

**FOR THE BENEFIT OF AND
RECORDING REQUESTED BY AND
MAIL TAX STATEMENTS TO:**

**Indian Wells Valley District
500 West Ridgecrest Blvd.
Ridgecrest, CA 93555**

[Space Above For Recorder's Use]

QUITCLAIM DEED

Documentary Transfer Tax \$____0____

~ compound on full value of property conveyed, or

~ compound on full value less liens and encumbrances remaining at
time of sale.

Signature of Declarant or Agent Determining Tax

Firm Name

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **INDIAN WELLS VALLEY WATER DISTRICT**, a County water district, organized and operating pursuant to California Water Code sections 30000 et. seq. ("Grantor"), does hereby remise, release, and forever quitclaim to the **DIOCESE FRESNO EDUCATION CORPORATION**, all of its right, title and interest in the real property more particularly described on Exhibit "A" and shown on Exhibit "B", both attached hereto and incorporated herein.

INDIAN WELLS VALLEY WATER DISTRICT

By: David Saint-Amand, President
of the Board of Directors

EXHIBIT "A"

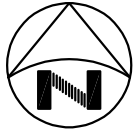
APN 478-030-34

**LEGAL DESCRIPTION
QUITCLAIM DEED**

A portion of that certain parcel of land conveyed to Indian Wells Valley Water District, a Corporation, who acquired title as Ridgecrest County Water District, a Political Corporation, by Grant Deed recorded November 30, 1956 in Book 2696 of Deeds at Page 345 thereof, Records of Kern County, California, said portion lies southerly of that certain portion of said parcel conveyed to St. Clair Automotive by deed recorded June 4, 1999 as Instrument No. 199079792, Records of Kern County, California and northerly of the north right-of-way line of W. Church Avenue (30 foot half width), lying in Section 4, Township 27 South, Range 40 East, Mount Diablo Meridian in the City of Ridgecrest, County of Kern, State of California.

See Exhibit "B" attached hereto and by this reference made a part hereof.

MWE/lge
LEGAL/178-1-A-APN 478-030-34
(6/9/2025)



SCALE: N.T.S.

PARCEL CONVEYED TO HILDRETH MOTORS
BY CITY OF RIDGECREST PER BK 5179,
PG 310 REC'D 3/1/1979.

PARCEL CONVEYED TO ST. CLAIR
BY HILDRETH MOTORS PER BK 5018,
PG 890 REC'D 1/4/1977.
APN 477-070-24

APN 478-030-27

PARCEL CONVEYED TO CITY OF
RIDGECREST BY HILDRETH MOTORS
INST. NO. 28747 REC'D 3/26/1979

S. NORMA STREET

PARCEL CONVEYED TO ST. CLAIR
BY IWVWD PER BK 5000, PG 1194
REC'D 1/7/1977.
APN 478-020-50 AND APN 478-010-11.

PARCEL CONVEYED TO HILDRETH MOTORS
BY HILDRETH PER BK 4089, PG 364
REC'D 9/14/1967.
APN 478-030-28

PARCEL CONVEYED TO ST. CLAIR AUTOMOTIVE
BY IWVWD PER INST. NO. 199079792
REC'D 6/4/1999.
APN 478-030-35

PARCEL CONVEYED TO LEWIS BY
STEPHENSON PER INST. NO. 208012896
REC'D 1/29/2008, STEPHENSON
ACQUIRED TITLE PER INST. NO. 0200103355
REC'D 8/23/2000.
APN 478-030-23

OWNER:
DIOCESE FRESNO
EDUCATION CORP.

BOUNDARY OF RIDGECREST COUNTY
WATER PARCEL PER BK 2696, PG 345
REC'D 11/30/1956.

OWNER:
ROMAN CATHOLIC
BISHOP FRESNO



= PARCEL BEING
CONVEYED

APN 478-030-34

NORTH LINE F W. CHURCH STREET



3602 University Avenue • Riverside, CA 92501
www.kriegerandstewart.com • 951 • 684 • 6900

INDIAN WELLS VALLEY WATER DISTRICT

QUITCLAIM DEED
APN 478-030-34

EXHIBIT

B

SCALE: N.T.S. DATE: 06/02/25 DRAWN BY: MWE CHECKED BY: MWE W.O.: 178-1

CC8X11P