

After Recording Return to:

Santa Monica Mountains NRA
22900 Ventura Boulevard
Woodland Hills, CA 91364
ATTN: LAND RESOURCES OFFICE

Area: SANTA MONICA MOUNTAINS
NATIONAL RECREATIONAL AREA

TRACT: 108-13, 805

RECORDING REQUESTED BY
TICOR TITLE INS. - 71

RECORDED IN OFFICIAL RECORDS
OF VENTURA COUNTY, CALIFORNIA

JAN 5 1984 AT 8 A.M.

RICHARD D. DEAN, COUNTY RECORDER

GRANT DEED

FEE
\$4
2

MALIBU FOUR HUNDRED, A LIMITED PARTNERSHIP, GRANTOR, in consideration of ONE MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS, (\$1,500,000.00), receipt of which is hereby acknowledged, do hereby grant to the UNITED STATES OF AMERICA and its assigns, the following described property located in the County of Ventura, State of California, containing 403.96 acres, more or less to wit:

LOTS 2 AND 3 AND THE WEST HALF OF FRACTIONAL SECTION 23,
TOWNSHIP 1 SOUTH RANGE 20 WEST, SAN BERNARDINO MERIDIAN
ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A NON-
EXCLUSIVE EASEMENT AND RIGHT OF WAY GRANTED TO ERIC O. AND
LEILA LEWIS AS RECORDED ON MAY 27, 1980 IN BOOK 5660 PAGE 150
AS DOCUMENT NUMBER 049038.

TOGETHER WITH all buildings and improvements hereon and all water rights appurtenant thereto and all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

In consideration of the greater appraised value of the property being acquired to the consideration being paid, MALIBU FOUR HUNDRED also donates to the NATIONAL PARK SERVICE for the UNITED STATES OF AMERICA the \$217,000.00 difference in value.

THIS PROPERTY IS BEING ACQUIRED BY THE NATIONAL PARK SERVICE FOR THE UNITED STATES OF AMERICA.

The vendor covenants and agrees to convey to the UNITED STATES OF AMERICA the fee simple title to the above described land subject to existing easements for public roads and highways, public utilities, railroads, and pipelines; and subject to the following outstanding rights in third parties:

A PERPETUAL EASEMENT OVER LOTS 2 AND 3 OF SECTION 23,
UNOBSTRUCTED AND UNRESTRICTED RIGHT OF WAY FOR WAGON TRAVEL OR
FOR ANY OTHER PURPOSES ON, OVER, AND ACROSS SAID LAND, IN DEED
RESERVED BY JACOB K. HOFFMAN AND RECORDED IN BOOK 167 PAGE 35
OF DEEDS, VENTURA COUNTY, CALIFORNIA

AGREEMENT FOR ROAD EASEMENT EXECUTED ON NOVEMBER 13, 1928
BETWEEN JOHN M. FULTON AND MARY LA FOUGE RECORDED IN BOOK 370
PAGE 64 OF OFFICIAL RECORDS, VENTURA COUNTY, CALIFORNIA.

AGREEMENT FOR RIGHT OF WAY FOR PUBLIC ROAD PURPOSES EXECUTED
BY HOWARD P. HOUSE, ET AL, ON JULY 10, 1967 AND RECORDED AS
DOCUMENT NUMBER 33034 ON AUGUST 1, 1967 IN BOOK 3175 PAGE 96
OFFICIAL RECORDS OF VENTURA COUNTY, CALIFORNIA

AGREEMENT FOR RIGHT OF WAY FOR PUBLIC ROAD PURPOSES IN FAVOR
OF DAVID T. MURRAY, ET AL, RECORDED AS DOCUMENT NUMBER 35682
ON AUGUST 16, 1967 IN BOOK 3182 PAGE 184 OFFICIAL RECORDS OF
VENTURA COUNTY, CALIFORNIA

EASEMENT FOR INGRESS AND EGRESS GRANTED TO HIGHLAND HALL, INC.
RECORDED AS DOCUMENT NUMBER 69620 ON DECEMBER 31, 1968 IN
BOOK 3422 PAGE 97 OFFICIAL RECORDS OF VENTURA COUNTY, CALIFORNIA

AN UNDIVIDED 50 PERCENT OF ALL OIL AND MINERAL RIGHTS, EXCEPT
WATER, LYING BELOW A DEPTH OF 550 FEET FROM THE SURFACE OF
SAID LANDS WITHOUT ANY RIGHT OF ENTRY IN, ON, OR BELOW THE
SURFACE, AS RECORDED IN DOCUMENT NUMBER 33039 ON AUGUST 1,
1967 IN BOOK 3175 PAGE 143 OF OFFICIAL RECORDS OF VENTURA
COUNTY, CALIFORNIA.

TO HAVE AND TO HOLD the same unto said UNITED STATES OF AMERICA and its assigns,
forever.

The GRANTOR further renises, releases, and forever quit claims to the UNITED STATES OF AMERICA and its assigns, all right, title, and interest which the GRANTOR may have in the banks, beds, and waters of any streams bordering or any appropriate water rights appurtenant to the said lands to be conveyed and also all interest in any alleys, roads, streets, ways, strips, gores, or railroad rights-of-way abutting, adjoining, or appurtenant to said land and in any means of ingress or egress appurtenant thereto.

EXECUTED THIS 13th day of December 1983.

Malibu Four Hundred, Limited Partnership

By: Richard D. Geckler
Richard D. Geckler, General Partner

STATE OF _____ ss
COUNTY OF _____

On this _____ day of _____ 19____, before me, _____, A Notary Public in and for said County and State residing therein, duly commissioned and sworn, personally appeared _____, known to me to be the persons whose names subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year in this certificate first above written.

My Commission Expires:

7/27/84

Thomas W. Ahern
Notary Public in and for said

State of California

County of Los Angeles

805

CAT. NO. NN00630
TO 21946 CA (1-83)
(Partnership)

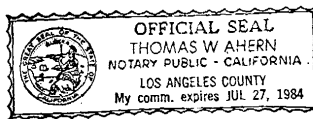
TICOR TITLE INSURANCE

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

On December 13, 1983 before me, the undersigned, a Notary Public in and for said State, personally appeared Richard D. Geckler

_____, personally known to me or proved to me on the basis of satisfactory evidence to be the person _____ who executed the within instrument as one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same. WITNESS my hand and official seal.

Signature Thomas W. Ahern



(This area for official notarial seal)

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