

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: 669-110-001

GRANT OF EASEMENT DEED

LESLIE L. CHOU, as TRUSTEE of JAMES & LESLIE CHOU TRUST, Survivor's Trust A created February 7, 1995, (hereinafter referred to as "Grantor"), hereby GRANTS to MISSION SPRINGS WATER DISTRICT, a County Water District and public agency formed pursuant to Water Code §§ 30000 et seq., (hereinafter referred to as "Grantee"), an Easement for construction, use, operation, maintenance Public Sewer and Water Utilities in, on, over, under, across, and along that certain property in the County of Riverside, State of California, the following described land ("Easement Area"):

That portion of the West Half of the Northwest Quarter of Section 24, Township 3 South, Range 4 East, San Bernardino Meridian, in the County of Riverside, State of California, described as follows:

Beginning at the Northwest corner of said Section 24; thence South 89°29'30" East, along the North line of said Section 24, 454.39 feet to a Southeast corner of Parcel 2, as shown on Record of Survey on file in Book 26 at Page 10, Records of said County; thence South 00°05'16" East, along a line that is parallel with and 454.39 feet East of the West line of said Section 24, 74.00 feet; thence North 89°29'30" West, along a line that is parallel with and 74.00 feet South of said North line of said Section 24, 30.00 feet; thence North 00°05'16" West, along a line that is parallel with and 424.39 feet East of said West line of said Section 24, 54.00 feet; thence North 89°29'30" West, along a line that is parallel with and 20.00 South of said North line of said Section 24, 424.39 feet to the west line of said Section 24; thence North 00°05'16" East, along said West line of said Section 24, 20.00 feet to said Northwest corner of said Section 24, and the **Point of Beginning**.

SEE EXHIBIT "A" PLAT ATTACHED HERETO AND MADE A PART HEREOF

Grantor agrees for himself, his heirs and assigns, not to erect, place or maintain, nor to permit the erection, placement or maintenance of any building, planter boxes, earth fill or other structures except public

roadways, walls and fences on the above-described real property. The Grantee, and its contractors, agents and employees, shall have free access to the Easement Area and every part thereof, at all times, for the purpose of exercising the rights herein granted.

Dated this _____ day of _____, 2024

LESLIE L. CHOU, as Trustee of James & Leslie Chou Trust,
Survivor's Trust A created February 7, 1995

By: _____
Leslie Chou

Dated this _____ day of _____, 2024

MISSION SPRING WATER DISTRICT, a County Water
District and public agency formed pursuant to Water Code §§
30000 et seq.

By: _____
Brain Macy
General Manager

NOTARY FOLLOWS