

TS 448 a
(Partnership)

11

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES SS.

On April 8, 1970

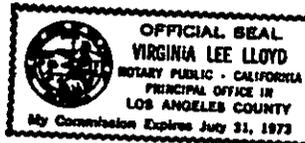
before me, the undersigned, a Notary Public in and for said State, personally appeared
Harold H. Pyron and
Stan Pyron

to be: both of the partners of the partnership known to me
that executed the within instrument, and acknowledged to me
that such partnership executed the same.

WITNESS my hand and official seal

Signature: *Virginia Lee Lloyd*

Name (Typed or Printed)



(This area for official notarial seal)

57770
STAMP HERE

VAN BUREN BOULEVARD

CERTIFICATE OF ACCEPTANCE OF DEED
(Gov. Code 27281)

57770

THIS IS TO CERTIFY that the interest in real property conveyed by the deed dated
April 8, 1970 from PYRON ASSOCIATES, a general partnership

to
COUNTY OF RIVERSIDE, a political corporation and/or governmental agency, is hereby accepted by order
of the Board of Supervisors on the date below and the grantee consents to recordation thereof by its duly
authorized officer.

Date June 15, 1970

Form 416.3

DONALD D. SULLIVAN, County Clerk

By *Shirley Anderson*
deputy

END RECORDED DOCUMENT. W. D. BALOGH, COUNTY RECORDER

D10477(Q)

57770

VAN BUREN BOULEVARD

Grant Deed

April, 1970

PYRON ASSOCIATES, a general partnership

Grant to the County of Riverside all that real property in Riverside County, California, described as follows:

That portion of Parcel 1 as shown by map on file in Book 45, page 19, of Record of Surveys, Records of Riverside County, California, lying within a strip of land 110 feet in right angle width, being 55 feet on each side of the following described centerline:

Beginning at a point on the westerly line of Section 21, T. 3 S., R. 4 W., S.B.M., which bears N. 0°56'51" E., a distance of 230.58 feet from the southwest corner of said Section 21;

Thence S. 74°28'04" E., a distance of 343.30 feet;

Thence easterly along a tangent curve concave northerly and having a radius of 4000 feet, through a central angle of 15°14'27", an arc distance of 1064.01 feet;

EXCEPTING that certain 100-foot wide strip of land conveyed to the County of Riverside by deed recorded June 28, 1956, in Book 1935, page 68, of Official Records of said Riverside County.

Containing 0.070 acre, more or less.

Grantor further grants to the grantee the privilege and right to construct, extend and maintain 1 1/2:1 embankment slopes beyond the limits of the above-described land where required for the planned construction and maintenance of a 64-foot wide roadbed for Van Buren Boulevard, it being expressly understood that such slopes shall not be extended upon the grantor's remaining land a greater distance than 10 feet (measured at right angles) from the northerly line of 110-foot wide Van Buren Boulevard. ~~It is also expressly understood that the grantor reserves the right to the embankment, pavement and drainage of the premises over which said easement is granted to the extent that such use, possession and enjoyment are not inconsistent with grantee's enjoyment of the easement hereby conveyed.~~

~~No easement of access is conveyed hereby, and grantor reserves any and all other rights of access appurtenant to grantor's adjoining land.~~

Grantor reserves the non-exclusive right of ingress, egress and traverse over the real property being deeded herein, which right is appurtenant to the adjacent real property owned by Grantor.

NO TAX DUE

PYRON ASSOCIATES, a general partnership

Dated:

By: *[Signature]*
Partner

.....
Subscribing witness

By: *[Signature]*
Partner

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On, before me personally appeared....., whose address is Courthouse, Riverside, California, and who is known to me to be the person whose name is subscribed as a witness to the foregoing deed, who, being by me duly sworn, deposes and says: Thathe saw

..... personally known to h..... be the person... whose name..... subscribed to said deed, execute the same, and that said witness subscribed h..... name thereto as a witness.

DONALD D. SULLIVAN, County Clerk

By: Deputy
(SEAL)

57770

After recording return to Road Commissioner, Courthouse, Riverside, California.

RECEIVED FOR RECORD

JUN 17 1970

4 c. Min. Post & Check Fee At Request of

[Signature]

Recorder in Official Records of Riverside County, California

[Signature]

FEE \$ 2.00

None

D10477 (2)