

GRANT DEED

THIS INSTRUMENT, made and entered into on the _____ day of _____, in the year of our Lord Nineteen Hundred and Fifty-one, by and between JAMES M. TOMONS and MARY E. NICHOLS, husband and wife as joint tenants, parties of the first part, and the CITY OF RIVERSIDE, a municipal corporation of the State of California, party of the second part:

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, to them in hand paid by the party of the second part, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey to the party of the second part, for use as a PUBLIC MARKET AND RIGHT-OF-WAY FOR BUS BUSES AND PUBLIC UTILITIES, all that certain real property situated in the City of Riverside, County of Riverside, State of California, and more particularly described as follows:

That portion of Lot 264, Corrected Map of Additions to Lums, Riverside Land and Irrigating Company Lands, as shown on a map recorded in Book 4 at page 75, Records of Riverside County, described as follows:

Beginning at a point in the northeasterly line of said Lot 264 which is distant one hundred seventy and twenty-six hundredths feet (170.26') southeasterly from the most northerly corner of said Lot 264, thence southwesterly parallel to the northwesterly line of said Lot 264 a distance of three hundred feet (300'); thence southeasterly parallel to the northeasterly line of said Lot 264 a distance of fourteen and seventy-four hundredths feet (14.74'); thence southwesterly parallel to the northwesterly line of said Lot 264 a distance of six hundred ninety-seven and thirty-nine hundredths feet (697.39') to a point in the southerly line of said Lot 264, distant two hundred four and forty-three hundredths feet (204.43') easterly from the most westerly corner of said Lot 264, said point being also in the northerly line of Jurupa Avenue sixty-six feet (66') in width, a public street in the City of Riverside, thence easterly along the southerly line of said Lot 264 a distance of eighty-nine and forty hundredths feet (89.40'); thence northwesterly and northeasterly along a curve concave to the northeast, having a central angle of 115° 11' 30", and a radius of twenty-five feet (25'), a distance of fifty and twenty-six hundredths feet (50.26'), thence northeasterly parallel to the northwesterly line of said Lot 264, a distance of nine hundred thirty-six and seventy-one hundredths feet (936.71') to a point in the northeasterly line of said Lot 264, thence northwesterly along the northeasterly line of said Lot 264 a distance of sixty feet (60') to the point of beginning.

TOGETHER with all rights to any easement or right-of-way within or appurtenant to the above described property.

1 THE GRANTORS UNDERSTAND that the present intention of the grantee of
2 the lands hereby conveyed in fee is to construct and maintain thereon a City
3 Street, and pipelines and public utilities. The grantors hereby waive any
4 claim for any and all damages to any other real property owned by the grantors
5 contiguous to the lands hereby conveyed, by reason of the location, construction
6 and/or maintenance of said street, pipelines and public utilities.

7 IN WITNESS WHEREOF, the said parties of the first part have hereunto
8 executed this within instrument the day and year first above-written.

9 /s/Ollis E. Nichols
10 OLLIS E. NICHOLS

11 /s/ Mary C. Nichols
12 MARY C. NICHOLS

13
14
15
16
17
18
19 State of California)
20 County of Riverside) SS.

21 ON THIS 9 day of April, A. D., 1951, before me,

22 Austin A. Howell

23 a Notary Public in and for said County and State, personally appeared

24 OLLIS E. NICHOLS and MARY C. NICHOLS

25 known to me to be the persons whose names are subscribed to the within Instru-
26 ment, and acknowledged to me that they executed the same.

27
28 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
29 the day and year in this certificate first above-written.

30
31 /s/ Austin A. Howell
32 Notary Public in and for said County and State