

GRANT DEED

1 THIS INDENTURE, made the 14th day of August, 1954, between Victor  
2 A. Pfennighausen and Barbara J. Pfennighausen, the parties of the  
3 first part and the City of Riverside, the parties of the second part,

4 WITNESSETH: That the said parties of the first part, for and in  
5 consideration of the sum of no Dollars, lawful money of the United  
6 States of America, to---in hand paid by the said part--- of the  
7 second part, the receipt whereof is hereby acknowledged, do, by  
8 these presents Grant unto the said parties of the second part, and  
9 to their heirs and assigns forever, all that certain lot, piece or  
10 parcel of land, situate, lying and being in the City of Riverside,  
11 County of Riverside, and State of California, and bounded and  
12 particularly described as follows, to-wit:

13 This must be deeded to the City of Riverside by ruling of the  
14 Planning Commission.

15 In the City of Riverside, State of California, being a parcel  
16 of land in the southeast 1/4 of the southeast 1/4 of the northeast  
17 1/4 of Section 13, T2S, R5W, S.B.B. & M.

18 Commencing at the southeast corner of Lot 10 of the Orange  
19 Grower's Bank Addition on file in Book 2, page 40, of maps, records  
20 of Riverside County, California; said point being also the most  
21 southeasterly corner of the Lansdowne Division on file in Book 8,  
22 page 32 of maps, records of Riverside County, California said  
23 point being a point in the center line of Marlborough Street;  
24 thence northeasterly along the south line of said northeast 1/4 of  
25 Section 13, N 89° 10' E, 70.00 feet to a point in the center line  
26 of said Marlborough Street; thence N 0° 02' E, 25.00 feet to a  
27 point in the northerly line of said Marlborough Street which is also  
28 the southeast corner of that certain parcel of land deeded to  
29 James H. Lee, as recorded in Book 1385, page 301, Official Records  
30 of Riverside County and the true point of beginning; thence N 0°  
31 02' E, 8.00 feet; thence N 89° 10' E, 80.03 feet; thence south  
32 8.00 feet; thence S 89° 10' W. 80.03 feet to the true point of  
beginning.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances unto the said parties of the second part, and to heirs and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand and seal the day and year first above written.

/s/ Victor A. Pfennighausen

/s/ Barbara J. Pfennighausen

John W. Swing/Notary

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~~Mar 10 1954~~

GRANT DEED

THIS INSTRUMENT, made the 14th day of August, 1954, between Victor A. Pfenninghansen and Barbara J. Pfenninghansen, the parties of the first part and the City of Riverside, the parties of the second part

Witnesseth: That the said parties of the first part, for and in consideration of the sum of no Dollars, lawful money of the United States of America, to-wit: in hand paid by the said part--- of the second part, the receipt whereof is hereby acknowledged, do, by these presents grant unto the said parties of the second part, and to their heirs and assigns forever, all that certain lot, piece or parcel of land, situate, lying and being in the City of Riverside, County of Riverside, and State of California, and bounded and particularly described as follows, to-wit:

This tract be added to the City of Riverside by rule of the Planning Commission.

In the City of Riverside, State of California, to-wit: a parcel of land in the southeast 1/4 of the southeast 1/4 of the north east 1/4 of section 13, T2S, R5E, S1E, S1.

Commencing at the southeast corner of lot 10 of the original Grover's Bank Addition or file in Book 2, page 40, of maps, records of Riverside County, California; said point being also the east southeasterly corner of the Lansdowne Division or file in Book 4, page 12 of maps, records of Riverside County, California said point being a point in the center line of Marlborough street; thence northeasterly along the south line of said northeast 1/4 of section 13, ... 89° 10' N, 79.00 feet to a point in the center line of said Marlborough street; thence N 0° 02' E, 25.00 feet to a point in the northerly line of said Marlborough street which is also the southeast corner of that certain parcel of land devised to James M. Lee, as recorded in Book 1365, page 391, Official Records of Riverside County and the true point of beginning; thence N 0° 02' E, 3.00 feet; thence S 89° 10' E, 30.03 feet; thence south 3.00 feet; thence S 89° 10' E, 30.03 feet to the true point of beginning.

Together with all and singular tenements, hereditaments and appurtenances thereto in anywise appertaining, and the reversions and reversions, to-wit: rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances unto the said parties of the second part, and to their heirs and assigns forever.

In witness whereof, the said parties of the first part have hereunto set their hand and seal the day and year first above written.

/s/ Victor A. Pfenninghansen

/s/ Barbara J. Pfenninghansen

John W. Smith, Notary

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