

**RECORDING REQUESTED BY**  
Rachel Farrand

**MAIL TO**  
Rachel Farrand  
5068 Westridge Road  
Bishop, CA 93514

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**LOT MERGER**

**24-002 MC**

**NOTICE OF APPROVAL**

<b>DESCRIPTION</b>	<b>Lot merger of two adjacent parcels in Paradise, CA</b>
<b>ASSESSOR'S PARCELS #</b>	<b>026-300-019-000, 026-300-020-000</b>
<b>NEW ASSESSOR PARCEL #</b>	<b>026-300-044-000</b>
<b>RECORD TITLE OWNER(S)</b>	<b>Rachel Farrand</b>

NOTICE IS HEREBY GIVEN that the Mono County Land Development Technical Advisory Committee (LDTAC) has reviewed the attached exhibits for **Lot Merger 24-002 MC** and finds that they conform with applicable provisions of the Mono County Code and the Subdivision Map Act, California Government Code, Sec. 66410 (et seq.). The subject Lot Merger is therefore accepted by the LDTAC subject to the following:

- 1) The new grant deed(s) with property descriptions shall be provided for concurrent recording of the Lot Merger. Failure to record new deed descriptions will result in no recordation from the county until such descriptions are provided or recorded. Deed descriptions shall substantially conform to the attached exhibit(s) and shall be prepared in conformance with applicable provisions of the California Land Surveyors Act.
- 2) The merged parcel shall retain their prior land use designations and any easements.
- 3) Recordation of this Lot Merger shall serve as constructive notice.

Approved for filing by the Mono County LDTAC on \_\_\_\_\_

Attest by CDD staff \_\_\_\_\_

Attachments (list attachments):

- 1) Request for Merger (Lot Merger Notice)
- 2) Owner's Notary
- 3) New legal description - Exhibit A
- 4) Merger Map - Exhibit B
- 5) Grant Deed with Notary

**Required Department Signatures for Recording LM 24-002 MC:** Failure to acquire all signatures will prevent the recordation of the lot merger.

Planning / Building / Code Compliance / Environmental / Collaborative Planning Team (CPT)  
Local Agency Formation Commission (LAFCO) / Local Transportation Commission (LTC) / Regional Planning Advisory Committees (RPACs)

Mono County Environmental  
Health Department: \_\_\_\_\_ Date: \_\_\_\_\_  
*Signature*

Public Works Department: \_\_\_\_\_ Date: \_\_\_\_\_  
*Signature*

Treasurer / Tax Collector: \_\_\_\_\_ Date: \_\_\_\_\_  
*Signature*

Assessor's Office: \_\_\_\_\_ Date: \_\_\_\_\_  
*Signature*

**RECORDING REQUESTED BY**

Community Development Department

**AND WHEN RECORDED MAIL TO:**

Mono County Planning Division  
P.O. Box 8  
Bridgeport CA 93517

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**LOT MERGER NOTICE**  
**FOR REAL PROPERTY IN MONO COUNTY**

**PARCELS TO BE MERGED:** Assessor's Parcel Numbers and/or deed reference.

026300020000

026300019000

**SIGNATURE OF RECORD TITLE OWNERS:** This document will be recorded. All record title owners must sign below, and their signatures must appear as reflected on the recorded deeds. *All signatures must be notarized.*

I/we hereby attest by my/our signature(s) hereon that I/we am/are all the record title owner/owners of the above-referenced real property. I/we also affirm that said property consists of two or more continuous lots under our common ownership and that I/we understand that recordation of this Merger Notice shall cause the subject parcels to be merged into one parcel and that further actions to sell, lease or finance portions of said parcel shall be subject to applicable provisions of the county subdivision regulations.

I/we hereby attest by our signature(s) hereon that I/we have initiated this merger and are requesting that the County record this Merger Notice; therefore, I/we do not wish to have a protest hearing to present evidence as to why this Merger Notice should not be recorded; and by our signature hereon I/we understand and expressly waive any and all rights to such a hearing.

Rachel Farrand  
Name

[Signature]  
Notarized signature

April 17, 2024  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Notarized signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Notarized signature

\_\_\_\_\_  
Date

**COUNTY APPROVAL:** This Merger Notice has been reviewed and approved by the Mono County LDTAC.

ATTEST: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Treasurer / Tax Collector certifying pre-payment of property taxes for Lot Merger \_\_\_\_\_ MC

ATTEST \_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

SEE ATTACHED  
NOTARIAL CERTIFICATE

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

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 Inyo )On April 15, 2024 before me, L. Morse, Notary Public  
Date Here Insert Name and Title of the Officerpersonally appeared Rachel Farrand

Name(s) of Signer(s)

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

Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**Title or Type of Document: Hot Mover Application

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

## EXHIBIT A

### LOT MERGER NO. 24-002 MC LEGAL DESCRIPTION OF MERGED PARCEL

THAT CERTAIN real property located in the County of Mono, State of California, described as follows:

BEING Lot Merger No. 24-002 MC, and more particularly described as Lot 19 and Lot 20, as shown on the map entitled "SIERRA PARADISE UNIT NO. 1", recorded in Book 6 of Maps at Pages 44 through 44B, in the Office of the County Recorder of said County and State.



LEGAL DESCRIPTION PREPARED  
UNDER THE SUPERVISION OF:

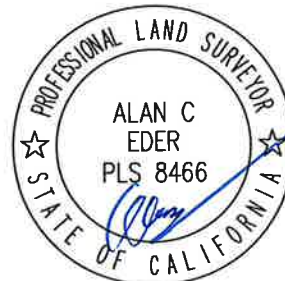
A handwritten signature in blue ink, appearing to read "Alan C. Eder", written over a horizontal line.

Alan C. Eder, PLS 8466

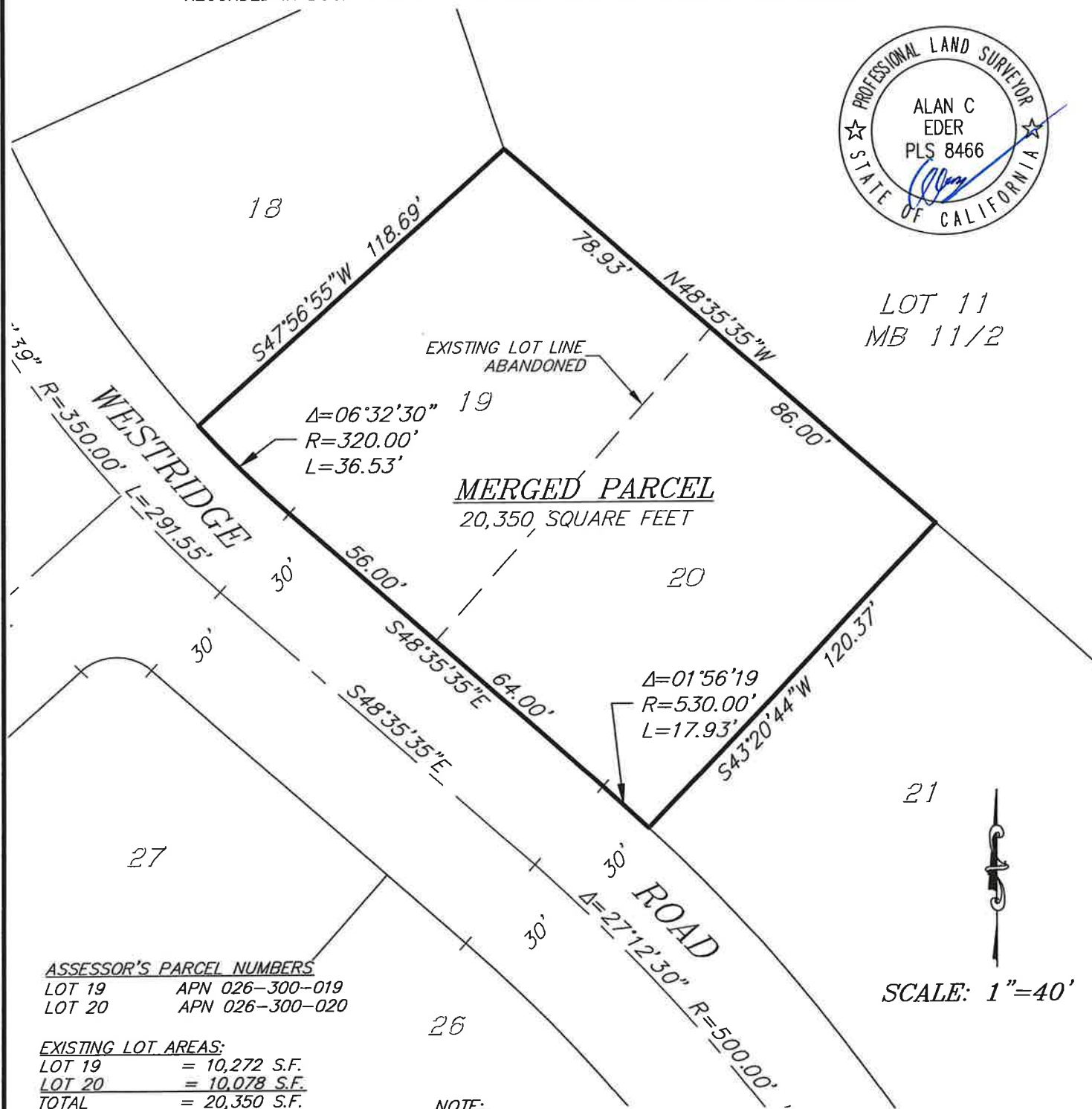
**RECORDING INFORMATION:**

LOCATED IN SIERRA PARADISE SUBDIVISION, MONO COUNTY, CALIFORNIA

BEING A LOT LINE MERGER BETWEEN LOT 19 AND LOT 20 OF SIERRA PARADISE UNITY NO. 1  
RECORDED IN BOOK 6 OF MAPS AT PAGE 44 IN THE OFFICE OF THE COUNTY RECORDER.



LOT 11  
MB 11/2



SCALE: 1"=40'

*SHEET 1 OF 1*

NOTE:  
BEARINGS AND DISTANCES SHOWN  
HEREON ARE FROM SIERRA PARADISE  
UNIT NO. 1, PER MB 6/44

Accommodation Recording Requested By:  
Inyo-Mono Title Company

When Recorded Mail Document To:  
Rachel R. Farrand  
5068 Westridge Rd.  
Bishop, CA 93514

Accommodation No.: 24-6570-0205

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 026-300-019-000(OLD) 026-300-020-000(OLD)  
026-300-044-000(NEW)

### GRANT DEED

**For the purpose of Lot Merger**  
**This deed is for the purpose of adjusting property lines only and does**  
**not convey a separate parcel**

**The undersigned grantor(s) declares(s) Documentary Transfer Tax is \$0.00 pursuant to Mono**  
**County Lot Merger No. 24-002 MC**

THE UNDERSIGNED GRANTOR(s) DECLARE(s):

- ☒ This transfer is exempt from the Documentary Transfer Tax
- ☒ The Documentary Transfer Tax is NONE (\$0.00)
- ☒ Computed on full value of property conveyed
- ☒ The property is located in an Unincorporated area

Grantors and Grantees are comprised of the same parties and their proportional interest remains the same immediately following transfer, R & T 11925.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**

Rachel R. Farrand who also acquired title as Rachel Farrand

hereby GRANT(s) to

Rachel R. Farrand, a single woman

The following described real property in the County of MONO, State of CALIFORNIA:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION OF MERGED PARCEL ATTACHED HERETO AND MADE A PART  
HEREOF.

This document is filed for record by Inyo-Mono Title Company as an accommodation only. It has not been examined as to  
it's execution or as to its effect upon title. No liability is assumed.

Dated: September 10, 2024

**\*\*SEE SIGNATURE PAGE AND ACKNOWLEDGEMENT\*\***

APN: 026-300-019-000(OLD) 026-300-020-000(OLD)  
026-300-044-000(NEW)

*Rachel R. Farrand*  
Rachel R. Farrand

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 Inyo

On 09/18/2024 before me, Crystal Marcellin, Notary Public,

personally appeared Rachel R. Farrand  
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 *Crystal Marcellin* (Seal)



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LEGAL DESCRIPTION PREPARED  
UNDER THE SUPERVISION OF:

A handwritten signature in blue ink, appearing to read "Alan C. Eder", written over a horizontal line.

Alan C. Eder, PLS 8466