



**2023001337**

Official Records Of Sonoma County  
Deva Marie Proto  
01/11/2023 09:28 AM  
GENERAL PUBLIC



DEED 4 Pgs  
Fee: \$23.00

PAID

Recording Requested By And  
When Recorded Mail To:

Catherine J. Banti, Esq.  
ANDERSON ZEIGLER  
P. O. Box 1498  
Santa Rosa CA 95402

A.P. No. 128-401-019

**QUITCLAIM DEED**

THE UNDERSIGNED TRANSFEROR(S) DECLARE(S): DOCUMENTARY  
TRANSFER TAX: – Gift or inheritance- No consideration, R&T Code 11930. *Exempt  
from fee per GC sec 27388.1 (a) (2); Document represents a transfer of real property  
that is a residential dwelling to an owner-occupier*

**Kenneth E. Niles, as Successor Trustee of The Betsy J. Niles Trust Agreement U/T/A  
Dated October 8, 1998**

does hereby remise, release and forever quitclaim to:

**Kenneth E. Niles, as Trustee of the Kenneth E. Niles Trust Agreement dated October  
8, 1998**

all of the trust's interest in the following described property located in the County of  
Sonoma, State of California:

See Exhibit "A" attached hereto

Dated: 12/29/22

\_\_\_\_\_  
Kenneth E. Niles, Successor Trustee

Quitclaim Deed  
A.P. No. 128-401-019

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 Sonoma )

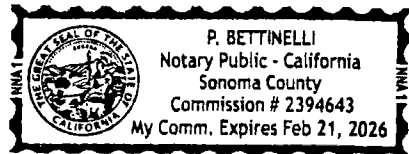
On December 29, 2022 before me, P Bettinelli, Notary Public  
(here insert name and title of the officer),

personally appeared Kenneth E. Niles,  
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 *P Bettinelli*



(Seal)

Unofficial Copy

Quitclaim Deed  
A.P. No. 128-401-019

Exhibit "A"

Legal Description

All that real property situate in the Unincorporated Area, County of Sonoma, State of California, described as follows:

All that portion of that certain parcel conveyed to Roy A. Bronson and Cola J. Bronson by Inga Balley by Deed recorded July 17, 1961, in Book 1834, of Official Records, Page 826, Sonoma County Records, said portion being described as follows:

Commencing at a found 1" iron pipe at the intersection of the Westerly line of Broadway with the Northerly line of West Watmaugh Road, said iron pipe marking the Southeasterly corner of the parcel described in the instrument recorded June 13, 1961, in Book 1828, of Official Records, Page 885, Sonoma County Records; thence, from said point of commencement, along the said Northerly line of West Watmaugh Road, being identical with the Southerly line of the said parcel described in Book 1828 of Official Records, Page 885, North 83° 11' West, 887.03 feet; thence, leaving said line, South 06° 49' West, 40.00 feet to a railroad spike set in the base of a large cypress tree in the Southerly line of said West Watmaugh Road, said line being identical with the Northerly line of the said Bronson parcel, and being the TRUE POINT OF BEGINNING of the parcel to be herein described, and from which point a set ½ inch iron pipe on the Northerly bank of Sonoma Creek bears South 11° 04' 30" West, 579.21 feet distant; thence, from said true point of beginning, along the said Southerly line of West Watmaugh Road and the said Northerly line of the Bronson parcel, North 83° 11' West 324.77 feet; thence continuing along said line, along the arc of a curve to the left with a radius of 780 feet, for a distance of 263 feet more or less, to the center of Sonoma Creek; thence, down the said center of Sonoma Creek to a point which bears South 06° 49' West from the aforesaid ½ " iron pipe on the Northerly bank of Sonoma Creek; thence, from said point, North 06° 49' East, 79 feet, more or less, to the said ½ " iron pipe; thence, North 11° 04' 30" East, 579.21 feet to the said true point of beginning.

INCLUDING all buildings, structures, improvements, appliances, equipment and appurtenances now or hereafter constructed or placed thereon, including, but not limited to, all apparatus and equipment, whether affixed to the land or building thereon or not affixed thereto, whether single units or centrally controlled, used to provide or supply air cooling, air conditioning, heat, gas, water, light and power, refrigeration, ventilation, laundry, clothes, drying, dishwashing, garbage, disposal or other services, waste vent systems, antennas, pool equipment, window coverings, drapes and drapery rods, carpeting and floor coverings, awnings, ranges and ovens, water heaters, attached cabinets, pumps, pipes, tanks, fire prevention, fire extinguishing and communications apparatus, elevators,

escalators, and partitions, and all of the above items are declared to be and are deemed to be things affixed to and a part of the realty for the purposes of this Deed of Trust.

TOGETHER WITH all interest which Trustor now has or may hereafter acquire in or to said property and in and to:

- (a) All rents, issues, profits, royalties, tolls, earnings and incomes therefrom and installments of money payable pursuant to any agreement for sale of said property or any part thereto, subject, however, to the right, power and authority given to and conferred upon Beneficiary by Paragraph 15 of the provisions incorporated by reference, reserving to Trustor the right to collect when due and retain any of said sums prior to any event of default hereunder;
- (b) all easements, rights of way and other appurtenances thereto;
- (c) All shrubs, trees and plants;
- (d) All adjacent lands included in enclosures or occupied by buildings located partly on the above described property;
- (e) All crops growing or to be grown on said property;
- (f) All water and water rights (whether or not appurtenant) and shares of stock pertaining to water or water rights, ownership of which affects said property;
- (g) All claims, demands or causes of action of any kind, including proceeds of settlement of any such claim,, demand or cause of action of any kind, which Trustor now has or may hereafter acquire, arising out of acquisition or ownership of the property, subject, however, to the right, power and authority given to and conferred upon Beneficiary by Paragraph 5 of the provisions incorporated herein by reference. Trustee shall have no duty to prosecute any such claim, demand or cause of action. For the purposes of this instrument, including all provisions incorporated by reference herein, all of the foregoing described real property, property rights and interests shall be referred to as "the property".

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