

THIS INDENTURE, Made this 21st day of February, 1911, by and between MARY E. DYER, a widow of the City of Monrovia, California, grantor, and the City of Riverside, a municipal corporation organized and existing under the laws of the State of California, grantee,

WITNESSETH:- That, whereas, the said grantee is authorized by due process of law to open a roadway (to be known as Magnolia Avenue) one hundred feet in width through Section 34, Township 2 South, Range 5 West, S. B. B. & M., the same lying 50 feet on each side of a line drawn from a cement point set in the center line of Cypress Avenue in said City and distant 33 feet from (measured at right angles to and North of) the North line of said Section 34 as surveyed for the Southern California Colony Association; thence running in a Southwesterly direction to a cement point set at the intersection of the center line of Arlington Avenue in said City (the said center line being the South line of said Section 34) with the center line of Magnolia Avenue in the City of Riverside; the above described roadway being a trapezoid with its sides 100 feet apart and its ends bounded by a line 33 feet North of and parallel with the North boundary line of said Section 34 and the center line of Arlington Avenue;

And,

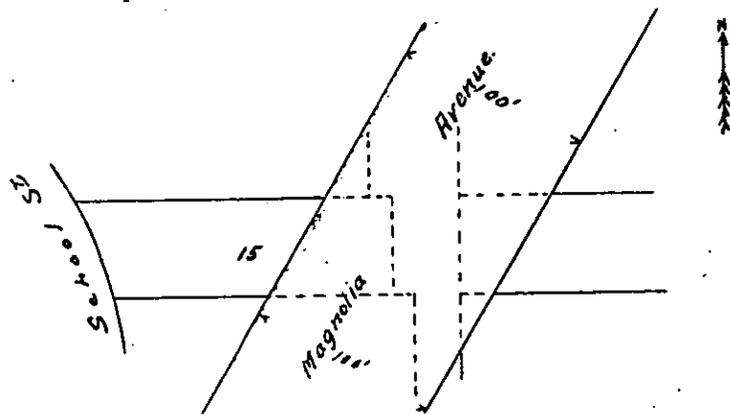
WHEREAS, it is the intention of the grantor hereto to convey to the said City of Riverside such portion of the property hereinafter described as may lie within said trapezoid,

NOW, THEREFORE, in consideration of the premises and other valuable considerations moving her thereto, the said grantor hereby grants to the said grantee that portion of that certain piece or parcel of land situate, lying and being in the City of Riverside, County of Riverside, State of California, and

particularly described as follows; to-wit:-

That portion of Lot Fifteen (15) in Block Seven (7), Tibbets Tract, as per map recorded in the County Recorder's office of the County of Riverside, State of California, in Book 2 of Maps, page 36 thereof,

which lies within said trapezoid, said portion so conveyed to said grantee ~~containing~~ is more definitely shown in the colored portion of the diagram subscribed and made a part hereof.



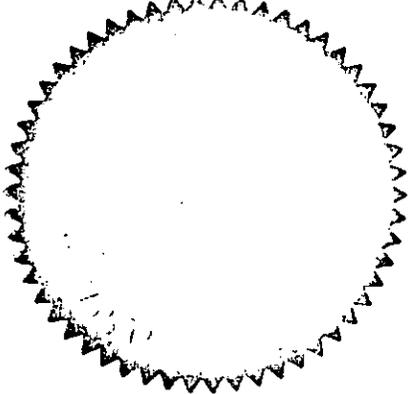
TO HAVE AND TO HOLD the same, together with the appurtenances, unto the grantee for the purposes of a public street.

IN WITNESS WHEREOF, the said grantor has hereunto set her name the day and year first above written.

*Witness,
Laura Jackson*

Mary E. Dyer

State of California, }
City of Berkeley } ss
County of Alameda }



GENERAL ACKNOWLEDGMENT

Hardy's Blank No. 411
Hardy's Bookstore Oakland California 5109

On this 22nd day of February in the year of our Lord One
Thousand Nine Hundred and seven before me Laura Jackson
a Notary Public in and for the said County of Alameda
State of California, residing therein, duly commissioned and sworn, personally appeared

Mary E. Dyer

known to me to be the person described in and whose name is
subscribed to the within instrument, and who acknowledged to me
that she executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal, at my
office in the City of Berkeley County of Alameda State of
California, the day and year in this certificate first above written.

Laura Jackson

Notary Public

In and for the said County of Alameda, State of California.

DEED

341

From MARY E. DYER

to CITY OF RIVERSIDE.

Magnolia Avenue Extension.

O.K. for description.

O.P. Campbell

RECEIVED FOR RECORD

MAR 3 1911

at 2 Min. past 8 o'clock P.M. at

request of *Mary E. Dyer*

Copied in Book No. *329* of

Deeds page *186* of

seq., Records of Riverside County, California.

H.S. Logans Recorder

By *W.R.* Deputy Recorder