

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: (x) City of Desert Hot Springs,  
and County of Riverside.

APN: 667-100-034-1

TRA: 014-066

[SPACE ABOVE FOR RECORDER'S USE]

**GRANT DEED**

For valuable consideration, receipt of which is hereby acknowledged, **Skyborne Ventures, LLC, a California limited liability company, with an address of 505 Lomas Santa Fe Drive, Suite 230, Solana Beach, CA 92075** (Grantor), hereby grants to **MISSION SPRINGS WATER DISTRICT**, a County Water District and public agency formed pursuant to Water Code Section 30000, et seq. (Grantee), the following described real property in the City of Desert Hot Springs, County of Riverside, State of California, created pursuant to Section 66428 of the Subdivision Map Act of the State of California described as:

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

*[Signatures On Following Page]*

Dated: \_\_\_\_\_

**GRANTOR:**

**SKYBORNE VENTURES, LLC, a California  
limited liability company**

By: LANSING STRATEGIC  
MANAGEMENT, LLC a California  
limited liability company

By: STRATEGIC LAND PARTNERS,  
LP, a California limited partnership  
Its: Managing Member

By: JK-RIVERWOODS, LLC, a  
California limited liability company  
Its: General Partner

By: \_\_\_\_\_  
James M. Kozak  
Its: Sole Member

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 \_\_\_\_\_ ) SS.

On \_\_\_\_\_, 2023, before me, \_\_\_\_\_, a Notary Public in and for said State, 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 persons(s), or the entity upon behalf of which the person(s) acted, executed said 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)

**CERTIFICATE OF ACCEPTANCE**

Government Code Section 27281

This is to certify that the interest in real property conveyed by the Grant Deed dated \_\_\_\_\_, 2024 from SKYBORNE VENTURES, LLC, a California limited liability company, as Grantor, to **MISSION SPRINGS WATER DISTRICT**, a County Water District and public agency formed pursuant to Water Code §§ 30000 et seq. (“Grantor”) is hereby accepted by order of the **MISSION SPRINGS WATER DISTRICT**, a County Water District and public agency formed pursuant to Water Code §§ 30000 et seq. (“Grantee”) and the grantee consents to the recordation thereof by its duly authorized officer.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024

**MISSION SPRINGS WATER DISTRICT**

By: \_\_\_\_\_  
General Manager