STATE OF CALIFORNIA

LOS ANGELES OFFICE Room 310, Spring Arcade Building SAN DIEGO OFFICE 615 Orpheum Theatre Building

Ainisian of Real Estate

W. A. SAVAGE, Commissioner MAIN OFFICE 1015 L Street, Socramento 14

SAN FRANCISCO OFFICE 1182 Market Street OAKLAND OFFICE Room 6040, 1111 Jackson Street FRESNO OFFICE 308 Rowell Building

FINAL SUBDIVISION PUBLIC REPORT

TRACT NO. 24 - CASCADEL WOODS SUBDIVISION NO. 2 MADERA COUNTY, CALIFORNIA RES. NO. 884 FRESNO

Note—Read This Report Before Buying!

This Report Is Not an Approval or Disapproval of This Subdivision

It reflects information obtained by the Division of Real Estate in its investigation of said tract.

The Commissioner does not regulate or govern the size of parcels, drainage, sanitation, water, and the physical aspects of subdivisions. All such matters are regulated and passed on by the local public bodies and officials.

> SPECIAL NOTE: Your attention is especially directed to the paragraph below headed (X) SEWAGE DISPOSAL.

DATE OF THIS REPORT:

April 9, 1958.

LOCATION:

This subdivision is located 4 miles northeast of the unincorporated town of North Fork; it faces Cascadel Drive, Hillcrest Road, and other streets. It consists of approximately 78 acres, divided into 80 parcels.

roperties, Inc.

DEPOSIT MONEY HANDLING:

The subdivider advises that all money will be impounded in an escrow in accordance with Section 11013.2(a) of the Business and Professions Cog

RESTRICTIONS:

Purchasers should investigate the Conditions, Reservations, and Restrictions that may run with the land, including County zoning restrictions.

Copies of those items which are "recorded" may be inspected at the office of the Madera County Recorder. Information about zoning may be cobtained at the office of the Madera County Planning Commission.

STREETS:

Streets in this subdivision are private streets. This may mean that future care and maintenance will be at the expense of adjacent property owners.

The subdivider advises that it will supply water to lots in this tract from a spring source.

No agency other than the Health Department has any control or regulation over the operation of a private water company. Purchasers should satisfy themselves as to the adequacy and permanency of the water system.

UTILITIES:

The subdivider advises that utility services are available, subject to company extension rules and regulations, from the following company:

Electricity: Pacific Gas & Electric Co., Madera

Purchasers should contact the above company regarding service connections and the costs involved.

'X) SEWAGE DISPOSAL:

The subdivider advises that septic tanks are to be used for sewage disposal. Prior to installation purchasers should contact the local Health Department for specifications and requirements.

The County Health Department advises, in part, as follows:

"Individual sewage disposal systems will be approved on Lot 1 to Lot 8, inclusive, and Lot 10 to Lot 80, inclusive. An individual sewage disposal system will not be approved on Lot 9.....It is recommended that this lot be added to adjoining lots."

MISCELLANEOUS:

The subdivider advises that it is approximately 19 miles to the nearest high school, 4 miles to the nearest grammar school, and 4 miles to the nearest community shopping center.

He elso advises that school bus service is available to both schools.

Purchasers should contact the local school board regarding school full ties and hus service.

FIRE PROTECTION:
The U.S. Forest Service advises it will furnish fire protection to this tract.

(Signed) F. W. GRIESINGER REAL ESTATE COMMISSIONER OF THE STATE OF CALIFORNIA

MJM:ABW:DW:hl

RES. 884 Fresno

Linal Lublic Report-

AND WHEN RECOMBED WAIL TO

Cascadel Ranch Properties Inc. ACCRESS P. O. Box 515 CITY & North Fork, Calif. 93643 STATE Zip

Title Order No. Escrow No . .

RECORDED IN OFFICIAL RECORDS OF MADERA COUNTY, CAUFORNIA

BRANSTETTER COUNTY OF COPPER

MOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST AND ASSIGNMENT OF RENTS

BY THIS DEED OF TRUST, made this

8th . day of July

1, 1980 between

B. Alonzo Cornwell and Jacquelin M. Cornwell, husband and wife

P. O. Box 747,

North Fork,

, herein called Trustor, whose address in *93643

California

tip)

(number and street)

(city)

(sigle

and SAFECO TITLE INSURANCE COMPANY, a California corporation, herein called Trustee, and CASCADEL RANCH PROPERTIES INC., a California corporation

, nerein called Beneficiary.

Trustor grants, transfers, and assigns to trustee, in trust, with power of sale, that property in

Madera

County, California, described as: Out Lots A, B & C in the Cascadel Woods Subdivision No. 4, according to the map thereof recorded August 5, 1963 in Book 9 of Maps, at pages 146 to 150, Madera County Records. EXCEPTING from said Out Lots any portion thereof which lies within that strip of land 60 feet wide through the South 1/2 of Section 16, Township 8 South, Range 23 East, MDB&M, as dedicated to the County of Madera as a street right of way in that certain Offer of Dedication dated December 22, 1967, and recorded July 11, 1969 in Book 1038 of Official Records, page 466, Madera County Records, Document No. 7595.

SEE EXHIBIT "A" FOR RELEASE PROVISIONS MADE A PART OF THIS DEED OF TRUST.

trustor also assigns to Beneficiary all rents, issues and profits of said realty reserving the right to collect and use the same except during continuance of default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto. For the purpose of securing:

of each agreement of Trustor incorporated by reference or contained herein.

On October 25, 1973, Identical lictitious Deeds of Trust were recorded in the offices of the County Recorders of the Counties of the State of California, the lirst page thereof appearing in the book and at the page of the records of the respective County

Alameda Alpine Amador Butte Calaveras Colusa Contra Costa Del Norte El Dorade Freeno Glenn Humboldt Imperial Inye Kern	3540 18 250 1870 368 409 7077 174 11229 6227 565 1213 1355 205 4809	89 753 243 678 92 347 178 526 411 290 31 860 2351	COUNTY Kings Lake Lassen Los Angeles Madera Marin Mariposa Mendocino Merced Modec Mone Mone Mone Mone Mone Mone Mone Nopa Orange	Book 1018 743 271 T8512 1176 2736 143 942 1940 225 160 877 922 665	Page 384 552 367 751 234 463 717 242 361 668 215 243 303 398	COUNTY Placer Plumas Riverside Sacramento San Benite San Bernardis San Francisco San Joaquin San Luis Obis San Mateo Santa Barbara Santa Clura Banta Grus Shasta Bierra	3813 90 1750 6491	440 443 139105 59 84 877 585 6 491 600 1244 713	COUNTY Siskiyou Solano Sonoma Stanislaus Sutter Tehama Trinity Tulare Tuolumne Ventura Yolo Yuba San Diego	697 1880 2810 2587 817 630 161 3137 396 4182 1081 564	Page 407 581 975 332 182 522 393 567 309 662 335 163 4 299588	(E)
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The provisions contained in Section A including paragraphs ! through 5, and the provisions contained in Section B, including paragraphs I through 9 of said lictitious Deeds of Trust are incorporated herein as fully as though set forth at length and in

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to Trustor the address hereinabove set forth, being the address designated for the purpose of receiving such natice.

..... before me, the undersigned a Notary Public in and for said County and State, personally appeared B. Alonzo Cornwell

and Jacquelin M. Cornwell

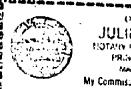
FOR NOTARY BEAL OR STAMP

known to me

to be the person (s) whose name (s) is (are) subscribed 19 the within instrument and acknowledged that they

executed the same.

untean



OFFICIAL SEAL JULIE HUNTOOM BOTANY OF GUID FORCE C. PROMITAL OFFICE IN MALLELA COUNTY

My Commission Exp. Sapt. 23, 1987. 4

So long as Trustor shall not be in default concerning any payments due on the Note secured hereby, partial reconveyances may be had and will be given from the lien or charge hereof at any time, and from time to time, prior to the maturity of the note that the naturity of the secured hereby, upon payment to Beneficiary of the sum of \$1,000.00 per acre for each acre to be released or a fraction of said \$1,000.00 for each fractional portion of an acre to be released. Any and all sums so paid in accordance with this release clause shall apply on the principal of the Note secured by this Deed of Trust, but shall not replace the regular payments to be made on said note,

EXHIBIT "A"

BOOK 1537 PAGE 323

SHOWN MELOW, MAIL TAX RECORDED IN OFFICIAL RECORDS OF - MADERA-COUNTY_CALLEGRALA Mr. & Mrs. Basil Robinson JUL 11 '80 P. O. Box 515 North Fork, Calif. 93643 TIME 9 00 AM EVELYN C BEAMSTETTER COUNTY OF CORDER itle Order No. Escrow No. SPACE ABOVE THIS LINE FOR RECORDER'S USE Joint Tenancy Grant Deed TRANSFER TAX PAID The undersigned declares that the documentary transfer tax is \$ 25,855 computed on the full value of the interest or property conveyed, or is Est computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in unincorporated area city of _____ and FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, B. ALONZO CORNWELL and JACQUELIN/CORNWELL, husband and wife hereby GRANT(S) to BASIL ROBINSON and ANNA MARIE ROBINSON, husband and wife . AS JOINT TENANTS. the real property in the County of Madera State of California, described as: Out Lots A, B, C & E in the Cascadel Woods Subdivision No. 4, according to the map thereof recorded August 5, 1963 in Book 9 of Maps at pages 146 to 150, Madera County Records. EXCEPTING THEREFROM all that portion of Out Lot E lying within Parcel 4 of Parcel Map 1064 recorded in Book 22 of Maps, at page 45, Maders County Records. ALSO EXCEPTING from said Ou; Love any portion thereof which lies within that strip of land 60 feet wide through the South 1/2 of Section 16, Township 8 South, Range 23 East, MDB&M, as dedicated to the County of Madera as a street right of way in that certain Offer of Dedication dated December 22, 1967, and recorded July 11, 1969, in Book 1038 of Official Records, page 466, Madera County Records, Document No. 7595. July **8,** 1980 Dated ... COMMIT OF On the 17 17 80 hefore me, the undersigned, a Nouty Public in and for said County and State, personally appeared B. Alonzo Cornwell and Jacquelin FOR NOTARY SEAL OR STAMP to be the person_S__ , whose name_S_ ATC subscribed to the within instrument and acknowledged that they executed the same, OFFICIAL SEAL JULIE HUNTOON NOTARY PUBLIC - CALIFORNIA HRINCIPAL OFFICE IN MADERA COUNTY My Commission Cap. Sept. 28, 1983 Assessor's Parcel No. MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Street Address

City & State

Name

L-9 (G.S.) (Rev. 8-75) (0 pt.)

Mr. & Mrs. B. Alonzo Cornwell ADDRESS P. O. Box 747

CHY & North Fork, Calif. 93643

ZIP

title Order No. Escrow No. . . .

FEE 384.00

MADERA COUNTY, CALIFORNIA

EVELYN C. BRANSTETTER COUNTY DECORDER

ACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST AND ASSIGNMENT OF RENTS

BY THIS DEED OF TRUST, made this

8th

day of

July

5 19 80 , between

Basil Robinson and Anna Marie Robinson, husband and wife

, herein called Truster, whose address is

P. O. Box 515, (number and street)

North Fork, (city)

California

93643

zip)

and SAFECO TITLE INSURANCE COMPANY, a California corporation, herein called Trustee, and

B. ALONZO CORNWELL and JACQUELIN M. CORNWELL, husband and wife, as Community Property

Trustor' grants, transfers, and assigns to trustee, in trust, with power of sale, that property in Madera

County, California, described as: Out Lots A, B & C in the Cascadel Woods Subdivision No. 4, according to the map thereof recorded August 5, 1963 in Book 9 of Maps, at pages 146 to 150, Madera County Records. EXCEPTION FROM said Out Lots any portion thereof which lies within that strip of land 60 feet wide through the South 1/2 of Section 16, Township 8 South, Range 23 East, MDB&M, as dedicated to the County of Madera as a street right of way in that certain Offer of Dedication dated December 22, 1967, and recorded July 11, 1969, in Book 1038 of Official Records, page 466, Madera County Records, Document No. 7595.

SEE EXHIBIT "A" ATTACHED HERETO FOR RELEASE PROVISIONS AND MADE A PART OF THIS DEED

Truster also assigns to Beneficiary all rents, issues and profits of said realty reserving the right to collect and use the same except during continuance of default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

For the purpose of securing: so secured) or by endorsement on the original note, executed by Trustor or his successor; (3) performance of each agreement of Trustor incorporated by reference or contained herein.

On October 25, 1973, Identical fictitious Deeds of Trust were recorded in the offices of the County Recorders of the Counties of the State of California, the first page thereof appearing in the book and at the page of the records of the respective County

COUNTY	Book	Page	COUNTY	Bock	Page	COUNTY	Book	Page	COUNTY	Book	Page
Alameda	3540	89	Kings	1018	394	Placer	1528	440	Siskiyou	497	407
Alpine	16	753	Luke	743	552	Plumas	227	443	Solane	1880	881
Amader	250	243	Lassen	271	367	Hiverside	1973	139105	Sonoma	2010	975
Butte	1870	678	Los Angeles	T8512	751	Sacramento	731025	59	Stanislaus	2587	332
Calaveras	368	92	Madera	1176	234	San Benito	386	94	Sutter	817	182
Colusa	409	347	Marin	2736	463	San Bernardin	o 8294	877	Tehama	630	522
Contra Costa	7077	178	Mariposa	143	717	San Francisco	B820	585	Trinity	161	393
Del Nerte	174	526	Mendocino	942	242	San Joaquin	3813	6	Tulare	3137	567
El Dorado	1229	594	Merced	1940	361	San Luis Obis	pe 1750	491	Tuolumne	396	304
Freene	6227	411	Modoc	225	668	San Maleo	6491	600	Ventura	4182	562
Glenn	565	290	Mono	160	215	Santa Barbara	2486	1244	Yolo	1081	333
Humboldt	1213	31	Monterey	677	243	Santa Clara	0623	713	Yuba	564	163
Imperial	1355	801	Napa	912	96	Santa Crux	2358	744		F	le No.
Inyo	205	660	Nevada	665	303	Shasta	1195	293	San Diego	73	-299568
Kern	4809	2351	Orange	10961	398	Sierra	59	439	-		

The provisions contained in Section A, including paragraphs I through 5, and the provisions contained in Section B, including paragraphs I through 9 of said licitious Deeds of Trust are incorporated herein as fully as though set forth at length and in full herein.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to Trustor at the address hereinabove set forth, being the address designated for the puriose of receiving such notice.

STATE OF CALLEDRNIA,

COUN

known to me

undersigned a Notary Public in and for said County and State, personally appeared Basil Robinson and

to be the person (s) whose name (s) is (are) subscribed

to the within instrument and acknowledged that ... they_

<u>Anna Marie Robinson</u>

executed the same

Basil Robinson

Robinson Anna Marie

FOR NOTARY SEAL OR STAMP

OFFICIAL SEAL JULIE HUNTOON NOTARY PUBLIC - CALIFORNIA PRINCIPAL OFFICE IN MACLRA COUNTY

My Commission Exp. Sept. 28, 1083.

Mr. & Mrs. B. Alonzo Cornwell

P. O. Box 747

North Fork, Calif. 93643

CITY & Tip

33.00 BRANSTETTER COUNTY OF CORDER

OVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST AND ASSIGNMENT OF RENTS

BY THIS DEED OF TRUST, made this 8th

July

, 19 80 between

Basil Robinson and Anna Marie Robinson, husband and wife

, herein called Trustor, whose address is

P. O. Box 515,

North Fork,

California

93643 zip)

(number and street)

(city)

(state

and SAFECO TITLE INSURANCE COMPANY, a California corporation, herein called Trustee, and ALCNZO CORNWELL and JACQUELIN M. CORNWELL, husband and wife,-as Community Propert

Trustor grants, transfers, and assigns to trustee, in trust, with power of sale, that property in Madera County, California, described as:

Out Lots A, B & C in the Cascadel Woods Subdivision No. 4, according to the map thereof recorded August 5, 1963 in Book 9 of Maps, at pages 146 to 150, Madera County Records. EXCEPTING FROM said Out Lots any portion thereof which lies within that strip of land 60 feet wide through the South 1/2 of Section 16, Township 8 South, Range 23 East, MDB&M, as dedicated to the County of Madera as a street right of way in that certain Offer of Dedication dated December 22, 1967, and recorded July 11, 1969, in Book 1038 of Official Records, page 466, Madera County Records, Document No. 7595.

Truster clea assigns to Beneficiary all rents, issues and profits of said realty reserving the right to collect and use the same except during continuance of default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto. For the purpose of securing:

(1) Payment of the indebtedness by one promissory note in the principal zum of \$ 5,000,00—ment of any makey that we of even date herewith, payable to Beneficiary; and any extensions or renewals thereoff. (2) the payment of any makey that we may be advanced by the Beneficiary to Trustor, or his successors, with interest thereon, evidenced by additional notes. (indicating they are so secured) or by endorsement on the original note, executed by Trustor or his successor; (3) performance of each agreement of Trustor incorporated by reference or contained herein.

On October 25, 1973, Identical lictitious Deeds of Trust were recorded in the offices of the County Recorders of the Counties of the State of California, the first page thereof appearing in the book and at the page of the records of the respective County Recorder as follows:

COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page :	COUNTY	. Book	Page .
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Calaveras	368		Los Angeles	T8512	751	Sacramento	731025	59	Stanielaus	2587	332
Coluse		92	Madera	1176	234	San Benito	386	94	Sutter	817	182
	409	347	Marin	2736	463	San Bernardin	io \$294	877	Tehama	630	522
Contra Costa	7077	178	Muriposa	143	717.	San Francisco	B 1 1 2 0	- 585	Trinity	161	393
Del Norte	174	526	Mendocine	942	242	San Joaquin	3813	E	Tulare	3137	567
El Dorado	1229	594	Merced	1940	361	San Luis Obis		491	Tuolumne		
Fresno	6227	411	Modec	225	668	San Matec	6491	600		396	309
Glenn	565	290	Mono	160	215	Santa Barbara			Ventura	4182	662
Humboldt	1213	วัง	Monterey	877	243				Tolo		935
Imperial	1355	801	Napa	922		Santa Clara	0623	713	Yuba	564	163
layo	205	003			96	Santa Cruz	2358	744		F	· No.
Xerm	4809		Nevada	665	303	Shasta	1195	283	San Diego	73.	299568
AVIN	400#	2351	Orange	10961	398	Sierra	59	439	•		

The provisions contained in Section A, including paragraphs I through 5, and the provisions contained in Section B, including paragraphs I through 9 of said fictitious Deeds of Trust are incorporated herein as fully as though set forth at length and in full herein.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale persunder be mailed to Trustor at the address hereinabove set forth, being the address designated for the purpose of receiving such notice.

STATE OF CALIFORNIA

COUNTY OF

before me, the

known to me

undersigned a Notary Public in and for said County and Basil Robinson and State, personally appeared

to be the person(s) whose name(s) is (are) subscribed

The within instrument and acknowledged that they

<u>Anna Marie Robinson</u>

Anna Marie Robinson

FOR NOTARY SEAL OR STAMP



OFFICIAL SEAL JULIE HUNTOON NOTARY PUBLIC CALIFORNIA **ERINGIPAL OFFICE IN** MACCHA COUNTY

My Commission Exp. Sept. 26, 1983

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to Parcel No. 1; ARLON L. MOON, a setter E. MOON, husband and wife, as the following described real property in the county of Madera	ingle man Joint Te		ole and separate proper No. 2; and E. L. MOON arcel No. 3	and
LEGAL DESCRIPTION ATTACHED HERETO A	S EXHIBIT	"A" AND MADE A	PART OF THIS DEED.	
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Street Address

L-1 (Rev. 3-79)

City & State



PARCEL NO. 1: Out Lot A in the Cascadel Woods Subdivision No. 14, according to the map of the theorem the corded August 5, 1963, in Book 9 of Maps, at pages 156 to 150, Madera County Records.

EXCEPTING THEREFROM any portion thereof which lies within that strip of land 60 feet wide through the South 1/2 of Section 16, Township 8 South, Range 23 East, MDB&M, as dedicated to the County of Madera as a street right of way in that certain Offer of Dedication dated December 22, 1967, and recorded July 11, 1969, in Book 1038 of Official Records, page 466, Madera County Records, Document No. 7595.

PARCEL NO. 9: Out Lot B in the Cascadel Woods Subdivision No. 4, according to the map thereof recorded August 5, 1963, in Book 9 of Maps, at pages 146 to 150, Madera County Records.

EXCEPTING THEREFROM any portion thereof which lies within that strip of land 60 feet wide through the South 1/2 of Section 16, Township 8 South, Range 23 East, MDBLM, as dedicated to the County of Madera as a street right of way in that certain Offer of Dedication dated December 22, 1967, and recorded July 11, 1969, In Book 1038 of Official Records, page 466, Madera County Records, Document No. 7595.

PARCEL NO. 3: Out Lots C & E in the Cascadel Woods Subdivision No. 4, according to the map thereof recorded August 5, 1963 in Book 9 of Maps, at pages 146 to 150, Madera County Records.

EXCEPTING THEREFROM all that portion of Out Lot E lying within Parcel 4 of Parcel Map 1064 recorded in Book 22 of Maps, at page 45, Madera County Records.

ALSO EXCEPTING from said Out Lots any portion thereof which lies within that strip of land 60 feet wide through the South 1/2 of Section 16, Township 8 South, Range 23 East, MDB&M, as dedicated to the County of Madera as a street right of way in that certain of Official Records, page 466, Madera County Records, Document No. 7595.

BOOK 1537 PAGE 329

Mrs. Linda E. Martin c/o E. L. Moon Salinas, Calif. 93907

Name

1 11 A (CILLA (Boy (6.25) (8 pt.)

lde Order No.

Escrow No. 103381-лн JUL 11'80

-9 00 AM FEE \$ \$3.00

EVELYN C. BRANSTEITER COUNTY OF COPPER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Quitclaim Deed

The undersigned declares that the documentary transfer ta: Outputed on the full value of the interest or property computed on the full value less the subject of the continued on the full value less the subject of the continued on the full value less the subject of the continued on the full value less the subject of the continued on the full value less the subject of the continued on the full value less the subject of the continued on the full value less the continued on the full value of the continued on the full value less the continued on the continued on the full value less the continued on the full value less the continued on the full value less the continued on the continued o	n is 8 none onveyed, or is
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FOR A VALUABLE CONSIDERATION, receipt of which	is hereby acknowledged,
DWAYNE A. MARTIN, husband of	Grantee herein .
	: ,
do as . hereby remise, release and forever quitefaim to	
LINDA E. MARTIN, a married	woman, as her sole and separate property
	and a solution of the brobatch
the following described real property in the state of California:	county of Madera
Out Lot A in the Cascadel Woods Subdivision August 5, 1963, in Book 9 of Maps, at pages	No. 4, according to the map thereof, recorded
dedicated to the County of Madera, as a stree Dedication dated December 22, 1967, and recor Records, page 466, Madera County Records, Doc Dated June 27, 1980	cument No. 7595. The Mary Martin Dwayne A. Martin
. *	and the M. Marein
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he the person whose name 18 subscribed to the within fument and acknowledged that he executed the same.	FOR NOTARY SEAL OR STAMP
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the the person whose name 18 subscribed to the within	OFFICIAL SEAL JULIE HUNTOON NOTARY PUBLIC - JALIFORNIA PRINCIPAL OFFICE IN
the the person whose name 18 subscribed to the within	OFFICIAL SEAL JULIE HUNTOON NOTARY PUBLIC - ALIFORNIA
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Street Address

City) & State