

Order No. 12008KH
Escrow No. 12008KH
Loan No.



WHEN RECORDED MAIL TO:
Edward J. Cardoza &
Dolores M. Cardoza
P.O. Box 1022
Manteca, CA 95336

Doc # 2003009655
Page 1 of 3
Date: 04/23/2003 08:00A
Filed by: FIRST AMERICAN TITLE INS CO
Filed & Recorded in Official Records
of COUNTY OF TUOLUMNE
DAVID W WYNNE
COUNTY RECORDER
Fee: \$353.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

DOCUMENTARY TRANSFER TAX ~~\$~~ 330.00
☒ Computed on the consideration or value of property conveyed; OR
Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

The undersigned Grantor declares

Signature of Declarant or Agent determining tax - Firm Name

CORPORATION GRANT DEED

APN: 031-091-07 & 08

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ODD FELLOWS SIERRA RECREATION ASSOCIATION, INC.

a corporation organized under the laws of the State of **CALIFORNIA**, does hereby
GRANT to

EDWARD J. CARDOZA AND DOLORES M. CARDOZA, husband and wife, as Joint Tenants

the real property in the City of _____ **unincorporated area of the**
County of _____ **Tuolumne** _____, State of California, described
as _____

SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF:

Dated December 18, 2002

ODD FELLOWS SIERRA RECREATION ASSOCIATION, INC.

STATE OF CALIFORNIA }
COUNTY OF Tuolumne } ss.

By: [Signature]
Del Wallis President

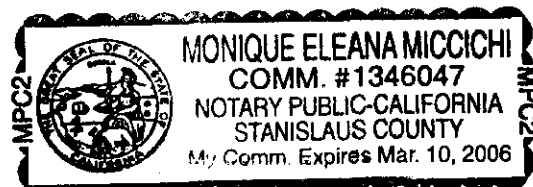
On December 23, 2002 before
me, the undersigned, Notary Public

By: [Signature]
Richard Bonner Treasurer

personally appeared Del Wallis + Richard D Bonner

personally known to me (or 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.
WITNESS my hand and official seal

Signature [Signature]



“EXHIBIT A”

Order Number: **12008to**

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Tuolumne, State of California, described as follows:

Parcel One:

Parcel A as shown on that certain Parcel Map filed in the office of the Recorder of the County of Tuolumne, State of California on April 7, 2003 in Book 44 of Parcel Maps at Page 40.

Parcel Two:

Non-exclusive easements on and over all streets and roadways for street, roadway and vehicular traffic purposes and for general ingress and egress to the extent reasonable necessary to exercise such easements as more particularly described in the certain Declaration Relating To The Roads and Streets Located In An Appurtenant To The I.O.O.F. Odd Fellows Sierra Camp Subdivision #1, and Subdivision #2 recorded May 9, 1996 as instrument no. 006657, book 1391, page 0719 of Tuolumne County Official Records.

APN: 031-091-08 and 031-091-07

Exhibit "B" Grant Deed
Odd Fellows/Cardoza

EXHIBIT "B"

This conveyance is made and accepted subject to the following conditions, restrictions and reservations for the benefit of the grantor and grantor's property described as Lot 67, Block 21 I.O.O.F. Odd Fellows Sierra Camp Subdivision No. 1, recorded in the Office of the County Recorder of Tuolumne County, California on the 8th day of March 1950 in Book of Maps, Vol. 10, Page 44, et seq. Said conditions, restrictions and reservations applying to all of the lands conveyed herein, which shall, in each and every particular, be construed as running with the land, and all successive owners of the land conveyed herein are bound by these covenants:

First: The Property conveyed shall hereafter and so long as the Odd Fellows Sierra Recreation Association exists, be used only for a single family residence and related purposes and it shall not be subdivided for any purpose.

Second: The property conveyed may not be used for any commercial purpose or activity.

Third: The property may not be used for livestock or any form of animal husbandry.

Fourth: The property may have only one connection to the water main and there shall be no commercial vegetable gardens or agricultural activities other than residential landscaping

Fifth: This deed is made and accepted upon the conditions subsequent that in the event of the breach of any of the foregoing conditions, restrictions, or reservations by the Grantee or any person claiming under him as to the whole or any part of the lands conveyed herein, then, and in that event, the said premises herein conveyed (or any portion thereof with respect to which said breach shall have occurred) shall revert to and become the property of the Grantors, their successors, or assigns.

Sixth: In addition to the right of reversion, the Grantors, their successors, or assigns, shall have the right to prevent any such breach or abate the same by injunction or other lawful means. The waiver of, or failure to enforce, any breach of any of said conditions, restrictions or reservations shall not be construed as a waiver of any subsequent breach.

Mortgage Protection: A breach of any of the conditions or the enforcement of any provisions contained in these conditions, restrictions and reservations shall not defeat or render invalid the lien of any First Mortgage made in good faith and for value; but all of the covenants, conditions and restrictions contained in this Declaration shall be binding upon and effective against any Owner of said land if the land is acquired by foreclosure, trustee's sale or otherwise.