**RECORDING REQUESTED BY:** (

(Name of Title Company) Title Company (

Order No. (Title Reporpt No.) (

(

**WHEN RECORDED PLEASE MAIL TO:** (

U.S. Department of the Interior (

Bureau of Land Management (

California Desert District (

22835 Calle San Juan De Los Lagos (

Moreno Valley, CA 92553-9046 (

Attn: (Realty Specialist Name) (

 (

**MAIL TAX STATEMENTS TO: (**

*(NAME OF GRANTOR* (

*ADDRESS)* (

 (

**DOCUMENTARY TRANSFER TAX:** None (

(This conveyance is exempt from any documentary (

transfer tax per California Revenue and (

Taxation Code Section 11922) (

(

**PRELIMINARY CHANGE OF OWNERSHIP REPORT:** (

This transfer is exempt from the requirements (

of Revenue and Taxation Code Section 480.3 (

pursuant to Section 5081 et. seq., since the (

property is transferred to the United States of America. ( Space above this line for Recorder’s use only

**APN (APN no.) CACA-0(serial number)**

**GENERAL WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of $(FMV).00 receipt of which is hereby acknowledged,

(VESTING, e.g., John Doe, a married man, as his sole and separate property,

Or Eubanks Revocable Trust dated September 11, 1960.

Or Sagebrush Habitat Conservation Fund, Inc., an Idaho Corporation)

hereinafter called Grantor, whether one or more, does hereby grant, bargain, sell and convey to the **UNITED STATES OF AMERICA** and its assigns, acting under authority of Section 205 of the Federal Land Policy Management Act of 1976 (*43 U.S.C. § 1715 et. seq*.), fee interest in all the real property and all rights, title, and interest of the Grantor in and to any alleys, streets, ways, strips, or gores abutting or adjoining the land, containing (acres number) acres, more or less, situated in the Unincorporated area of the County of (county name), State of California, described as follows:

**See EXHIBIT ‘A’ – LEGAL DESCRIPTION**

**Attached hereto and made a part hereof**

 **GRANTOR’S** conveyance to the United States of America is made under general warranty and subject to existing rights-of-way or easements of record or in use, for roads, railroads, telegraph, telephone and electrical transmission lines, canals, laterals, ditches, flumes, siphons and pipelines, on, over and across the subject property.

 **TO HAVE AND TO HOLD** the above granted and described premises, together with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues, or profits thereof, unto the **UNITED STATES OF AMERICA** and its assigns**.**

 **GRANTOR** covenants and warrants that it is lawfully seized and possessed of the real property aforesaid and has full right, power and authority to execute this conveyance, and that said real property is free and clear of liens, claims or encumbrances, except as shown of record, and that it will defend the title to the real property conveyed herein and quiet enjoyment thereof against the lawful claims and demands of all persons.

 The acquiring agency is the **UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT.**

 **IN WITNESS WHEREOF**, Grantor(s) has executed this instrument this \_\_\_\_\_\_\_\_\_day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2017.

(Insert VESTING, e.g., Eubanks Revocable Trust OR Sagebrush Habitat Conservation Fund, a Corporation)

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(OWNERS NAME)

(e.g., Co-Trustee, Or President)

Legal Description certified as correct:

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(name)

Realty Specialist

(field or district office name)

Bureau of Land Management

United States Department of the Interior

This is to certify that the interest in real property conveyed by this general warranty deed is accepted by the United States Department of the Interior, Bureau of Land Management, a governmental agency, subject to approval of title by the Department of Justice. The United States of America hereby consents to recordation of this document, by order of its duly authorized officer shown below.

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(name)

Field Manager

(field or district office name)

Bureau of Land Management

United States Department of the Interior

**EXHIBIT ‘A’ – LEGAL DESCRIPTION**

**APN (APN NO.) CACA-0(SERIAL NUMBER)**

The land referred to is situated in the County of (County name), State of California, and is described as follows:

Insert legal description from title report

OR

THE (ALIQUOT PART DESCRIPTION) OF SECTION (SECTION NUMBER), TOWNSHIP (TOWNSHIP/NORTH OR SOUTH), RANGE (RANGE NUMBER/EAST OR WEST), (MERIDIAN NAME), IN AN UNINCORPORATED AREA OF THE COUNTY OF (COUNTY NAME), STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF