

RECORDING REQUESTED BY:  
County of San Mateo

WHEN RECORDED, MAIL TO  
AND MAIL TAX STATEMENTS TO

Devon and Jennifer Johnson  
8 Belle Roche Ave.  
Redwood City, CA 94062

**NO FEE DOCUMENT Per Gov. Code 6103**

**THIS SPACE FOR RECORDER'S USE ONLY**

APNs: 051-040-330 and 051-032-150 (portion)  
Property Address: 8 Belle Roche Ave., Redwood City, CA 94062

## **QUITCLAIM DEED AND AGREEMENT**

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

**THE COUNTY OF SAN MATEO, a political subdivision of the State of California,  
("Grantor"),**

**HEREBY REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to:**

**DEVON K. JOHNSON AND JENNIFER C. JOHNSON, AS TRUSTEES OF THE JOHNSON  
FAMILY TRUST DATED AUGUST 15, 2019, ("Grantee")**

the real property in the County of San Mateo, State of California, **described and shown in Exhibits A and B**, respectively, attached hereto and incorporated herein by reference, together with any right, title and interest to any improvements, facilities, or fixtures within, over, under or through such real property (collectively, "Property").

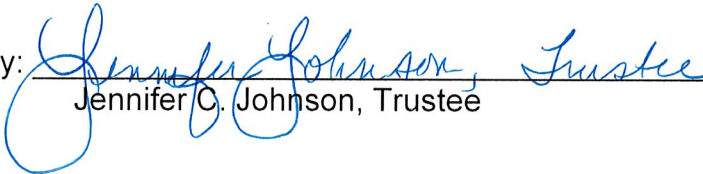
Grantee acknowledges and agrees that the Property, including specifically all improvements, facilities, and fixtures contained therein, is conveyed to and accepted by Grantee in its present condition, "AS-IS," "WHERE-IS," and "WITH ALL FAULTS," and that Grantee accepts the Property subject to all patent and/or latent physical conditions, whether or not known or discovered. Grantee, its heirs, successors and/or assigns, agree to defend, indemnify, protect and hold harmless Grantor, its officers, agents, employees, and servants from and against any and all claims, suits, or actions of every name, kind, and description arising out of or in any way connected with the Property, except as a result of Grantor's gross negligence, willful misconduct, or bad faith.

Dated: September 22, 2023

**IN WITNESS WHEREOF**, Grantor and Grantee have executed this Quitclaim Deed by the respective authorized parties as set forth below to be effective as of the date executed by the Grantor.

**GRANTEE:  
DEVON K. JOHNSON AND JENNIFER C. JOHNSON, AS TRUSTEES OF THE JOHNSON  
FAMILY TRUST DATED AUGUST 15, 2019**

By:   
\_\_\_\_\_  
Devon K. Johnson, Trustee

By:   
\_\_\_\_\_  
Jennifer C. Johnson, Trustee

**GRANTOR:  
COUNTY OF SAN MATEO**

By: \_\_\_\_\_  
Michael P. Callagy  
Clerk of the Board


**EXHIBIT A**

**LEGAL DESCRIPTION of PUBLIC UTILITY EASEMENT to be ABANDONED  
8 BELLE ROCHE AVENUE  
UNINCORPORATED SAN MATEO COUNTY, CA**

That certain non-exclusive public utility easement as described in Document No. 98-134692, recorded on August 24, 1998, in the Office of the Recorder of the County of San Mateo, State of California.

As shown on the plat, Exhibit B, attached hereto and made a part hereof.

**Description prepared by MacLeod and Associates, Inc.**

  
\_\_\_\_\_  
Daniel G. MacLeod L.S. 5304

*July 24, 2023*  
\_\_\_\_\_  
Date



## Exhibit A - Page 2 of 2

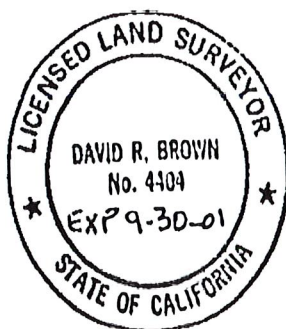
### LEGAL DESCRIPTION

from that certain Easement Grant Deed recorded on August 24, 1998, as Document No. 98-134692 of Official Records:

A non-exclusive Easement for Public Utility purposes over and across that portion of Parcel Two of the Lot Line Adjustment recorded March 30, 1995, Serial No. 95031224, San Mateo Records, more particularly described as follows:

COMMENCING at the most Northwesterly corner of said Parcel Two. Said point also being the most Northwesterly corner of Parcel Two of the Record of Survey recorded in Volume 16 LLS Page 4; said point being the most Northerly common corner to Parcels One and Two of said Lot Line Adjustment and said Record of Survey; Thence along the Northwesterly line of said Parcel Two North 47 degrees 20 minutes 32 seconds East, 157.66 feet to an angle point in said Parcel Two. Said point being on the Southeasterly line of that certain 7.00 foot wide Public Utilities Easement as shown on that map filed December 1<sup>st</sup>, 1927 in Book 16 of Maps at Pages 49, 50 and 51, Official Records. Said point also being the TRUE POINT OF BEGINNING for this description; Thence South 17 degrees 12 minutes 58 seconds East, 10.46 feet; Thence North 50 degrees 26 minutes 31 seconds East, 114.89 feet to a point on the Easterly line of said Parcel Two; Thence along said Easterly line North 06 degrees 15 minutes 00 seconds West, 11.27 feet; Thence North 43 degrees 15 minutes 26 seconds West, 2.18 feet to a point on a non-tangent curve, said point bears North 71 degrees 46 minutes 15 seconds East, 59.50 feet from the radius point; Thence Northwesterly along said curve through a central angle of 11 degrees 43 minutes 51 seconds an arc distance of 12.18 feet to a point on the Northwesterly line of aforescribed 7.00 foot wide Public Utilities Easement; Thence along said northwesterly line South 47 degrees 20 minutes 32 seconds West, 9.54 feet; Thence leaving said Northwesterly line South 42 degrees 39 minutes 28 seconds East, 7.00 feet to a point on the Southeasterly line of said 7.00 foot wide Public Utility Easement; Thence South 15 degrees 13 minutes 29 seconds East, 9.54 feet; Thence South 50 degrees 26 minutes 31 seconds West, 100.66 feet; Thence North 17 degrees 12 minutes 58 seconds West, 11.10 feet to a point on the Northwesterly line of said 7.00 foot wide Public Utilities Easement; Thence along said Northwesterly line South 47 degrees 20 minutes 32 seconds West, 7.75 feet to a point on the Westerly line of said Parcel Two; Thence along said Westerly line South 17 degrees 12 minutes 58 seconds East, 7.75 feet to the TRUE POINT OF BEGINNING.

98-134692



7-17-98

*David R. Brown*

EXHIBIT B

**PALOMAR DRIVE**  
(R/W - VARIES)

R=85.00'  
D=22°44'20"  
L=33.73'

S 32°03'00" W  
24.07'

R=16.00'  
D=90°42'00"  
L=25.33'

S 17°13'25" E 81.02'

PARCEL D  
DOC. NO. 93185485

A.P.N.  
051-032-150

DOC. NO.  
2020-030329

**BELLE ROCHE COURT**  
A PRIVATE ROAD  
(R/W - VARIES)

N 57°15'00" W  
36.51'

R=59.50'  
D=39°01'15"  
L=40.52'

N 42°45'00" W  
2.18'

NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES  
PER 98-134692 TO BE ABANDONED

PARCEL B  
14 LLS 131

PARCEL TWO  
16 LLS 4

A.P.N.  
051-040-330

N 6°15'00" W 126.60'

**NOTE:**

BEARINGS SHOWN HEREON ARE PER 16 LLS 4.



TITLE: PLAT TO ACCOMPANY LEGAL DESCRIPTION  
LANDS OF JOHNSON FAMILY TRUST - 8 BELLE ROCHE AVE.  
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

PLAT: DPM	SCALE: 1" = 20'	DATE: 07-24-23	JOB #: 5089-21
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**MACLEOD AND ASSOCIATES**

CIVIL ENGINEERING • LAND SURVEYING  
965 CENTER STREET SAN CARLOS CA 94070 (650) 593-8580

**ACKNOWLEDGMENT**

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 California

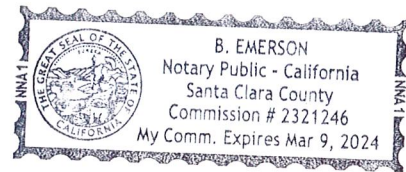
County of San Mateo

On September 22, 2023, before me, B. Emerson, Notary Public  
(insert name and title of the officer)

personally appeared Devon Kryste Johnson,  
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 B. Emerson (Seal)



**ACKNOWLEDGMENT**

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 California

County of San Mateo

On September 22, 2023, before me, B. Emerson, Notary Public  
(insert name and title of the officer)

personally appeared Jennifer Courtenay Johnson, 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 B. Cuervo (Seal)

