

RECORDING REQUESTED BY:

Richard S. Matson
Attorney at Law



2014-0007944

Recorded	REC FEE	18.00
Official Records	CONFORMED COPY	0.00
County of Plumas		
KATHY WILLIAMS		
Clerk-Recorder		
	SC	
12:55PM 08-Dec-2014	Page 1 of 2	

AFTER RECORDING RETURN TO:

Ms. Nell Cook
2096 Vallombrosa Avenue
Chico, California 95926

APN: 001-283-03

GIFT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ None (This is a bonafide gift and grantor received nothing in return, R & T 11911)

() Unincorporated Area, Plumas County () City of

IN CONSIDERATION of the love and affection which the grantor(s) bear(s) to the grantee(s),

Bobbie Nell Cook, an unmarried woman

does hereby give, grant(s) and convey to

Gary Teague and Cynthia Teague, husband and wife as Community Property with Right of Survivorship,

all of her undivided one-quarter interest in the following described real property in the County of Plumas, State of California:

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

DATED: 9-9-14

Bobbie Nell Cook
Bobbie Nell Cook

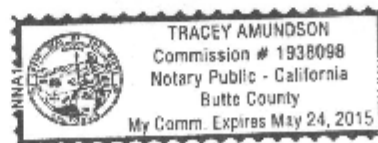
STATE OF CALIFORNIA)
)ss
County of Butte)

On September 9, 2014, before me, Tracey Amundson Notary Public, personally appeared BOBBIE NELL COOK, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signatures on the instrument the person, or the entity upon behalf of which the person 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.

Tracey Amundson
Notary Public



MAIL TAX STATEMENTS TO: SAME AS ON RECORD

Attached to Gift Deed executed by Bobbie Nell Cook

EXHIBIT "A"

All that real property in the County of Plumas, State of California, described as follows:

The south 50 feet of Lot 3, in Block 4, of the "Map of Camp Prattville Subdivision, No. 2", according to the map thereof filed October 27, 1955 in the Official Records of Plumas County, California, in Map Book 1, at Page 72."

APN: 001-283-003; more commonly described as 2355 Ashley Avenue, Prattville, California.

MAIL TAX STATEMENTS TO: SAME AS ON RECORD

Attached to Gift Deed executed by Nell Cook

EXHIBIT "A"

All that real property in the County of Plumas, State of California, described as follows:

PARCEL I:

Lot 4 in Block 4, as numbered and designated upon a map entitled "Map of Camp Prattville, Subdivision, No. 2", recorded in the office of the Recorder of the County of Plumas, State of California on October 27, 1955 in Book 1 of Maps, at Page 72, Plumas County Records.

SUBJECT HOWEVER to the restrictions that no business or commercial building shall be constructed or maintained on said premises, and no business of any kind or character, nor club or resort, shall be operated or conducted in any building or buildings erected thereon, it being understood and agreed that only a home or summer home, cabin or cottage, shall be erected thereon, with such other building or buildings necessary or convenient for a residence.

PROVIDED FURTHER that no structure erected a home or cottage, or summer cabin, shall be constructed with floor area of less than 18 feet by 24 feet, exclusive of any porches attached thereto.

RESERVING HOWEVER, an easement or right-of-way over and across said lot for water mains, and lines for the conveyance of water for domestic use to and on other lots in the said Camp Prattville subdivisions.

PURCHASER further agrees that when and if they are formed, he will become a member of Prattville Mutual Water Company, a non-profit corporation, and of Prattville Homes Association, also a non-profit California corporation, and to observe, be bound by and perform all requirements of the articles, by-laws and resolutions of either or both thereof as either now or hereafter existing. Purchaser further agrees to pay all dues and assessments provided for by the articles, by-laws or resolutions of said corporations or either or both of them. Purchaser agrees that such corporations or either thereof shall have the right to such easements over his property as may reasonably be necessary or appropriate for the accomplishment of the purposes set forth in the articles and by-laws thereof as now or hereafter existing. Purchaser agrees to convey any such easements to either or both of said corporations upon request and without consideration.

APN: 001-283-04; more commonly described as 2369 Ashley Avenue, Prattville, California.

MAIL TAX STATEMENTS TO: SAME AS ON RECORD