

**2022-003245**

RECORDING REQUESTED BY:  
Humboldt Land Title, a division of Fidelity  
National Title Company of CA

Recorded - Official Records  
Humboldt County, California  
Kelly E. Sanders, Recorder  
Recorded by: HUMBOLDT LAND TITLE

Pages: 4

Recording Fee: \$ 32.00  
Tax Fee: \$165.00  
Clerk, sc Total: \$197.00  
Feb 17, 2022 at 01:58:10

When Recorded Mail Document  
and Tax Statement To:  
Overland Road LLC, a California limited liability  
company  
1650 Central Avenue, Suite C  
McKinleyville, CA 95519



Escrow Order No.: FHBT-0022101444

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Address: APN NO. 217-271-002-000,  
Blocksburg, CA 95514  
APN/Parcel ID(s): 217-271-002-000

Exempt from fee per GC 27388.1(a)(2); This document is a transfer that is subject to  
Documentary Transfer Tax.

### GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
  - The documentary transfer tax is \$165.00 and is computed on:
    - the full value of the interest or property conveyed.
    - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in  an Unincorporated area.

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

Pirln, LLC, a California limited liability company

hereby GRANT(S) to Overland Road LLC, a California limited liability company

the following described real property in the Unincorporated Area of the County of Humboldt, State of California:

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

PROPERTY COMMONLY KNOWN AS: APN NO. 217-271-002-000, Blocksburg, CA 95514

MAIL TAX STATEMENTS AS DIRECTED ABOVE

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 217-271-002-000

Dated: November 10, 2021

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Pirln, LLC, a California limited liability company

BY: *Diss* *owner*

Dobromir Dobrev, ~~owner~~ *Manager*

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 OKLAHOMA

County of BECKHAM

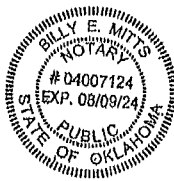
On 11<sup>th</sup> of FEBRUARY, 2022 before me, Billy E. Mitts, Notary Public,  
(here insert name and title of the officer)

personally appeared Dobromir Dobrev  
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.

Billy E. Mitts  
Signature



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 217-271-002-000**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF HUMBOLDT, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

**PARCEL ONE**

COMMENCING at a point on the North line of Section 20, Township 2 South, Range 5 East, Humboldt Meridian, situated 584.07 feet South 89 degrees 19 minutes East from the quarter section corner between Sections 17 and 20 in said township; and running thence South 14 degrees 29 minutes West, 66.86 feet;  
thence South 20 degrees 23-1/2 minutes West, 196.01 feet;  
thence South 16 degrees 41 minutes East, 155.32 feet;  
thence South 06 degrees 57 minutes East, 394.64 feet;  
thence South 16 degrees 40-1/2 minutes East, 97.61 feet;  
thence South 26 degrees 18 minutes East 328.55 feet to point on West side of a private road and marked by an iron pipe set in the ground;  
thence leaving road and running South 20 degrees 50-1/2 minutes West, 43.54 feet;  
thence South 01 degree 58 minutes West, 68.21 feet;  
thence South 06 degrees 51 minutes West, 79.09 feet;  
thence South 25 degrees 43-1/2 minutes West, 104.95 feet;  
thence South 02 degrees 37 minutes East, 22.42 feet;  
thence South 31 degrees 20 minutes West, 53.85 feet;  
thence South 57 degrees 52-1/2 minutes West, 110.52 feet;  
thence South 54 degrees 05 minutes West, 152.68 feet;  
thence South 78 degrees 56 minutes West, 89.03 feet;  
thence South 18 degrees 07-1/2 minutes East 196.34 feet to the North line of land formerly belonging to the Estate of Roscoe M. Hope;  
thence along the North line of said Hope Estate tract in a Northeasterly direction 1090 feet, more or less, to the Northeast corner of same a point on the East line of the West Half of Northeast Quarter of said Section 20 and distant about 1206 feet North from the Southeast corner thereof;  
thence North along said East line to the Northeast corner of the West Half of Northeast Quarter of said Section 20;  
thence North 89 degrees 19 minutes West along the North line of said Section 20 to the point of commencement.

**PARCEL TWO**

A non-exclusive easement for ingress, egress and public utility purposes over and across the existing road running northerly from Alderpoint County Road to the south line of Parcel One above.

**PARCEL THREE**

A non-exclusive easement for ingress, egress and public utility purposes over and across the that portion of the existing road, running northerly along or near the westerly line of Parcel One above, that lies within the Parcel to the west of Parcel One above.

Being the same as granted in the deed from Robln Ronay recorded January 28, 2014 as Instrument No. 2014-001743-2, Humboldt County Official Records.

**PARCEL FOUR**

The right to take 50% of the water from the existing pond which lies partly on the above described lands and partly on the parcel to the north.

**PARCEL FIVE**

**EXHIBIT "A"**  
Legal Description  
(continued)

A non-exclusive easement for public utility purposes in across a strip of land running northerly from the existing PG&E power source on the parcel to the south of the above described lands.