



When recorded mail to:

Rollin Magnuson
William Weiss
6391 Magnolia Ave, Ste. B
Riverside, CA 92506

FOR RECORDER'S OFFICE USE ONLY

NOTE TO COUNTY RECORDER:

DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.

Project: Magnolia Underpass Excess Right of Way
APN: 225-133-021
Address: 6359 Magnolia Avenue

DX - 1713

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantor does hereby grant to **William W. Weiss Revocable Living Trust and Rollin E. Magnuson and Joan D. Magnuson as Co-Trustees of the Rollin E. Magnuson and Joan D. Magnuson Trust created under declaration of trust entered into March 25, 2003**, the real property as described in **EXHIBIT A** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated February 12, 2015

CITY OF RIVERSIDE, a California charter city and municipal corporation

By Deanna Lorson
Deanna Lorson, Assistant City Manager for
Lee McDougal, Interim City Manager

Attest Colleen J. Nicol
Colleen J. Nicol, City Clerk

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

DX-1713

EXHIBIT "A"

**MAGNOLIA AVENUE GRADE SEPARATION
6359 MAGNOLIA AVENUE - EXCESS RIGHT OF WAY
FEE SIMPLE INTEREST
APN: 225-133-021**

All that portion of the West Half of the Southeast Quarter of the Northwest Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, as shown by the United States Government Survey, more particularly described as follows:

Beginning at a Point on the Northwesternly Line of Magnolia Avenue, 867 feet North of the Original North Line of Central Avenue, measured at right angles thereto;

Thence Northeasterly on the Northwesternly Line of Magnolia Avenue, 56.7 feet;

Thence West and parallel with the Original North Line of Central Avenue, 157.3 feet;

Thence South and parallel with the East Line of Brockton Avenue, 50 feet;

Thence East and parallel with the Original North Line of Central Avenue, 131 feet more or less to the Point of Beginning;

EXCEPTING THEREFROM that portion of the West Half of the Southeast Quarter of the Northwest Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, as shown by the United States Government Survey, as conveyed to Richard M. Drake and Martha E. Drake, husband and wife as joint tenants by Deed Recorded March 27, 1946 in Book 733, Page 543 of Official records of Riverside County, California, more particularly described as follows:

Beginning at a Point on the Northwesternly Line of Magnolia Avenue, 912 feet North of the Original North Line of Central Avenue, measured at right angles thereto;

Thence Northeasterly on the Northwesternly Line of Magnolia Avenue to a point 917 feet North of the Original North Line of Central Avenue, measured at right angles thereto;

Thence West and parallel with the Original North Line of Central Avenue, 98.3 feet;

Thence South and parallel with the East Line of Brockton Avenue, 5 feet;

Thence East and parallel with the Original North Line of Central Avenue to the Point of Beginning;

ALSO EXCEPTING THEREFROM that portion of the West Half of the Southeast Quarter of the Northwest Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, as shown by the United States Government Survey, as conveyed to E.O. Cox and M.L. Cox, husband and wife as joint tenants by Deed Recorded September 28, 1948 as Instrument No. 3305 of Official records of Riverside County, California, particularly described as follows;

Beginning at a Point distant 867 feet North of the Original North Line of Central Avenue and being 351 feet East of the East Line of Brockton Avenue;

6359 Magnolia Avenue - Excess Right of Way

DX-1713

Thence North and parallel with the East Line of Brockton Avenue, a distance of 50 feet;

Thence East and parallel with the Original North Line of Central Avenue, a distance of 9 feet;

Thence South and parallel with the East Line of Brockton Avenue, a distance of 50 feet;

Thence West and parallel with the Original North Line of Central Avenue, a distance of 9 feet to the Point of Beginning;

RESERVING THEREFROM a 6 foot wide Sewer Easement lying 3.00 feet each side of a line described as follows:

Beginning at a point 939 feet Northerly from the centerline of Central Avenue and 185 feet Easterly from the centerline of Brockton Avenue for a True Point of Beginning of said line description:

Thence Easterly, parallel with Central Avenue 247 feet;

Thence Northerly, parallel with Brockton Avenue 163 feet, more or less to the South Line of Merrill Avenue;

SUBJECT TO a permanent easement to PACIFIC BELL TELEPHONE COMPANY, a California corporation, dba AT&T California, its associated and affiliated companies, its and their successors, assigns, lessees and agents in a Deed recorded November 2, 2011 as Document No. 2011-0486526 of Official Records of Riverside County, California.

Area – 6480.0 S.F.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens 1/26/15 Prep. (Signature)
Curtis C. Stephens, L.S. 7519 Date



ACKNOWLEDGMENT

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 Riverside } ss

On February 12, 2015, before me, Lorena Verducco, Notary Public,

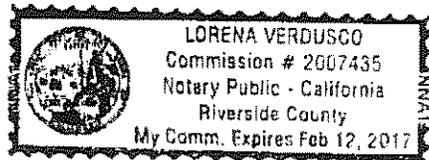
notary public, personally appeared, Deanna Lorson and Colleen J. Nicol

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.

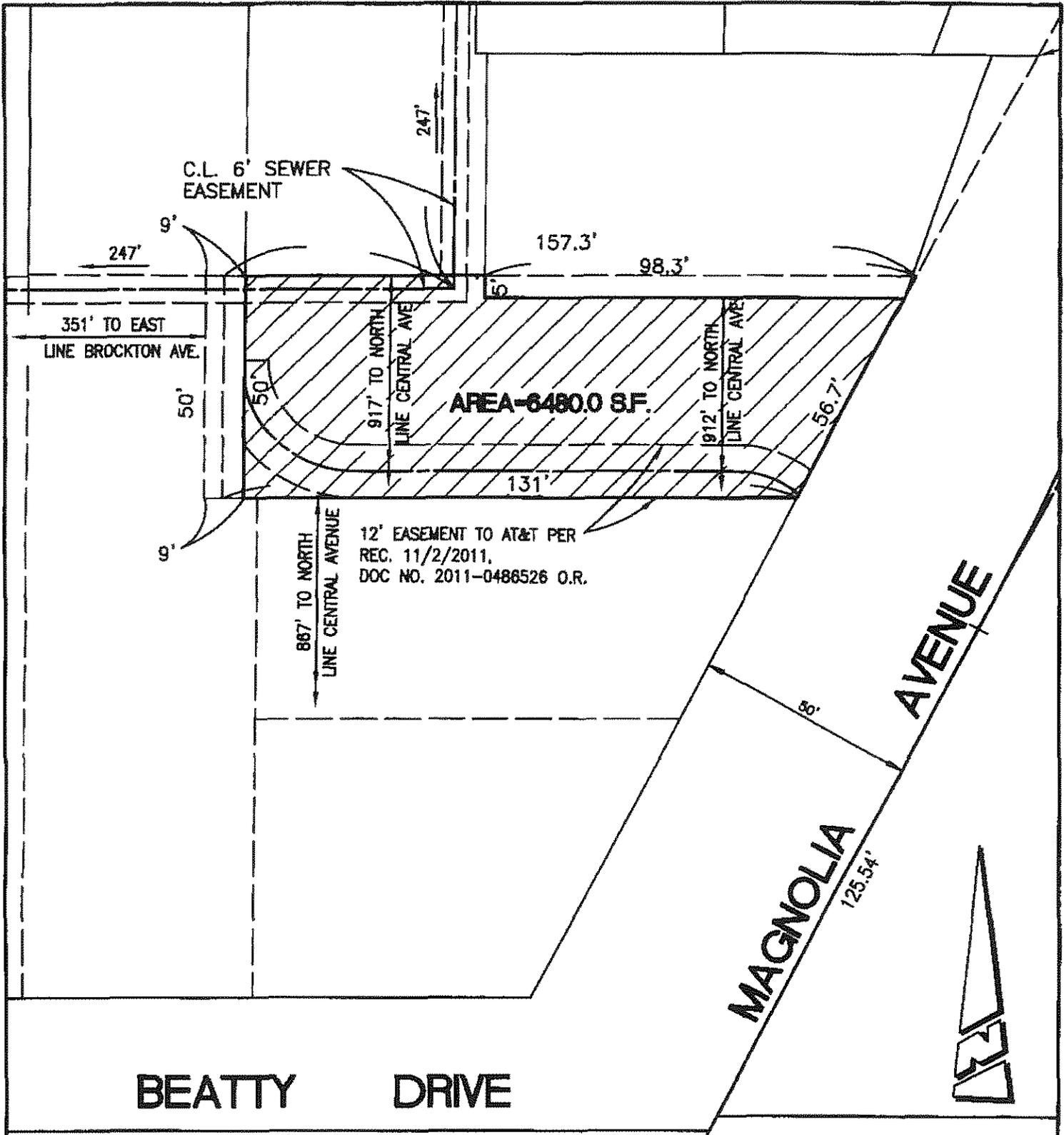
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Lorena Verducco
Notary Signature



DX-1713



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=30'

DRAWN BY: CURT DATE: 11/12/13

MAGNOLIA UNDERPASS SURPLUS PROPERTY - 6358 MAGNOLIA

DX-1713