

Recording Fee: \$1.00
Well's Fargo Realty Services, Inc.
56101 1/2

and Wife, send mail to:
Mr. and Mrs. James E. Emmons
7101 Foothill Ave.
Citrus Heights, Ca. 95630

Recorded in Vol. 778 of Deeds
Page 17323
Vern D. Milne, County Clerk
Deputy

Until further notice mail tax statements to the above.
Consideration \$5000.00
AMOUNT PAID IN FULL

Bargain and Sale Deed

THIS DEED, dated June 1, 1978, by Wells Fargo Realty Services, Inc.,
A California Corporation, in Trust, as Trustee, "Grantor," to
James E. Emmons and Florence E. Emmons, husband and wife

hereinafter called "Grantee."

WITNESSETH

Grantor for good and lawful consideration to it paid by Grantee, the receipt of which is hereby acknowledged,
does by these presents grant, bargain, sell and convey unto Grantee, heirs and assigns, all of the following
described real property situated in the County of Kern in the State of California, to wit:

Lot 45 of Block 24
Oregon Oaks Subdivision - Unit 2
Tract Number 1113

as shown on the map filed as December 9, 1977 in Volume 21, Page 20 of
Maps in the office of the county clerk of said county.

- SUBJECT TO: (1) Taxes for the year 77 to 78
(2) Covenants, Conditions, Reservations, Easements, Restrictions, Rights, Rights of Way, and
all Matters Appearing of Record.

TOGETHER WITH all and singular the tenements, hereditaments, appurtenances, rights, privileges and easements be-
longing or in anywise appertaining to any part of the real property hereinabove described and defined and the reversion,
reversions, remainder and residues, rents, issues, profits and revenue thereof.

TO HAVE AND TO HOLD said real property hereinabove described and defined unto Grantee, their
heirs and assigns, forever.

IN WITNESS WHEREOF, said Wells Fargo Realty Services, Inc., A California Corporation as Trustee, the Grantor
herein, has caused its corporate name to be hereunto subscribed and its corporate seal to be hereto affixed by its proper
officer, the same duly attested, as of the date first above written.

STATE OF CALIFORNIA
COUNTY OF Kern
On June 1, 1978, before me, the undersigned,
a Notary Public in and for said County and State, personally
appeared James E. Emmons and Florence E. Emmons, known
to me to be the persons whose names are subscribed to the
above instrument, and acknowledged to me that he
is the person whose name is subscribed to the instrument
and executed the same for the purposes and consideration
expressed therein.

WITNESS my hand and official seal.
(Seal) Karen A. Stark
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,
a California Corporation as Trustee
under Trust 7213
By [Signature] Vice President

