

Plumas, CA CHARLES LEONHARDT, ASSESSOR

ParcelQuest

 Property Address: 2369 ASHLEY AVE PRATTVILLE CA 95923-9700**Ownership**

Parcel# (APN): 001-283-004-000  
 Parcel Status: ACTIVE  
 Owner Name: COOK DAN J  
 Mailing Addr: 2096 VALLOMBROSA AVE CHICO CA 95926-1764  
 Legal Description:

**Assessment**

Total Value:	\$175,692	Use Code:	11	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$11,104	Tax Rate Area:	053-011	Zoning:	
Impr Value:	\$164,588	Year Assd:	2011	Census Tract:	5.00/1
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	93%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

**Sale History**

	Sale1	Sale2	Sale3	Transfer
Recording Date:	01/01/2000			01/01/2000
Recording Doc:	1900R4230529			1900R4230529
Rec. Doc Type:				
Transfer Amount:				
Seller (Grantor):				
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

**Property Characteristics**

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 0.210	Spaces:	Site Influence:
Lot SqFt: 9,147	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

\*\*The information provided here is deemed reliable, but is not guaranteed.

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WHEN RECORDED RETURN TO  
AND MAIL TAX STATEMENTS TO:

DAN J. AND NELL COOK  
290 Riverview Drive  
Oroville, CA 95965

BOOK 639 PAGE 531

RECORDED AT REQUEST OF  
*Thomas E. Edgar, City*  
at 23 min. past 7 M.

7523 SEP 21 1994

APN 001-283-04

PLUMAS COUNTY, CALIFORNIA  
JUDITH WELLS  
Fee \$ 1300 Recorder

Documentary Transfer Tax is zero  
dollars, computed upon the  
consideration, which was  
zero dollars.

*Thomas E. Edgar*  
Thomas E. Edgar, Declarant

GRANT OF REAL PROPERTY

EMMA L. COOK and JOSEPH E. COOK do hereby, grant,  
convey and assign, this 9th Day of May, 1988, to:

"Dan J. Cook and to Nell Cook as tenants in common"  
Grantors' undivided interest in that real property located  
near Lake Almanor, Plumas County, California, and more  
specifically described as:

"Lot 4 in Block 4, as numbered and designated  
upon a map entitled "Map of Camp Prattville,  
Subdivision, No. 2", recorded in the office of the  
Recorder of the County of Plumas, State of  
California on October 27, 1955 in Book 1 of Maps,  
at Page 72, Plumas County Records.

SUBJECT HOWEVER to the restrictions that no  
business or commercial building shall be  
constructed or maintained on said premises, and no  
business of any kind or character, nor club or  
resort, shall be operated or conducted in any  
building or buildings erected thereon, it being  
understood and agreed that only a home or summer  
home, cabin or cottage, shall be erected thereon,  
with such other building or buildings necessary or  
convenient for a residence.

PROVIDED FURTHER that no structure erected as a  
home or cottage, or summer cabin, shall be  
constructed with floor area of less than 18 feet  
by 24 feet, exclusive of any porches attached  
thereto.

RESERVING HOWEVER, an easement or right-of-way  
over and across said lot for water mains, and  
lines for the conveyance of water for domestic use  
to and on other lots in the said Camp Prattville  
subdivisions.

PURCHASER further agrees that when and if they are  
formed, he will become a member of Prattville  
Mutual Water Company, a non-profit corporation,  
and of Prattville Homes Association, also a  
non-profit California corporation, and to observe,

THOMAS E. EDGAR  
Attorney at Law  
682 East Seventh Avenue  
Chico, California 95926  
(916) 893-5661

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be bound by and perform all requirements of the articles, by-laws and resolutions of either or both thereof as either now or hereafter existing. Purchaser further agrees to pay all dues and assessments provided for by the articles, by-laws or resolutions of said corporations or either or both of them. Purchaser agrees that such corporations or either thereof shall have the right to such easements over his property as may reasonably be necessary or appropriate for the accomplishment of the purposes set forth in the articles and by-laws thereof as now or hereafter existing. Purchaser agrees to convey any such easements to either or both of said corporations upon request and without consideration.

Executed this        Day of May 26, 1988, at Chico, Butte County, California.

Emma L. Cook  
EMMA L. COOK

Executed this 1<sup>ST</sup> Day of JUNE, 1988, at Chico, Butte County, California.

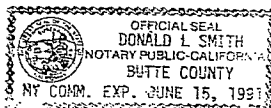
Joseph E. Cook  
JOSEPH E. COOK

/////  
/////  
/////

Notary Acknowledgements

State of California )  
County of Butte ) ss.

On MAY 26, 1988, before me, the undersigned Notary Public in and for said state, personally appeared EMMA L. COOK, personally known to me or proved to me on the basis of satisfactory evidence, to be person whose name is subscribed to this instrument, and she acknowledged to me that she executed the same.

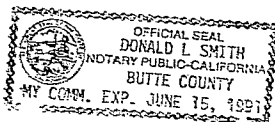


Donald L. Smith  
Notary Public

Notary Acknowledgements

State of California )  
County of Butte ) ss.

On JUNE 10, 1988, before me, the undersigned Notary Public in and for said state, personally appeared JOSEPH E. COOK, personally known to me or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to this instrument, and he acknowledged to me that he executed the same.



Donald L. Smith  
Notary Public

Plumas, CA CHARLES LEONHARDT, ASSESSOR ParcelQuest

Property Address: 2355 ASHLEY AVE PRATTVILLE CA 95923-9700

**Ownership**

Parcel# (APN): 001-283-003-000  
 Parcel Status: ACTIVE  
 Owner Name: COOK DAN J  
 Mailing Addr: 2096 VALLOMBROSA AVE CHICO CA 95926-1764  
 Legal Description:

**Assessment**

Total Value:	\$15,601	Use Code:	11	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$9,953	Tax Rate Area:	053-011	Zoning:	
Impr Value:	\$5,648	Year Assd:	2011	Census Tract:	5.00/1
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	36%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

**Sale History**

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Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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1 WHEN RECORDED RETURN TO  
2 AND MAIL TAX STATEMENTS TO:

RECORDED AT REQUEST OF  
ATTORNEYS  
at 12 min. past 3 M.

3 DAN J. COOK  
4 290 Riverview Drive  
5 Oroville, CA 95965

7359

SEP 15 1994

PLUMAS COUNTY, CALIFORNIA  
JUDITH WELLS  
Fee \$ 10.00 Recorder

6 APN 001-283-03

7 Documentary Transfer Tax is zero  
8 dollars, computed upon the  
9 consideration, which was  
10 zero dollars.

Thomas E. Edgar  
11 Thomas E. Edgar, Declarant

12 GRANT OF REAL PROPERTY

13 EMMA L. COOK does hereby, grant, convey and assign,  
14 this 9th Day of May, 1988, to "Dan J. Cook (as to a one-half  
15 undivided interest) and to Joseph E. Cook (as to a one-half  
16 undivided interest) as tenants in common", Grantor's  
17 undivided interest in that real property located near Lake  
18 Almanor, Plumas County, California, more specifically  
19 described as:

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21  
22 "The south 50 feet of Lot 3, in Block 4, of the  
23 "Map of Camp Prattville Subdivision, No. 2",  
24 according to the map thereof filed October 27,  
25 1955 in the Official Records of Plumas County,  
26 California, in Map Book 1, at Page 72"

27 Executed this May 26 Day of May 26, 1988, at Chico,  
28 Butte County, California.

Emma L. Cook  
29 EMMA L. COOK

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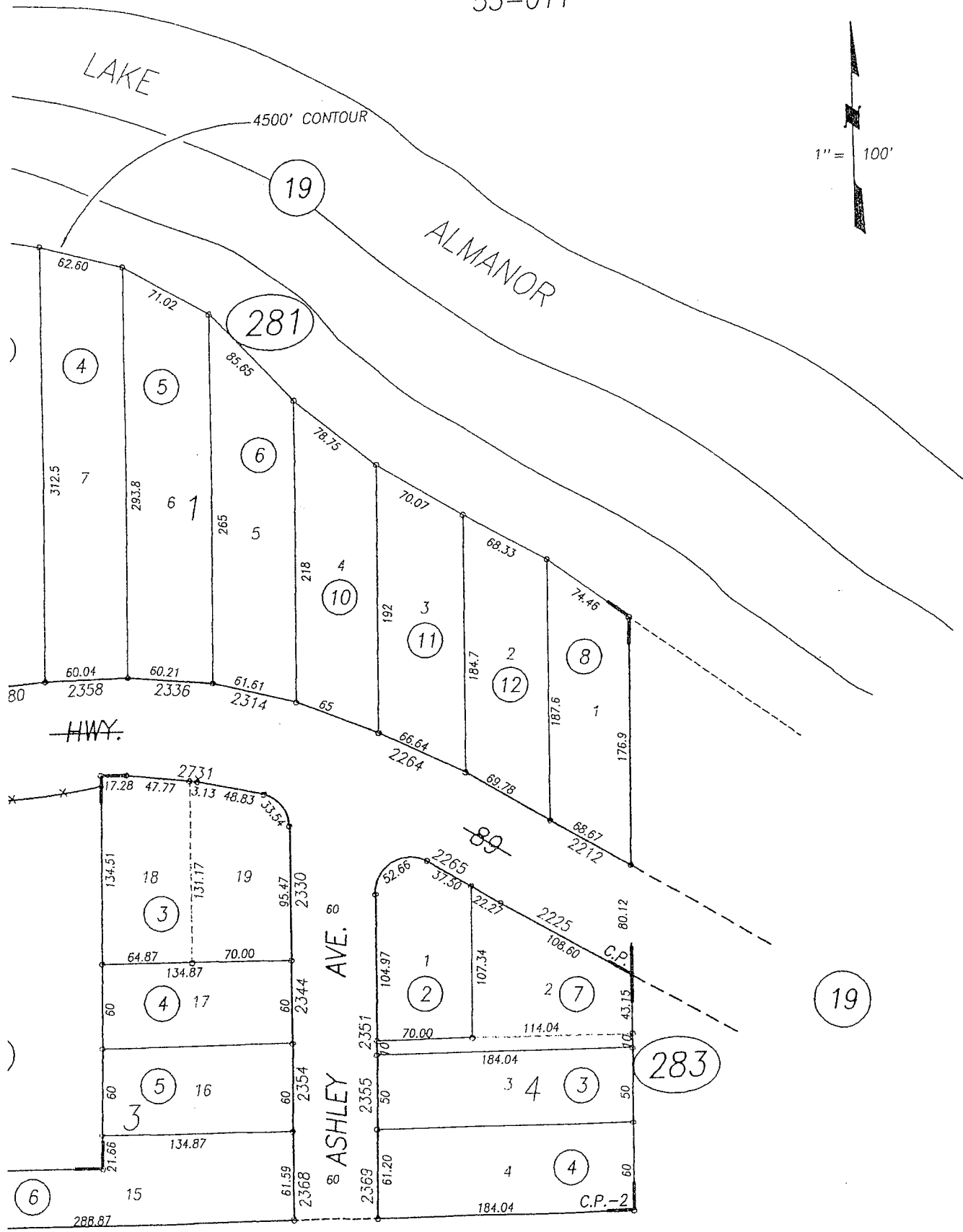
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AS 11/20/94





NOTE: Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk.1, Pg.28  
County of Plumas, Calif.

Roll Year 98

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