

## REAL PROPERTY PURCHASE AND LOT LINE ADJUSTMENT AGREEMENT

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by and between the COUNTY OF HUMBOLDT, a political subdivision of the State of California, hereinafter referred to as COUNTY, and KIP O. STRATTE-McCLURE, trustee of the Stratte-McClure Living Trust dated January 17, 2018, referred to as STRATTE-McCLURE;

WHEREAS, the COUNTY owns a parcel of land referred to as Moonstone Beach, Assessor Parcel Number 514-181-069, Humboldt County Records, Westhaven, California (County Parcel), and

WHEREAS, STRATTE-McCLURE owns a parcel of land referred to as Assessor Parcel Number 514-181-006, Humboldt County Records, 62 Seadrift Lane, Westhaven, California 95570 (Stratte-McClure Parcel), and

WHEREAS, a portion of the easterly boundary line of the County Parcel is shared with the westerly boundary line of the Stratte-McClure Parcel, and

WHEREAS, a portion of STRATTE-McCLURE'S house deck partially encroaches and crosses said easterly boundary line of the County Parcel, and

WHEREAS, COUNTY and STRATTE-McCLURE wishes to resolve said encroachment through the purchase of the portion of COUNTY property by adjusting said easterly boundary line affected by the encroachment through the process of a Lot Line Adjustment so as to remove said encroachment, and

WHEREAS, STRATTE-McCLURE wishes to purchase, and COUNTY wishes to sell the land from which the encroachment is located at STRATTE-McCLURE'S fees and costs.

NOW, THEREFORE, it is mutually agreed as follows:

1. PURCHASE OF ENCROACHED LAND

COUNTY and STRATTE-McCLURE agrees to enter into escrow the sale of the encroached lands as described and designated Exhibit A – Property Description.

2. LOT LINE ADJUSTMENT

a. COUNTY and STRATTE-McCLURE agrees to enter into the process for a Lot Line Adjustment.

b. As part of the consideration of the COUNTY sale of the encroached land, STRATTE-McCLURE agrees to pay for all fees and all costs associated with the sale and Lot Line Adjustment. The estimated fees and costs is Three Thousand Five Hundred Seventy Dollars (\$3,520.00).

3. FEES & COSTS

STRATTE-McCLURE will remit payment of the fees and costs as described below within thirty (30) days of receiving an invoice.

<u>Item</u>	<u>STRATTE-McCLURE Costs</u>
Purchase Price	\$1,320
County Facility Management Labor	\$1,000
Appraisal Fee	\$1,200
Total	\$3,570

In the event that the fees and costs exceed the estimated fees and costs, COUNTY shall inform and invoice STRATTE-McCLURE of the additional fees and costs. STRATTE-McCLURE agrees to pay for the additional fees and costs within thirty (30) days of receiving an invoice.

[Signatures on Following Page]

**IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto upon the date first written above.**

**(SEAL)**

**ATTEST:  
CLERK OF THE BOARD**

**COUNTY OF HUMBOLDT**

BY \_\_\_\_\_

BY \_\_\_\_\_

**CHAIRPERSON  
BOARD OF SUPERVISORS  
COUNTY OF HUMBOLDT  
STATE OF CALIFORNIA**

BY \_\_\_\_\_  
**Deputy**

**KIP O. STRATTE-McCLURE,  
Trustee as aforesaid**

BY *Kip O. Stratte-McClure*

**LIST OF EXHIBITS**

**Exhibit A – Property Description**