

# Staff Report 63

## PARTIES:

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California State Lands Commission (Commission)  
Andrew D. Nguyen and Katie T. Cao, husband and wife

## PROPOSED ACTION:

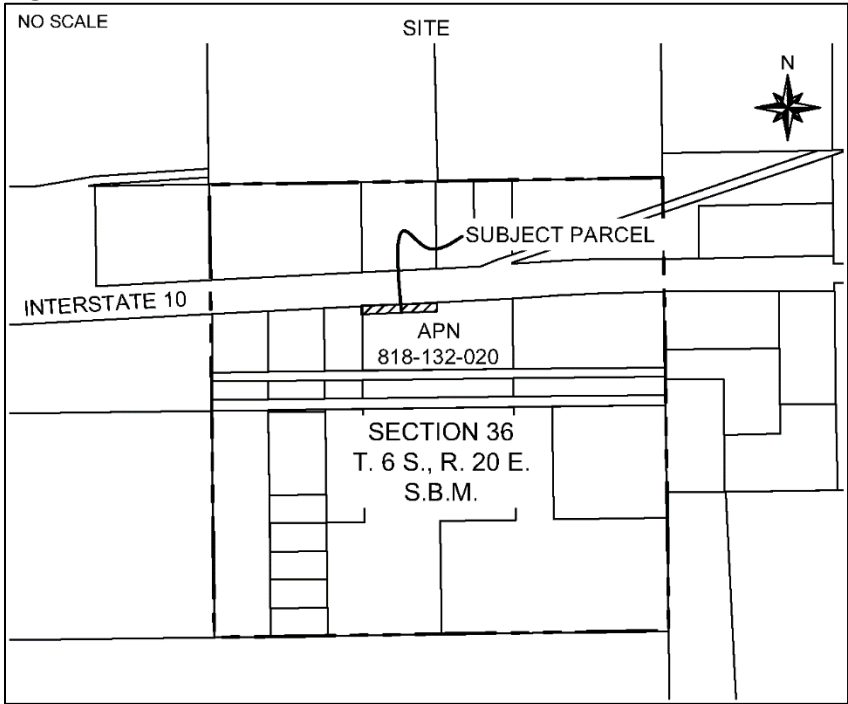
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Consider acceptance of a quitclaim deed.

## AREA, LAND TYPE, AND LOCATION:

An approximately 2-acre parcel of school lands in Section 36, Township 6 South, Range 20 East, S.B.M., near Blythe, Riverside County (as shown in Figure 1).

**Figure 1. Location**



## **BACKGROUND:**

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The state acquired all of Section 36, Township 6 South, Range 20 East, San Bernardino Meridian, Riverside County, from the United States as state school lands in 1872 according to federal legislation. In 1937, the Division of State Lands of the Department of Finance, the predecessor to the Commission, conveyed an easement containing approximately 21 acres to the California Department of Public Works for purposes of a highway right-of-way and to protect the highway from damage. Today, this easement area is under and adjacent to Interstate 10 and is held by the California Department of Transportation.

The Commission sold most of the remainder of Section 36 in 1957. The state's Department of Public Works later repurchased and resold portions of Section 36.

In the 1980s, an approximately 2-acre portion of the easement area was mistakenly included within private property conveyances. Private parties did not acquire any state school land through these errant deeds, but the mistake continued in the chain of title.

This mistake was recently discovered during a private land conveyance. Staff and the private parties are collaborating to fix this issue with the property records.

## **STAFF ANALYSIS AND RECOMMENDATION:**

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### **AUTHORITY:**

Public Resources Code sections 6005, 6106, 6216, 8706, and 8707.

### **STATE'S BEST INTERESTS:**

Accepting the quitclaim deed will remove a cloud on the state's title, make the property more marketable for other uses, and will forestall potential future disputes and confusion. The transaction simply fixes a discrepancy in the recorded title. Because no actual property interest will transfer, accepting the quitclaim deed does not cause the state to take on any potential new liability.

### **CONCLUSION:**

For the reasons stated, staff believes that accepting the quitclaim deed is in the best interests of the State.

## **OTHER PERTINENT INFORMATION:**

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1. Accepting the quitclaim deed is not a project as defined by the California Environmental Quality Act because it is an administrative action that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, title 14, section 15378, subdivision (b)(5).

2. This action is consistent with addressing the challenges and opportunities described in the Commission's 2021-25 Strategic Plan to "Embrace and safeguard multi-benefit School Lands and resource management stewardship that equitably balances responsible local and regional economic development, supports living wages, environmental protection, and revenue generation."

## **EXHIBIT:**

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- A. Draft Quitclaim Deed with legal description and plat

## **RECOMMENDED ACTION:**

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It is recommended that the Commission:

### **STATE'S BEST INTERESTS:**

Find that accepting the quitclaim deed is in the best interests of the State.

### **AUTHORIZATION:**

Acting as School Land Bank Trustee, authorize acceptance of a quitclaim deed from Andrew D. Nguyen and Katie T. Cao for an approximately 2-acre parcel of school lands in Section 36, Township 6 South, Range 20 East, S.B.M., near Blythe, Riverside County.

# Exhibit A

**RECORDING REQUESTED BY:**

First American Title Insurance Company

**AND WHEN RECORDED MAIL TO:**

Andrew Kershen, Esq.  
California State Lands Commission  
100 Howe Avenue, Suite 100-South  
Sacramento, CA 95825

**APN: Portion of 818-132-020**

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**QUITCLAIM DEED**

The undersigned declares that the Documentary Transfer Tax is \$0.00. Governmental agency acquiring title to the land, R & T Section 11922.

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged,

**ANDREW D. NGUYEN AND KATIE T. CAO, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP,**

hereby remise, release and forever quitclaim to

**THE STATE OF CALIFORNIA,**

the following described real property in the County of Riverside, State of California:

**LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND  
MADE A PART HEREOF**

The land described herein was inadvertently included in deeds within the Transferors' chain of title including the Transferors' acquisition deed recorded September 8, 2021, as Document No. 2021-0533607. This deed is recorded to release any purported interest in the land described herein to Transferee.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Andrew D. Nguyen

\_\_\_\_\_  
Katie T. Cao

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.

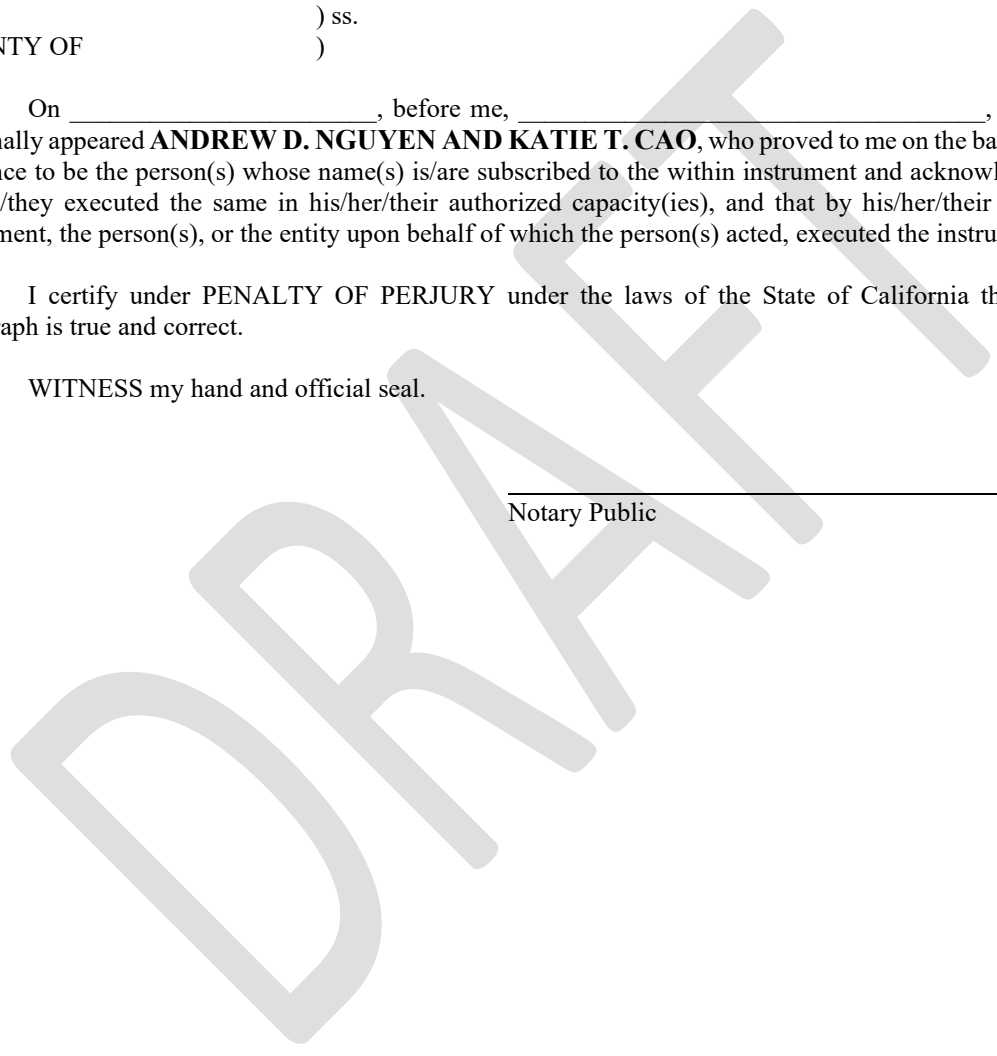
STATE OF CALIFORNIA        )  
  ) ss.  
COUNTY OF                    )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, personally appeared **ANDREW D. NGUYEN AND KATIE T. CAO**, 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 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.

\_\_\_\_\_  
Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THAT PORTION OF THE EASTERLY 1,768.86 FEET OF THE WESTERLY 3,537.72 FEET OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 20 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, INCLUDED WITHIN THE FOLLOWING DESCRIBED LAND:

**BEGINNING** AT THE INTERSECTION OF THE WEST LINE OF THE EASTERLY 1,768.86 FEET OF THE WESTERLY 3,537.72 FEET OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 20 EAST, SAN BERNARDINO MERIDIAN, WITH THAT CERTAIN COURSE DESCRIBED IN PARCEL "C" AS "NORTH 87° 55' EAST, 2,656.02 FEET" IN THAT CERTAIN GRANT DEED RECORDED FEBRUARY 14, 1967, AS DOCUMENT NO. 11791, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

**THENCE** ALONG SAID CERTAIN COURSE, NORTH 87° 55' 00" EAST, A DISTANCE OF 883.68 FEET, MORE OR LESS, AS SHOWN ON CALTRANS RIGHT OF WAY MAPS No. 46300-38 AND 46300-39, TO THE EASTERLY TERMINUS THEREOF, BEING AN ANGLE POINT IN THE BOUNDARY OF SAID PARCEL "C";

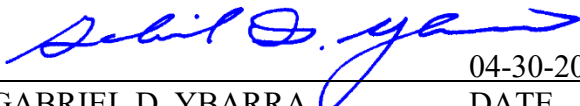
**THENCE** NORTH 00° 08' 20" EAST, ALONG THE BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 100.09 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 10 AS DESCRIBED IN DIRECTORS DEED 146 RECORDED JANUARY 13, 1970, AS DOCUMENT NO. 3221, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

**THENCE** SOUTH 87° 55' 00" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 883.68 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID EASTERLY 1,768.86 FEET;

**THENCE** SOUTH 00° 08' 40" WEST, ALONG SAID WEST LINE, A DISTANCE OF 100.09 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 2.03 ACRES NET MORE OR LESS.

PREPARED BY ME OR UNDER MY SUPERVISION:

  
GABRIEL D. YBARRA      04-30-2024  
LAND SURVEYOR NO. 4343      DATE  
REGISTRATION EXPIRES 06-30-2026



# EXHIBIT "B" - PLAT

**MAP PREPARED FOR:**

FIRST AMERICAN TITLE  
INSURANCE COMPANY  
4 FIRST AMERICAN WAY  
SANTA ANA, CA 92707

**MAP PREPARED BY:**

ACTION SURVEYS, INC.  
1045 MAIN STREET, STE. 102  
RIVERSIDE, CA 92501  
(951) 686-6166

**ASSESSOR'S PARCEL NUMBER:**

PORTION OF 818-132-020

OF A PORTION OF THE EASTERLY 1,768.86 FEET OF THE WESTERLY 3,537.72 FEET OF  
SECTION 36, TOWNSHIP 6 SOUTH, RANGE 20 EAST, SAN BERNARDINO MERIDIAN.



**LINE DATA**

(N)	BEARING	DISTANCE
①	N 87°55'00" E	883.68'
②	N 00°08'20" E	100.09'
③	S 87°55'00" W	883.68'
④	S 00°08'40" W	100.09'

