

RECORDING REQUESTED BY

780

RECORDED AT REQUEST OF  
STEPHEN W. HAYS  
IN OFFICIAL RECORDS OF  
ORANGE COUNTY CALIF.

9627 FILE 383

WHEN RECORDED MAIL TO

Stephen W. Hays  
277 Pearl  
Laguna Beach, Calif.

\$2.80  
C9

MAY 3 10 39 AM '71

J. WYLIE CARLYLE  
COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$  
☐ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR  
☐ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES  
REMAINING THEREON AT TIME OF SALE.

Consideration less than \$100.00

Signature of declarant or agent determining tax

Firm Name

☐ Unincorporated Area ☐ City of

ESCROW NO.

T.O. NO.

## Grant Deed

For a valuable consideration receipt of which is hereby acknowledged,

**STEPHEN W. HAYS AND JANET HAYS, husband and wife**

hereby GRANT(S) to **TED G. HAYS AND VIRGINIA HAYS, husband and wife as Joint Tenants**

the following described real property in the

County of **Orange**, State of California:

**AS PER EXHIBIT A ATTACHED HERETO.**

Dated **April 29, 1971**

STATE OF CALIFORNIA,  
COUNTY OF

**Orange**

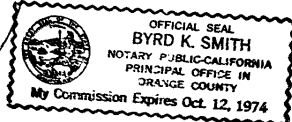
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On **May 3, 1971** before me,  
the undersigned, a Notary Public in and for said County  
and State, personally appeared

**Stephen W. Hays and  
Janet Hays**

known to me 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.

WITNESS my hand and official seal.



*Stephen W. Hays*  
Stephen W. Hays  
*Janet Hays*  
Janet Hays

Mail Tax Statement To:

Name

Street Address

City, State & Zip

address above

## EXHIBIT A

Parcel 1. That portion of Lot 7 of El Modena Citrus Lands, as shown on a Map recorded in Book 6, page 32 of Miscellaneous Maps, records of Orange County, California, described as follows:

Beginning at the most Westerly, Southwesterly corner of the land described in deed to Frank J. Fundak and wife, recorded March 24, 1966, in Book 7878, Page 569 of Official Records; thence North 35° 13' 05" East along the Northwesterly line of said land 153.57 feet to the most Northerly corner thereof; thence North 55° 01' 00" West along the Northwesterly prolongation of the Northeasterly line of said land 6.00 feet thence North 35° 13' 05" East, parallel with said Southeasterly line of said Lot 7, a distance of 143.00 feet to the Northeasterly line of said land described in deed to Ermon W. Smith, and wife, recorded September 11, 1959 in Book 4876, page 322 of Official Records; thence North 55° 01' 00" West along said Northeasterly line 327.71 feet to the Northerly corner thereof; thence Southwesterly along the Northwesterly line of said Lot 7, a distance of 226.01 feet to the most Northerly corner of the land described in deed to David Schwantes, recorded October 16, 1952 in Book 2397, page 254 of Official Records; thence Southeasterly along the Northeasterly line of the land described in said last mentioned deed and its Southeasterly prolongation 231.22 feet to the Northwesterly prolongation of that certain course in said deed to Frank J. Fundak and wife cited as "North 59° 00' 00" West 151.41 feet"; thence Southeasterly along said Northwesterly prolongation 116.27 feet to the point of beginning.

Parcel 2: An easement for ingress and egress and public utilities over that portion of Lot 7 of El Modena Citrus Lands, as shown on a Map recorded in Book 6, page 32 of Miscellaneous Maps, records of Orange County, California included within a strip of land 30.00 feet wide, the center line of which is described as follows:

Beginning at the Northeasterly corner of the land described in deed to Frank J. Fundak, recorded March 24, 1966, in Book 7878 page 569 of Official Records; thence Northwesterly along the Northeasterly line and its Northwesterly prolongation 162.00 feet; The side lines of said strip of land are to be lengthened or shortened so as to terminate Southwesterly in the Southeasterly line of said Lot 7 and so as to terminate Northwesterly in the Southeasterly line of Parcel 1.

Parcel 3: An easement for drainage purposes over a 5 foot strip of land in Lot 7 of El Modena Citrus Lands, as shown on a Map recorded in Book 6, page 32 of Miscellaneous Maps, records of Orange County, California, the Northwesterly line of said strip being described as follows:

Beginning at a point in the Southwesterly line of said Lot 7, 100 feet Southeasterly of the most Westerly corner of said lot; thence North 55° 51' 40" East 134.73 feet. Said strip to terminate at the Northeasterly end with the intersection of the Southwesterly line of the land described in deed to Ermon W. Smith and wife recorded September 11, 1959 in Book 4876, page 322 of Official Records and at the Southwesterly end with the intersection of the Southwesterly line of said Lot 7.

