

RECORDED AT THE REQUEST OF  
CHICAGO TITLE - INLAND EMPIRE



Electronically  
Recorded in Official Records  
San Bernardino County  
Bob Dutton  
Assessor-Recorder-County Clerk

DOC# 2022-0018931

RECORDING REQUESTED BY  
ARROWHEAD LAKE ASSOCIATION  
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Arrowhead Lake Association  
STREET ADDRESS PO Box 1119  
CITY, STATE & ZIP CODE Lake Arrowhead CA 92352

01/14/2022  
01:18 PM  
SAN  
V0956

Titles: 1 Pages: 4  
Fees \$23.00  
Taxes \$0.00  
CA SB2 Fee \$0.00  
Total \$23.00

A 48910

SPACE ABOVE FOR RECORDER'S USE ONLY

CONVEYANCE OF PIER SITE EASEMENT

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

Reason for Exemption:

- Exempt from fee per GC 27388.1, recorded in connection with a transfer subject to the imposition of documentary transfer tax (DTT), or
- Exempt from fee per GC 27388.1, recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier, or
- Exempt from fee per GC 27388.1, recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on \_\_\_\_\_(date) as document number \_\_\_\_\_of Official Records. (Cap. \$225.00)
- Exempt from fee per GC 27388.1, fee cap of \$225.00 reached, and/or
- Exempt from fee per GC 27388.1, not related to real property

Failure to include an exemption reason will result in the imposition of the \$75.00 Building Homes and Jobs Act fee. Fees collected are deposited to the State and may not be available for refund.

Chicago Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)

**RECORDING REQUESTED BY**  
**Arrowhead Lake Association**

**WHEN RECORDED MAIL TO:**  
**Arrowhead Lake Association**  
**P. O. Box 1119**  
**Lake Arrowhead, CA 92352**

**MAIL TAX STATEMENTS TO:**  
**Jack Fleming and Catherine Fleming**  
**10 Sevenoaks**  
**Irvine, CA 92603**

**Parcel Numbers**

**Releasing Property: 0331-333-10-0000**  
**Grantees Property: 0333-504-31-0000**  
**Boat Slip Parcel: 0333-311-38-7354**

**THIS SPACE FOR RECORDERS USE ONLY**

**CONVEYANCE OF PIER SITE EASEMENT**

This Conveyance of a Pier Site Easement and Boat Slip License is effective as of the date executed by GRANTEES and is between ARROWHEAD LAKE ASSOCIATION, A California Non-Profit Corporation, hereinafter referred to as GRANTOR, and **Jack W. Fleming and Catherine G. Fleming, Husband and Wife as Joint Tenants**, the owners of the described real property to which the easement and license are attached in the County of San Bernardino, State of California, hereinafter referred to as GRANTEE.

The GRANTEE is the owner of real residential property in Arrowhead Woods, County of San Bernardino, and State of California, legally described as: **Lot 296, Tract 6782, Arrowhead Woods Tract No. 102, as per map recorded in Book 88, pages 38 through 44, inclusive, in the office of the County Recorder of said County.**

GRANTOR grants to GRANTEE an easement for a pier site which is described as **MBM 4 Slip 15**, as shown on the Dock Book maintained at the office of GRANTOR, for so long as said pier site is used and maintained by GRANTEE in accordance with and subject to all the conditions and limitations set forth in GRANTOR'S Articles of Incorporation, By-Laws, and Rules now in effect and hereafter promulgated by the GRANTOR. In the event the Pier Site should ever be used in violation of said Articles, By-Laws or Rules, or if the grantee attempts to convey this easement or boat license directly to another Grantee, then the easement created by this conveyance shall terminate. ARROWHEAD LAKE ASSOCIATION is given the right to add more boat slips or remove existing boat slips to the pier site which will automatically decrease or increase the ownership percentage in the pier site.

GRANTOR grants to GRANTEE a revocable Boat Slip License # **MBM 4 Slip 15** as shown on the Dock Book, maintained at the office of the GRANTOR, for so long as the GRANTOR in its sole discretion allows said Boat Slip to remain in the location originally set forth above. In the event GRANTOR desires to change the location of the boat slip it may do so upon written notice to GRANTEE. GRANTOR may terminate the Boat Slip License if GRANTEE does not comply with all the terms and conditions of the GRANTOR'S Articles, By-Laws, and Rules upon written notice to GRANTEE.

The easement for the pier site and boat slip shall terminate if GRANTEE'S interest in the real property in Arrowhead Woods described above is terminated. GRANTOR will convey this easement to a new owner as directed by GRANTEE provided the new GRANTEE complies with all the requirements of GRANTOR.

GRANTOR is the owner of Lake Arrowhead, the real property around the lake, sometimes referred to as the Reserve Strip, Reserve Strip Additions, Buffer Zones and Shoreline Parcels, together with the improvements located thereon including but not limited to dock houses, piers, and walkways. GRANTEE has by this document, a right to use improvements located on the pier site easements described herein as long as this easement is in effect. GRANTOR has the right to approve any changes to dock houses, piers and walkways and to have GRANTEE completely remove such improvements. GRANTEE shall pay all real estate or other taxes and assessments levied against said improvements.

GRANTEE has relied solely upon GRANTEE'S own independent investigation of the title to the pier site easement contained in this Conveyance. As additional consideration for the transfer herein contained, GRANTEE agrees to indemnify, defend and hold harmless GRANTOR from all liability for any claim concerning the ownership of said pier site easement and any property

interest created by this Conveyance, including all damages, costs and/or expenses incurred by ALA in connection with any such claim. Said expenses shall include but not be limited to, actual attorney fees incurred, court costs, discovery costs such as interrogations and depositions and expert witness fees for reports and/or testimony as well as any damages assessed.

Included in the various documents referred to herein, are fees and charges, which GRANTEE agrees to pay to maintain GRANTEE'S interest in the easement and license, granted herein.

In the event of a dispute concerning this document, the prevailing party shall be entitled to reasonable attorneys' fees and expenses of litigation and court costs.

GRANTEE agrees to the foregoing and accepts the easement and license on the terms set forth and agrees to be bound by all the terms, covenants, and conditions herein.

GRANTEE has read, understood, and accepted this Conveyance of Pier Site Easement and Boat Slip License by signing below.

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 Bernardino  
On  
before me, Wayne Allen Austin/Notary Public  
(here insert name and title of the officer)  
personally appeared Robert Mattison

GRANTOR:  
ARROWHEAD LAKE ASSOCIATION  
A California Non-Profit Corporation

By: Robert Mattison, General Manager

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.

Signed in counterpart 10/2

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 of Notary)

(Seal)

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

GRANTEE(S):  
(Signatures below must be exactly as Grantees' names as set forth hereinabove and as they appear on Grant Deed).

STATE OF California  
COUNTY OF Orange  
On January 12, 2022  
before me, Jessica Stuhlmiller, Notary Public  
(here insert name and title of the officer)

Jack W. Fleming  
Jack W. Fleming

personally appeared Jack W. Fleming and Catherine G. Fleming  
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.

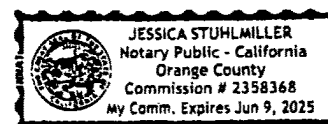
Catherine G. Fleming  
Catherine G. Fleming

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.

(Seal)

Jessica Stuhlmiller  
(Signature of Notary)



interest created by this Conveyance, including all damages, costs and/or expenses incurred by ALA in connection with any such claim. Said expenses shall include but not be limited to, actual attorney fees incurred, court costs, discovery costs such as interrogations and depositions and expert witness fees for reports and/or testimony as well as any damages assessed.

Included in the various documents referred to herein, are fees and charges, which GRANTEE agrees to pay to maintain GRANTEE'S interest in the easement and license, granted herein.

In the event of a dispute concerning this document, the prevailing party shall be entitled to reasonable attorneys' fees and expenses of litigation and court costs.


GRANTEE agrees to the foregoing and accepts the easement and license on the terms set forth and agrees to be bound by all the terms, covenants, and conditions herein.

GRANTEE has read, understood, and accepted this Conveyance of Pier Site Easement and Boat Slip License by signing below.

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

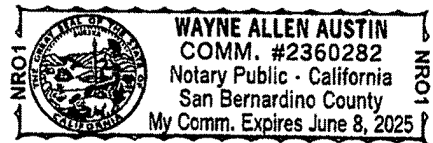
STATE OF California  
COUNTY OF San Bernardino  
On 1/7/2022  
before me, Wayne Allen Austin/Notary Public  
(here insert name and title of the officer)  
personally appeared Robert Mattison

GRANTOR:  
ARROWHEAD LAKE ASSOCIATION  
A California Non-Profit Corporation

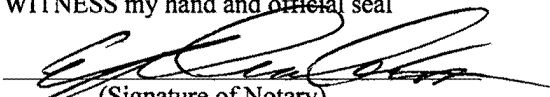
By:   
Robert Mattison, General Manager

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 of Notary)

(Seal)

Signed in counterpart 2/8/22

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

GRANTEE(S):  
(Signatures below must be exactly as Grantees' names as set forth hereinabove and as they appear on Grant Deed).

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
On \_\_\_\_\_  
before me, \_\_\_\_\_, Notary Public  
(here insert name and title of the officer)  
personally appeared Jack W. Fleming and Catherine G. Fleming

Jack W. Fleming

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.

Catherine G. Fleming

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.

(Seal)

\_\_\_\_\_  
(Signature of Notary)