



Coos County Planning Department
 Coos County Courthouse Annex, Coquille, Oregon 97423
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planning@co.coos.or.us

Official Use Only
FEE: _____
Receipt No. _____
Check No./Cash _____
Date _____
Received By _____
File No. _____

AMENDMENT/REZONE APPLICATION
 PLEASE SUBMIT 2 COMPLETE UNBOUND COPIES OF THIS APPLICATION
 OR 1 ELECTRONIC AND ONE UNBOUND COPY

The following questions are to be completed in full. An application **will not** be accepted for an Amendment/Rezone without this information. The applicant should contact the Planning Department prior to filing, in order to determine a valid basis for the request.

The Board of Commissioners and Hearings Body will use these answers in their analysis of the merits of the request.

PLEASE PRINT OR TYPE:

A. APPLICANT:

Name: MARIAH GRAMI Telephone: 541-290-7808
 Address: 200 S. 4TH ST., COOS BAY, OR 97420

As applicant, I am (check one):

- Property owner or a purchaser under a recorded land sale contract. "Property owner" means the owner of record, including a contract purchaser. The application shall include the signature of all owners of the property. A legal representative may sign on behalf of an owner upon providing evidence of formal legal authority to sign;
- A person or persons that have written consent of the property owner to make an application. A legal representative may sign on behalf of an owner upon providing evidence of formal legal authority to sign. In the case of an attorney a statement of representation shall accompany the application;
- Transportation agency, utility or entity that meets the criteria in Section 5.0.175 of the Coos County Zoning and Land Use Development Ordinance (CCZLDO)

If other than the owner, please give the owner's name and address:

B. DESCRIPTION OF PROPERTY:

Township 30S Range 15W Section 12 Tax Lot 1300
 Account No. 1365001 Lot Size 12.86 AC. Zoning District EFU
 Existing Use VACANT - TREES + BRUSH

C. STATE SPECIFIC ZONE DISTRICT REQUESTED: FMU

D. JUSTIFICATION:

(1) If the purpose of this rezone request is to rezone one or more lots or parcels in the interior of an exclusive farm use zone for non-farm uses, the following question must be answered:
Were the lots or parcels for which a rezone request is made, physically developed for a non-farm use prior to February 16, 1983? SEE ATTACHED
Explain and provide documentation: _____

(2) If the purpose of this rezone request is for other than (1) above the following questions must be answered:

a. Will the rezone conform with the comprehensive plan? _____
Explain: _____

b. Will the rezone seriously interfere with the permitted uses on other nearby parcels? _____
Explain: _____

c. Will the rezone comply with other adopted plan policies and ordinances? _____
Explain: _____

(3) If a Goal Exception is required please review and address this section.

All land use plans shall include identification of issues and problems, inventories and other factual information for each applicable statewide planning goal, evaluation of alternative courses of action and ultimate policy choices, taking into consideration social, economic, energy and environmental needs. The Coos County Comprehensive Plan (CCCP) and Implementing Zoning Land Development Ordinance (CCZLDO) was acknowledged¹ as having all necessary components of a comprehensive plan as defined in ORS 197.015(5) after the Coos County adopted the documents on April 4, 1985. The date of the effective plan and ordinance is January 1, 1986. Coos County did go through a periodic review exercise in the 1990's but due to lack of gain in population, economic growth and public request plan zones were not altered. Changes to the comprehensive plan and implementing ordinance have been done to ensure that any required statutory or rules requirements have been complied with. However, sometimes it is necessary for property owners or applicants to make a request to have certain properties or situations such as text amendments considered to reflect a current condition or conditions. These applications are reviewed on a case by case basis with the Board of Commissioners making a final determination. This type application and process is way to ensure that process is available to ensure changing needs are considered and met. The process for plan amendments and rezones are set out in CCZLDO Article 5.1.

Exception means a comprehensive plan provision, including an amendment to an acknowledged comprehensive plan, that; (a) Is applicable to specific properties or situations and does not establish a planning or zoning policy of general

¹ -Acknowledgment" means a commission order that certifies that a comprehensive plan and land use regulations, land use regulation or plan or regulation amendment complies with the goals or certifies that Metro land use planning goals and objectives, Metro regional framework plan, amendments to Metro planning goals and objectives or amendments to the Metro regional framework plan comply with the goals. In Coos County's case the commission refers to the Land Conservation and Development Commission.

applicability; (b) Does not comply with some or all goal requirements applicable to the subject properties or situations; and (c) Complies with standards for an exception.

NOTE: This information outlines standards at OAR 660-004-0025, 660-004-0028 and 660-04-0022 for goal exceptions, but is NOT to be considered a substitute for specific language of the OARs. Consult the specific Oregon Administrative Rule for the detailed legal requirements.

A local government may adopt an exception to a goal when one of the following exception process is justified:

- (a) The land subject to the exception is “physically developed” to the extent that it is no longer available for uses allowed by the applicable goal;
- (b) The land subject to the exception is “irrevocably committed” to uses not allowed by the applicable goal because existing adjacent uses and other relevant factors make uses allowed by the applicable goal impracticable; or
- (c) A “reasons exception” addressing the following standards is met:
 - (1) Reasons justify why the state policy embodied in the applicable goals should not apply;
 - (2) Areas which do not require a new exception cannot reasonably accommodate the use;
 - (3) The long-term environmental, economic, social and energy consequences resulting from the use of the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site; and
 - (4) The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts. Compatible, as used in subparagraph (4) is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses. A local government approving or denying a proposed exception shall set forth findings of fact and a statement of reasons which demonstrate that the

Compatible, as used in subparagraph (4) is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses. A local government approving or denying a proposed exception shall set forth findings of fact and a statement of reasons which demonstrate that the standards for an exception have or have not been met.

PART III -- USE OF GUIDELINES Governmental units shall review the guidelines set forth for the goals and either utilize the guidelines or develop alternative means that will achieve the

E. REQUIRED SUPPLEMENTAL INFORMATION TO BE SUBMITTED WITH APPLICATION:

1. A legal description of the subject property (deed);
2. Covenants or deed restrictions on property, if any;
3. A general location map of the property;
4. A detailed parcel map of the property illustrating the size and location of existing and proposed uses and structures on 8 ½” x 11” paper. If proposed structures are not know then the plot plan will need to include only existing with a note that no new structures are proposed at this time;
5. If applicant is not the owner, documentation of consent of the owner, including:
 - a. A description of the property;
 - b. Date of consent
 - c. Signature of owner
 - d. Party to whom consent is given
6. The applicant must supply a minimum of 2 copies of the entire application or one paper copy and electronic copy (email is acceptable), including all exhibits and color photocopies, or as directed by the Planning Staff.

G. Authorization:

All areas must be initialed by all applicants, if this application pertains to a certain property all property owners² must either sign or provide consistent for application unless otherwise allowed by Section 5.0.175 of the CCZLDO. As an applicant by initializing each statement I am accepting or agreeing to the statements next to each area designated for my initials and/or signature. All property owners shall sign and initial the designated areas of the application or provide consent from another party to sign on their behalf. If another party is signing as part of a consent that does not release that party that gave consent from complying with requirements listed below or any conditions that may be placed on an application. In the case of a text amendment the procedures for set out in Section 5.1.110 WHO SEEK CHANGE applies and an applicant may not be a property owner.

J

I hereby attest that I am authorized to make the application and the statements within this application are true and correct to the best of my knowledge. I affirm to the best of my knowledge that the property is in compliance with or will become in compliance with CCCP and CCZLDO. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

J

I understand it is the function of the planning staff to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree, as applicant I have the burden of proof. I understand that approval is not guaranteed and the applicant(s) has the burden of proof to demonstrate compliance with the applicable review criteria.

J

As the applicant(s) I acknowledge that is in my desire to submit this application of free will and staff has not encouraged or discouraged the submittal of this application.

J

I understand as applicant I am responsible for actual cost of that review if the Board of Commissioners appoints a hearings officer to hear the application I have submitted. As applicant I will be billed for actual time of planning services, materials and hearings officer cost and if not paid the application maybe become void.

Mark S J
Applicant(s) Original Signature

N/A
Applicant(s) Original Signature

3/10/2020
Date

² Property owner² means the owner of record, including a contract purchaser

N90°00'00"E
990.40

MARIAH GRAMI PLOT PLAN

T.L. 1300 - 30-15-12 - ACCT.# 1365001 - 12.86 AC.
PROPOSED DEVELOPMENT

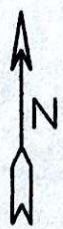
WELL
Ⓜ

OLD APPROACH

N0°00'00"E
673.40

60'

HOME

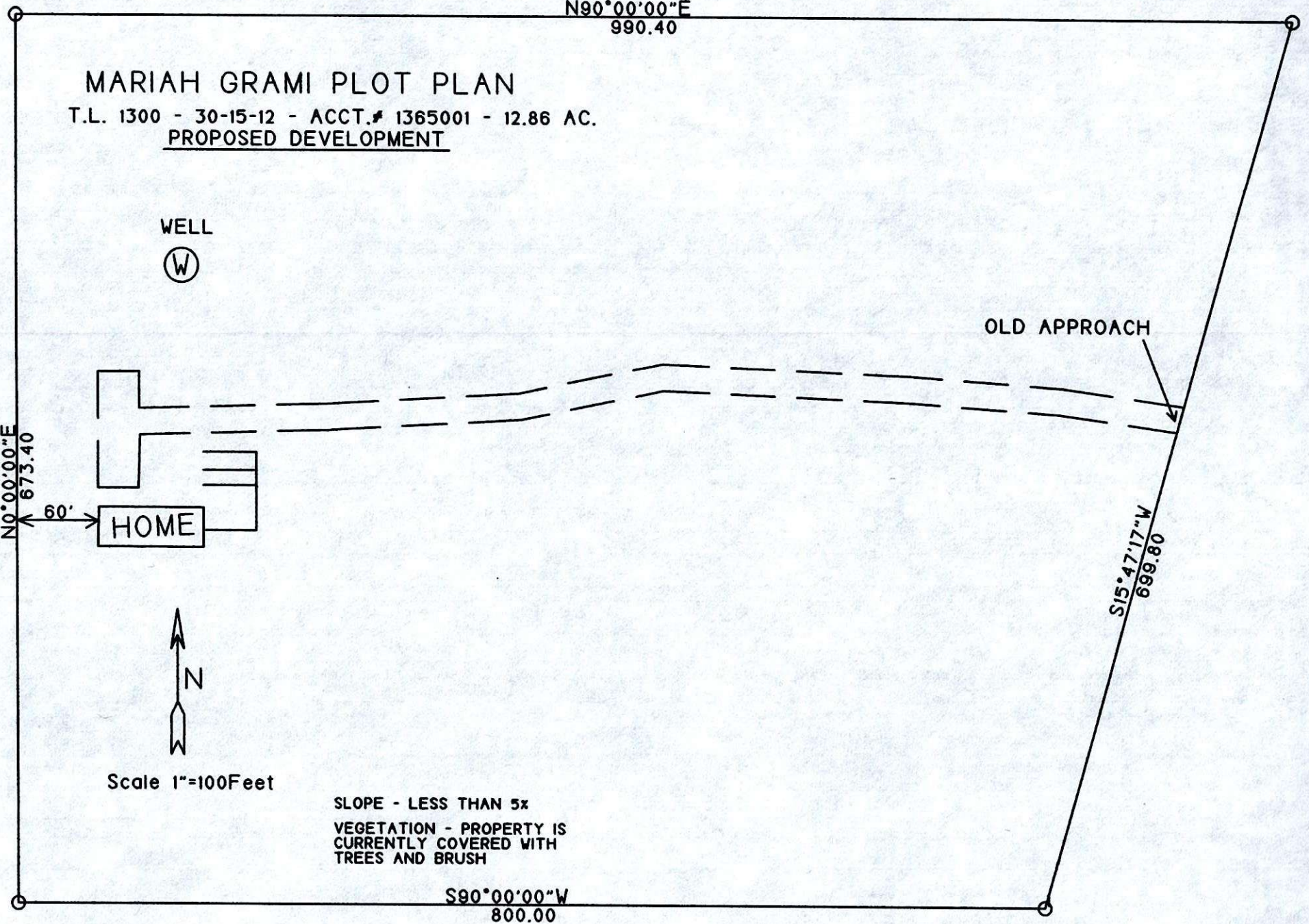


Scale 1"=100Feet

SLOPE - LESS THAN 5x
VEGETATION - PROPERTY IS
CURRENTLY COVERED WITH
TREES AND BRUSH

S90°00'00"W
800.00

S15°47'17"W
699.80



APPLICANT'S EXHIBIT "A"

MARIAH GRAMI FARM TO FOREST PLAN AMENDMENT AND REZONE Tax Lot 1300 – 30S 15W 12

INTRODUCTION

Overview

The landowner, Mariah Grami, is requesting a rezone of 12.86 acre tract of land located approximately 8.6 miles south of the City of Bandon, Oregon. The subject property is currently zoned EFU.

The landowner wishes to change the zone designation Exclusive Farm Use (EFU) to Forest (F) with a "Mixed Use" (Agriculture) overlay. The subject property borders U.S. Hwy 101 on the East side of the subject property. The subject property is shown in red below. It currently is treed.



Surrounding Properties

The adjacent lands are Zoned EFU.

Land Topography and Soil Type

The subject property can be used for either timberland or farming if adequate water is available. The slopes of the subject property are 3% to 7%. Based on the Natural Resource Conservation Service (NRCS) soil survey map, the subject property contains 100% soil type 5B - Blacklock fine sandy loam. This deep, poorly drained soil is in depressional areas on marine terraces. It formed in sandy marine deposits. The native vegetation is mainly conifers, shrubs, forbs, and sedges. Elevation is 25 to 350 feet. The average annual precipitation is 55 to 75 inches, the average annual air temperature is 51 to 53 degrees F, and the average frost-free period is 200 to 240 days. This unit is used mainly for timber production and wildlife habitat. It is also used for cranberry production and recreation.

The main limitations for the management of timber on this unit are seasonal wetness and the hazard of windthrow. The seasonal high water table limits the use of equipment to dry periods. Because roots are restricted by the cemented layer, trees commonly are subject to windthrow. Reforestation can be accomplished by planting shore pine, Sitka spruce, and western hemlock seedlings. Tree seedlings have only a moderate rate of survival because of the seasonal high water table. Irrigation and drainage are needed if the soil in this unit is intensively managed for cranberry production. Fields are prepared by removing the soil material above the cemented layer and replacing it with about 10 inches of sandy soil material. The top of the cemented layer should be graded toward the edge of the field to provide internal drainage. Open ditches and dikes are needed around the edge of fields to provide drainage and to control the water level; however, open ditches should not extend into the cemented layer. Sprinkler irrigation is an efficient method of applying water during the dry period in summer. Sprinklers can also be used to control the temperature in summer, to prevent frost damage during winter, and to apply fertilizer, pesticides, and herbicides. The very slow permeability of the cemented layer facilitates water management by preventing excessive seepage and reduces losses of fertilizer and soil amendments. Excessive seepage may occur in the sandy substratum. Yields vary greatly depending on

Based on the NRCS soils data the property will support both agricultural, if water is available, and forest production which would comply with the Forest Mixed Use classification. The purpose of the Forest Mixed Farm-Forest Areas ("MU" areas) is to include land which is currently or potentially in farm-forest use. Typically such lands are those with soil, aspect, topographic features and present ground cover that are best suited to a combination of forest and grazing uses. The areas generally occupy land on the periphery of large corporate and agency holdings and tend to form a buffer between more remote uplands and populated valleys. In addition, these "mixed use" areas contain ownership of smaller size than in prime forest areas. Some are generally marginal in terms of forest productivity, such as areas close to the ocean.

Current Property Use:

The subject property is vacant and is growing shore pine and brush.

State Wide Planning Goals

Pursuant to State Wide Land Planning Goal 4 (Forest Land), where a plan amendment is proposed, forest lands shall include lands that are suitable for commercial forest uses. Based on the site index and volume growth rate for the soil type "Blacklock fine sandy loam", the subject property is forestland by both use and definition.

The soil type also is suitable for agricultural uses pursuant to State Wide Planning Goal 3, therefore it appears that a more appropriate zone for the subject property would be Forest (F) with a Mixed Use (MU) overlay.

Pursuant to Appendix 1, Volume 1 Policy 5.4(8) of the Coos County Comprehensive Plan, State Wide Planning Goals 3 and 4, the applicable Oregon Administrative Rule 660-006-0057, the applicant hereby requests a change of the current zone designation from Exclusive Farm Use (EFU) to Forest (F) with a mixed use agricultural overlay. The proposed zone change will better support the predominant forest use and the subordinate agricultural traits of the subject property.

FINDING OF FACTS AND CONCLUSIONS

OREGON ADMINISTRATIVE RULES

OAR 660-06-057 - Rezoning Land to an Agricultural/Forest Zone

Any rezoning or plan amendment of lands from an acknowledged zone or plan designation to an Agriculture/Forest zone require a demonstration that each area being rezoned or re-planned contains such a mixture of agriculture and forest uses that neither Goal 3 or 4 can be applied alone.

According to the Natural Resource Conservation Service (NRCS) survey map, the soil type for the subject property is Blacklock fine sandy loam. For forestry purposes, on the basis of a 100 year site curve, the mean site index for shore pine is 90 and has a growth rate of 79 cu. ft./ac./yr. which is a class IV soil.

The subject property is currently zoned Exclusive Farm Use (EFU) and has been acknowledged by the State as being in compliance with State Wide Planning Goal 3. The subject property and the surrounding properties have predominantly been managed for forest uses and cranberry farms with homes sited on the EFU portions of the properties.

Based on the predominant forest use and soil characteristics of the subject property and adjacent properties, a conclusion can be made that the area contains a mixture of agriculture and forest uses that neither Goal 3 nor 4 can be applied alone.

Volume I, Part I, Policy 5.4(8) FOREST LANDS

5.4(8) Coos County shall consider, and approve where appropriately justified, changes from forestry to agriculture zoning districts, and vice versa, upon findings which establish:

- a. That the proposed rezone would be at least as effective at conserving the resource as the existing zone;**

The subject property is forest land by use and definition.

- b. That the proposed rezone would not create a non-conforming use;**

The subject property is currently vacant. The properties to the North and South have dwellings that were established or approved in 1908, 1970 and 1989 respectively. If rezoned, the subject property would meet the template dwelling criteria under the Forest designation zoning rules.

- c. That the applicant for the proposed rezone has certified the he/she understands that the rezone, if granted, could have significant tax consequences;**

The applicant is aware that if the rezone is granted, there could be significant tax consequences.

MIXED AGRICULTURAL-FOREST USE AREAS

Volume I, Part II, 3.2(5) Implementation Strategies (Appendix 1)

- 1. Mixed-use areas are those with soil, aspect, topographic features and present ground cover that are best suited to a combination of forest and agriculture uses.**
- 2. Mixed-use areas are those areas generally managed to maintain enough upland acreage to sustain livestock during the winter months due to flooding of lowland areas.**
- 3. Mixed-use areas are those areas predominantly co-managed for both farm and forest uses.**

Response: According to the Natural Resource Conservation Service (NRCS) survey map, the soil type for the subject property is Blacklock fine sandy loam. For forestry purposes, on the basis of a 100 year site curve, the mean site index for shore pine is 90 and has a growth rate of 79 cu. ft./ac./yr. which is a class IV soil

The subject property is currently zoned Exclusive Farm Use (EFU) and has been acknowledged by the State as being in compliance with State Wide Planning Goal 3. The subject property and the surrounding properties have predominantly been managed for forest uses with homes sited on the EFU portions of the properties.

CONCLUSION

Based on the soil type and topography and the fact that the surrounding area is being managed for farming (cranberries) and forestry uses, a mixed-use overlay is appropriate based on the Coos County Comprehensive Plan.

FINAL CONCLUSION

Based on the submitted evidence addressing the applicable criteria for a rezone from EFU zone to F zone, a conclusion can be made that the criteria has been satisfied and that a Forest (F) zone designation with a Mixed-use overlay is appropriate for the subject property.

D. JUSTIFICATION:

(1) If the purpose of this rezone request is to rezone one or more lots or parcels in the interior of an exclusive farm use zone for non-farm uses, the following question must be answered:

Were the lots or parcels for which a rezone request is made, physically developed for a non-farm use prior to February 16, 1983? NO

Explain and provide documentation:

The purpose of this proposed rezone application is to change the resource zone designation of the subject property from Exclusive Farm Use (EFU) to Forest (F) with a Mixed-use overlay to reflect the suitability and predominant forest characteristics. A physically developed or irrevocably committed exception pursuant to Goal 2 is not required for changes from one resource zone designation to another resource zone designation, provided it can be documented that the requested zone designation satisfies the definitions prescribed by the pertaining Goal (See OAR 660-33-030(4)). Furthermore, standard farm practices are allowed outright in the Forest zone districts.

(2) If the purpose of this rezone request is for other than (1) above the following questions must be answered:

a. Will the rezone conform with the comprehensive plan? YES

Explain:

Evidence has been submitted addressing Appendix 1 CCCP Volume 1, Policy 5.4(8) which allows changes in zoning districts from Forestry to Agriculture and vice versa, provided adequate findings are made supporting the request. The policy recognizes "That agriculture and forestry are closely related in Coos County because the land resource base is capable of and suitable for supporting both agricultural and forest uses and activities."

b. Will the rezone seriously interfere with the permitted uses on other nearby parcels? NO

Explain:

This request is to rezone the subject property to reflect the existing forest use and subordinate agricultural characteristics. While the lands surrounding the subject property are zoned EFU, they have been managed for both farming and forestry uses. Because agriculture and forestry are closely related, changing the resource designation will not seriously interfere with the permitted uses on nearby parcels.

c. Will the rezone comply with other adopted plan policies and ordinances? YES

The intent of this application is to adopt an appropriate zone designation for the subject property pursuant to Oregon Statewide Planning Goal 4 (Forestry) and those portions of the Coos County Comprehensive Plan and Zoning Ordinance that have been acknowledged to be in compliance with Goal 4. Substantial evidence has been submitted in this application showing compliance with both the Comprehensive Plan and Implemented Ordinance.

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

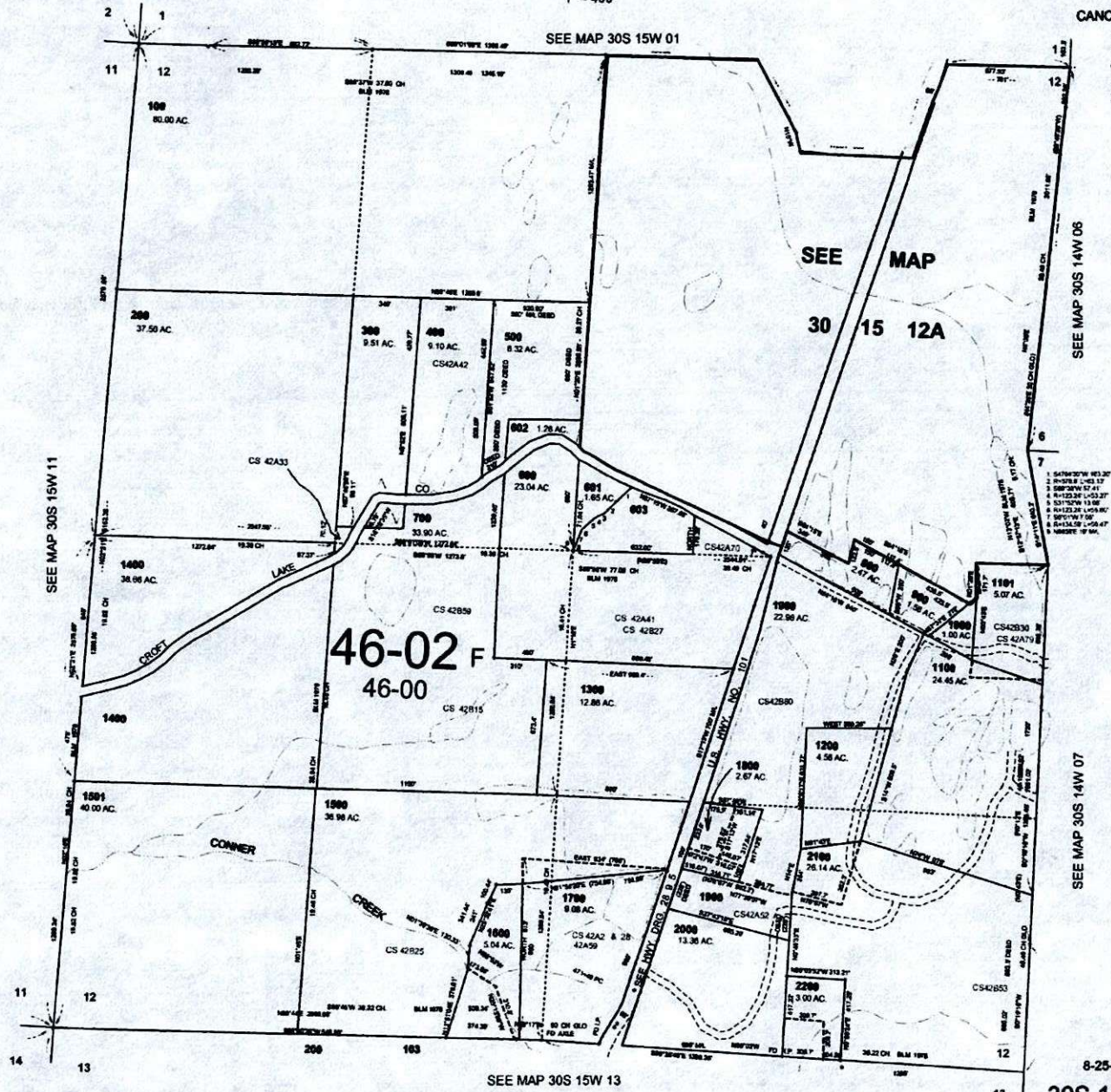
SECTION 12 T30S R15W W.M.
COOS COUNTY

1" = 400'

30S 15W 12
& INDEX

CANCELLED NO.

- 1102
- 1103
- 604
- 1201
- 2101



8-25-2014
30S 15W 12
& INDEX

RECORDING REQUESTED BY:



1010 1st Street, Ste 215
Bandon, OR 97411

GRANTOR'S NAME:
Kurt and Susan Voigt Trust dated July 19, 2005, et al

GRANTEE'S NAME:
Mariah S. Graml

AFTER RECORDING RETURN TO:
Order No.: 360619028004-JF
Mariah S. Graml
200 S 4th Street
Coos Bay, OR 97420

SEND TAX STATEMENTS TO:
Mariah S. Graml
200 S 4th Street
Coos Bay, OR 97420

APN: 1365001
Map: 30S-15W-12 1300
0 Highway 101, 30S-15W-12 1300, Bandon, OR 97411

Coos County, Oregon **2019-06883**
\$111.00 Pgs=6 08/06/2019 02:09 PM
eRecorded by: TICOR TITLE BANDON
Debbie Heller, CCC, Coos County Clerk

*This document was signed in counterpart, together with all parts executed constitute one complete document

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kurt Gregory Voigt and Susan Rosenberg Voigt, Co-Trustees of the Kurt and Susan Voigt Trust dated July 19, 2005 and Russell Voigt and Vicky Gomez and Eric Voigt, Grantor, conveys and warrants to Mariah S. Graml, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

Beginning at a point on the South boundary of the NW 1/4 of the SE 1/4 of Section 12, Township 30 South, Range 15 West of the Willamette Meridian, Coos County, Oregon, where the said South boundary intersects the West boundary of the Oregon Coast Highway no. 101, thence running along the South boundary of said NW 1/4 of SE 1/4 West for 800 feet; thence North 673.4 feet; thence East 990.4 feet to a point on said Oregon Coast Highway no. 101 which is 700 feet North of the point of beginning; thence South along said Highway 700 feet to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$35,000.00). (See ORS 93.030).

Subject to:

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.
2. Rights of the public to any portion of the Land lying within the area commonly known as public roads, streets and highways.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 08/03/2019

Kurt and Susan Voigt Trust dated July 19, 2005

BY: Kurt Gregory Voigt Co-Trustee

Susan Rosenberg Voigt Co-Trustee

Russell Voigt

Vicky Gomez

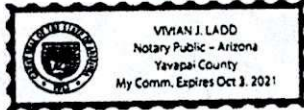
Eric Voigt

State of Arizona
County of Yavapai

This instrument was acknowledged before me on Aug. 3, 2019 by Kurt Gregory Voigt and Susan Rosenberg Voigt, Co-Trustees of the Kurt and Susan Voigt Trust dated July 19, 2005.

Vivian J. Ladd
Notary Public - State of AZ

My Commission Expires: 10/03/2021



State of
County of

This instrument was acknowledged before me on, 2019 by Russell Voigt.

Notary Public - State of

My Commission Expires:

State of
County of

This instrument was acknowledged before me on, 2019 by Vicky Gomez.

Notary Public - State of

My Commission Expires:

State of
County of

This instrument was acknowledged before me on, 2019 by Eric Voigt.

Notary Public - State of

My Commission Expires:

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8/2/19

Kurt and Susan Voigt Trust dated July 19, 2005

BY: _____
Kurt Gregory Voigt
Co-Trustee

BY: _____
Susan Rosenberg Voigt
Co-Trustee



Russell Voigt

Vicky Gomez

Eric Voigt

State of _____
County of _____

This instrument was acknowledged before me on _____, 2019 by Kurt Gregory Voigt and Susan Rosenberg Voigt, Co-Trustees of the Kurt and Susan Voigt Trust dated July 19, 2005.

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____, 2019 by Russell Voigt.

Notary Public - State of _____

My Commission Expires: _____

see attached

State of _____
County of _____

This instrument was acknowledged before me on _____, 2019 by Vicky Gomez.

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____, 2019 by Eric Voigt.

Notary Public - State of _____

My Commission Expires: _____

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 San Luis Obispo }

On 8-2-19 before me, Gina Pimentel, Notary Public
(Here insert name and title of the officer)

personally appeared Russell Voigt
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~(s)~~ 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.

Gina Pimentel
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 8-2-19

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer
_____ (Title)
 Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/~~she~~/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8/2/19

Kurt and Susan Voigt Trust dated July 19, 2005

BY: _____
Kurt Gregory Voigt
Co-Trustee

BY: _____
Susan Rosenberg Voigt
Co-Trustee

Russell Voigt

Vicky Gomez

Eric Voigt

State of _____
County of _____

This instrument was acknowledged before me on _____, 2019 by Kurt Gregory Voigt and Susan Rosenberg Voigt, Co-Trustees of the Kurt and Susan Voigt Trust dated July 19, 2005.

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____, 2019 by Russell Voigt.

Notary Public - State of _____

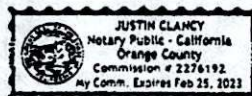
My Commission Expires: _____

State of CA
County of Orange

This instrument was acknowledged before me on August 2, 2019 by Vicky Gomez.

Notary Public - State of CA

My Commission Expires: 2/25/2023



State of _____
County of _____

This instrument was acknowledged before me on _____, 2019 by Eric Voigt.

Notary Public - State of _____

My Commission Expires: _____

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8/3/19

Kurt and Susan Voigt Trust dated July 19, 2005

BY: _____
Kurt Gregory Voigt
Co-Trustee

BY: _____
Susan Rosenberg Voigt
Co-Trustee

Russell Voigt

Vicky Gomez
Eric Voigt
Eric Voigt

State of CALIF
County of LA

This instrument was acknowledged before me on _____, 2019 by Kurt Gregory Voigt and Susan Rosenberg Voigt, Co-Trustees of the Kurt and Susan Voigt Trust dated July 19, 2005.

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____, 2019 by Russell Voigt.

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____, 2019 by Vicky Gomez.

Notary Public - State of _____

My Commission Expires: _____

State of CA
County of Los Angeles

This instrument was acknowledged before me on Aug. 3, 2019 by Eric Voigt.

Notary Public - State of CA

My Commission Expires: 9.23.20



SUSAN M. DUNN, NOTARY PUBLIC