincorporated area: City of _____
and County of _____.

FOR RECORDER'S USE ONLY

Affects: APN 642-192-019 & 642-192-020

QUITCLAIM OF EASEMENT

MISSION SPRINGS WATER DISTRICT, a County Water District and public agency formed pursuant to Water Code Section 30000, et seq. does hereby remise, release, quitclaims to **DUNES 5, LLC**, all its rights, title, and interest in and to the easements for water or sewer purposes in the real property situated in the City of Desert Hot Springs, County of Riverside, State of California described as follows:

The divisional side lot lines of Lots 393 and 394 as shown on that certain map entitled **Miracle Heights Unit Number 2**, in the City of Desert Hot Springs, County of Riverside, State of California, recorded in Book 32, Page 40 of Maps, which map was filed in the Office of the County Recorder of said County.

Further described as follows:

SEE "EXHIBIT A" LEGAL DESCRIPTION AND "EXHIBIT B" PLAT ATTACHED
HERETO AND MADE A PART HEREOF

MISSION SPRINGS WATER DISTRICT

Dated: _____

By: _____
Brian Macy, General Manager

NOTARY FOLLOWS

ACKNOWLEDGEMENT

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 RIVERSIDE _____ } S.S.

On this ____ day of _____ before me, _____,
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 of Notary

(Seal)

My commission expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

IN THE CITY OF DESERT HOT SPRINGS IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, THOSE PORTIONS OF LOTS 393 AND 394 OF THAT CERTAIN MAP ENTITLED MIRACLE HEIGHTS UNIT NUMBER 2, AS SHOWN BY MAP ON FILE IN BOOK 32, PAGES 40 THROUGH 42, INCLUSIVE, RECORDS OF SAID COUNTY, LOCATED IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AREA 1

THAT PORTION OF SAID LOT 393 LYING SOUTHWESTERLY OF A LINE THAT IS PARALLEL WITH AND 10.00 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF SAID LOT 393,

BEING A PORTION OF THE PUBLIC UTILITY EASEMENT SHOWN ON SAID MAP ENTITLED MIRACLE HEIGHTS UNIT NUMBER 2.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 393 LYING NORTHWESTERLY OF A LINE THAT IS PARALLEL WITH AND 5.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY LINE OF SAID LOT 393;

SUBJECT TO EXISTING EASEMENTS, COVENANTS, RIGHTS AND RIGHTS-OF-WAY OF RECORD.

SAID AREA CONTAINS 1,050 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

AREA 2

THAT PORTION OF SAID LOT 394 LYING SOUTHWESTERLY OF A LINE THAT IS PARALLEL WITH AND 10.00 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF SAID LOT 394 AND LYING NORTHWESTERLY OF A LINE THAT IS PARALLEL WITH AND 30.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY LINE OF SAID LOT 394,

BEING A PORTION OF THE PUBLIC UTILITY EASEMENT SHOWN ON SAID MAP ENTITLED MIRACLE HEIGHTS UNIT NUMBER 2.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 394 LYING NORTHWESTERLY OF A LINE THAT IS PARALLEL WITH AND 5.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY LINE OF SAID LOT 393;

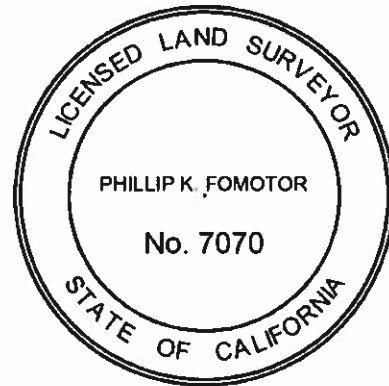
SUBJECT TO EXISTING EASEMENTS, COVENANTS, RIGHTS AND RIGHTS-OF-WAY OF RECORD.

SAID AREA CONTAINS 250 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

EXHIBIT "A"
LEGAL DESCRIPTION

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

THIS DOCUMENT WAS PREPARED BY
ME OR UNDER MY DIRECTION,
BASED ON RECORD INFORMATION.



A handwritten signature in blue ink, appearing to read "Phillip K. Fomotor", written over a horizontal line.

PHILLIP K. FOMOTOR

P.L.S. 7070

DATED: 1/31/24

