

GRANT DEED

1 VICTORIA CLUB, a corporation,

2

Grantor _____

3 For a valuable consideration, receipt of which is hereby acknow-
4 ledged, do hereby grant to the CITY OF RIVERSIDE, a Municipal Cor-
5 poration,
6 the real property in the City of Riverside, County of Riverside,
7 State of California, described as follows:

8 All of those portions of Lot 4 of the Victoria Ranch according to
9 map thereof, recorded in Book 4 of Maps at page 5, thereof, River-
10 side County Records, and Lot 112 of Division "C" of Hall's Addi-
11 tion to Riverside according to map thereof recorded in Book 9 of
12 Maps at Page 3 thereof, Records of San Bernardino County, Calif-
13 ornia, more particularly described as follows:

14 Beginning at a point on the center line of Lot 113 as said
15 lot is shown upon the aforesaid map of Division "C" of Hall's
16 Addition, said point of beginning being also shown upon that cer-
17 tain map of Victoria Hill Subdivision recorded in Book 7 of Maps
18 at page 47 thereof, Records of Riverside County, California, the
19 center line of aforesaid Lot 113 being shown upon said last men-
20 tioned map as bearing North 00° 50' West. The point of beginning
21 recited herein is an angle point in the center line of Victoria
22 Avenue as shown upon the aforesaid map of Victoria Hill Subdiv-
23 ision;

24 Thence from said point of beginning South 51° 16' East along
25 the center line of Victoria Avenue, as shown upon the map of
26 Victoria Hill Subdivision as aforesaid, a distance of 150.00 feet
27 to a point thereon;

28 Thence at a right angle northeasterly, a distance of 75.00
29 feet;

30 Thence northwesterly, parallel with and distant 75.00 feet,
31 measured at right angles from the center line of Victoria Avenue,
32 to a point in the center line of said Lot 113 of Hall's Addition,
33 the center line of said Lot being also the center line of
34 Victoria Avenue;

35 Thence Southwesterly along the center line of said Lot 113 and
36 Victoria Avenue to the point of beginning, and excepting therefrom
37 any portion of the here above described property lying within
38 Victoria Avenue.

39 Dated September 21, 1934

VICTORIA CLUB, a corporation

By /s/ Chas. T. Grigsby, Pres.

/s/ Louis N. Milliken, Sec'y

40 Ack.

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11 side County Records, and Lot 112 of Division "C" of Hall's Addit-
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34 the center line of said lot being also the center line of
35 Victoria Avenue;

36 Thence Southerly along the center line of said Lot 113 and
37 Victoria Avenue to the point of beginning, and excepting therefrom
38 any portion of the here nabove described property lying within
39 Victoria Avenue.

40 Dated September 21, 1954

VICTORIA CLUB, a corporation

By /s/ Chas. T. Grigsby, Pres.

/s/ Louis R. Milliken, Sec'y

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SECURITY TITLE INSURANCE COMPANY
EIGHTH AND ORANGE STREETS, RIVERSIDE, CALIFORNIA • OVERLAND 4-1400

W. HAROLD KNEHANS
VICE PRESIDENT & MANAGER

RECEIVED
AUG 22 1962

August 22, 1962

DEPT OF PUBLIC WORKS

City of Riverside
Property Management Department
Riverside, California

Attention: Mr. Jerry Haley

Re: Our Policy No. 293232

Dear Mr. Haley:

We have completed an examination of the public records of Riverside County with respect to the property presently known as Parcel 1, as shown on Record of Survey on file in Book 22 page 2 of Records of Survey, Riverside County Records, which discloses the following chain of title:

Said land, with other land, was acquired by W. W. Smith by Deed recorded July 12, 1905 in Book 211 page 233 of Deeds.

Upon the death of W. W. Smith, also known as William Wallace Smith, said land, with other land, was distributed to his widow, Nellie A. Smith by Decree of distribution entered March 5, 1954 in the Superior Court of the State of California in and for the County of Riverside, Case No. 15251. A certified copy of said Decree of Distribution was recorded March 10, 1954 as Document No. 12107.

Ernest G. Werner and Christine B. Werner acquired title to all of said Parcel 1 by Deeds executed by Nellie A.



RECEIVED
AUG 20 1962

PUBLIC PROPERTY
MANAGEMENT

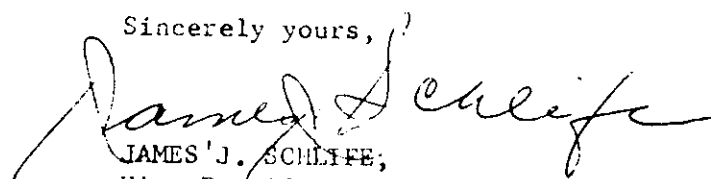
August 22, 1962

Smith, a widow recorded June 14, 1955 as Document No. 38785 and recorded November 30, 1955 as Document No. 75770.

Willard W. Smith, the Grantor of that certain Deed to the City of Riverside dated November 6, 1954 and recorded November 12, 1954 as Document No. 59352 had no record interest in said land at date thereof, nor has he since acquired any.

After you have examined your files, I would appreciate hearing from you because as you know we have an outstanding policy of title insurance in which no reference was made to the Deed to the City.

Sincerely yours,


JAMES J. SCHLIFFE,
Vice President, Assistant Manager

JJS:tb

cc: Mr. Abraham Resisa
Home Office
Claim File No. GF-115-62-45, Barrile

RECEIVED
AUG 2 1962

PUBLIC PROPERTY
MANAGEMENT