

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 1713004396-PP  
APN: 90-020-010

When Recorded Mail Document and Tax Statements to:

John Sweeney  
171 Sandpiper Drive  
Pittsburg, CA 94565

Recorded in Official Records, Solano County

4/21/2011  
8:00 AM  
AR16  
06

**Marc C. Tonnesen**  
Assessor/Recorder

04 Old Republic Title Co

Doc#: 201100034988



Titles: 1 Pages: 4

Fees	22.00
Taxes **	Conf **
Other	0.00
PAID	\$22.00

## Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is **TO BE AFFIXED AFTER RECORDATION**

( ) computed on full value of property conveyed, or

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

(X) Unincorporated area: ( ) City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Julia Waite, the Administrator of the Will Annexed of the Estate of Cynthia Torres (who acquired title as Cynthia V. Torres) deceased,  
with full authority under the Independent Administration of Estates Act, as set forth in the Letters of Administration filed in the  
matter of the Estate of said decedent, in Contra Costa County Superior Court Case No. MSP11-00175, a certified copy which is  
recorded concurrently herewith  
hereby GRANT(S) to  
John Sweeney, an unmarried man

that property in Unincorporated area of Solano County, State of California, described as follows:  
See "Exhibit A" attached hereto and made a part hereof.

Date: April 19, 2011

Julia Waite, the Administrator of the Will  
Annexed of the estate of Cynthia Torres

State of California  
County of Contra Costa

On April 19, 2011 before me, a. martinez, a  
Notary Public, personally appeared JULIA WAITE  
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 *A. Martinez*  
Name a. martinez  
(typed or printed)



(Area reserved for official notarial seal)

## EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Solano, State of California, and is described as follows:

All that certain Lot, Piece, or Parcel of land situate in Solano County, known as the Westerly end of Rich's Island and commonly called: "Annie Mason Point", which said land is separated from Rich's Island by the Annie Mason Slough, and is all that portion of swamp and overflowed Survey No. 365, in Township 3 North, Range 1 West, Mount Diablo Base & Meridian, lying West of the West line of Annie Mason Slough.

Excepting therefrom:

A) All portions of the above described real property that lie outside of the patents heretofore issued by the State of California for swamp and overflowed land Survey No. 365; and

B) All portions of said real property that lie below the line of ordinary high tide.

Also excepting therefrom: Rights excepted from the Deed from Louis R. Hewitson, et ux, recorded September 26, 1974, Book 1974, Page 41201, as follows:

"An undivided 2/10ths interest in and to all oil, gas, casinghead gas, asphaltum and other hydrocarbons and all chemical gas, now or hereafter found, situated or located in all or any part or portion of the lands herein described lying more than five hundred feet (500') below the surface thereof, together with the right to slant drill for and remove all or any of said 2/10ths interest in all oil, gas, casinghead gas, asphaltum and other hydrocarbons and chemical gas lying below a depth of more than five hundred feet (500') below the surface thereof; but without any right whatsoever to enter upon the surface of said land or upon any part of said lands within five hundred feet (500') vertical distance below the surface thereof".

Also excepting therefrom: Rights excepted in the Deed from Reggie R. Hewitson, et ux, recorded September 26, 1974, Book 1974, Page 41199, as follows:

"An undivided 2/10ths interest in and to all oil, gas, casinghead gas, asphaltum and other hydrocarbons and all chemical gas now or hereafter found, situated or located in all or any part or portion of the lands herein described lying more than five hundred feet (500') below the surface thereof, together with the right to slant drill for and remove all or any of said 2/10ths interest of all oil, gas, casinghead gas, asphaltum and other hydrocarbons and chemical gas lying below a depth of more than five hundred feet (500') below the surface thereof; but without any right whatsoever to enter upon the surface of said land or upon any part of said lands within five hundred feet (500') vertical distance below the surface thereof".

Excepting therefrom all remaining all oil, gas, casinghead gas, asphaltum and other hydrocarbons and all chemical gas now or hereafter found, situated or located in all or any part or portion of the lands herein described lying more than five hundred feet (500') below the surface thereof, together with the right to slant drill for and remove all or any of said oil, gas, casinghead gas, asphaltum and other hydrocarbons and chemical gas lying below a depth of

more than five hundred feet (500') below the surface thereof but without any right whatsoever to enter upon the surface of said land or upon any part of said lands within five hundred feet (500') vertical distance below the surface thereof.

APN: 0090-020-010

END OF  
DOCUMENT