

also Old Ranch Road

GRANT DEED

THIS INSTRUMENT, made and entered into on the 5th day of  
December, in the year of our Lord, Nineteen Hundred and  
Fifty-six, by and between Milton R. Nims, Jr. and Audrey J. Nims,  
husband and wife, 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 above named parties of the first part,  
owners of property described below, and whose signatures are  
attached hereto, for a valuable consideration, 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  
STREET, all that certain real property situated in the City of  
Riverside, County of Riverside, State of California, and more  
particularly described as follows:

PARCEL NO. 1

All that portion of lot 289 of the Lands of the R. L. & I.  
Co. as shown by Map on file in Book 3 of Maps, Page 53,  
Records of San Bernardino County, California, described as  
follows:

Beginning at the most Easterly corner of said lot 289;  
Thence S 54° 45' W. along the Southeasterly line of said  
Lot 289, a distance of 131.60 feet to the most Easterly corner  
of that certain parcel deeded to Milton R. Nims, Jr. and wife  
as recorded October 6, 1955, in Book 1803, Page 154, Official  
Records of Riverside County, California;  
Thence S 54° 45' W. along the Southeasterly line of said  
Lot 289, a distance of 128 feet;  
Thence N 39° 10' W., a distance of 10.02 feet;  
Thence N 54° 45' E. and parallel with the Southeasterly  
line of said Lot 289, a distance of 128.46 feet;  
Thence S 36° 23' E., a distance of 10.02 feet to the  
point of beginning.

PARCEL NO. 2

All that portion of Lot 289 of the lands of the R. L. & I. Co.  
as shown by Map on file in Book 3 of Maps, Page 53, Records of  
San Bernardino County, California, described as follows:

Beginning at the most Easterly corner of said lot 289;  
Thence S 54° 45' W. along the Southeasterly line of said  
lot 289, a distance of 131.60 to the most Easterly corner of  
that certain parcel deeded to Milton R. Nims, Jr. and wife  
as recorded October 6, 1955, in Book 1803, Page 154 of  
Official Records;

1 Thence N 36° 23' W. along the Northeasterly line of said  
2 parcel, a distance of 329.88 feet to the point of beginning  
of the parcel to be described;

3 Thence S 43° 48' W., a distance of 52.56 feet;

4 Thence Southwesterly on a curve concave to the Northwest  
having a radius of 200 feet, thru an angle of 10° 57', an arc  
distance of 38.22 feet;

5 Thence S 54° 45' W. a distance of 53.53 feet to the South-  
westerly line of above mentioned parcel;

6 Thence N 39° 10' W., a distance of 33.08 feet;

7 Thence N 54° 45' E., a distance of 21.80 feet;

8 Thence N 36° 33' W., a distance of 33.03 feet;

9 Thence N. 54° 45' E., a distance of 34.74 feet;

10 Thence Northeasterly on a curve concave to the Northwest  
having a radius of 134 feet, thru an angle of 10° 57', an arc  
distance of 25.61;

11 Thence N 43° 48' E., a distance of 63.98 feet;

12 Thence S 36° 23' E., a distance of 66.98 feet to the point  
of beginning.

13 /s/ Milton R. Nims, Jr.

14 Milton R. Nims, Jr.

15 /s/ Wanda L. Denton

16 /s/ Audrey J. Nims,

17 Albert H. Ford, Notary

18 Audrey J. Nims

19 STATE OF CALIFORNIA)

20 ss.

21 COUNTY OF RIVERSIDE)

22 ON THIS \_\_\_\_\_ day of \_\_\_\_\_, 1956, before me, a Notary  
23 Public in and for said County and State, personally appeared  
24 MILTON R. NIMS, JR., and AUDREY J. NIMS, known to me to be  
25 the persons whose names are subscribed to the within Instrument  
26 and acknowledged to me that they executed the same.

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

30 \_\_\_\_\_  
31 Notary Public in and for said County and  
32 State.