

DOC # 2019-0411018

10/11/2019 04:01 PM Fees: \$39.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

RECORDING REQUESTED BY

Stewart Title

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME City of Riverside/Public Works

STREET ADDRESS 3900 Main Street

CITY, STATE & ZIP CODE Riverside, CA 92522

This document was electronically submitted to the County of Riverside for recording
Received by: MARY #420

01180-254597
APN: 225-140-012
TRA: 009-128
TRANSFER TAX: 1,596.00
Grant Deed

SPACE ABOVE FOR RECORDER'S USE ONLY

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (Government Code Section 27388.1 (GC)), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

REASON FOR EXEMPTION:

- Exempt as Transfer of real property subject to imposition of documentary transfer tax.
- Exempt from fee under GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt as Transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee under GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee under GC 27388.1 (a) (1); exceeds maximum fee of \$225.00.
- Exempt from fee under GC 27388.1 (a) (1); not related to real property.

THE FOLLOWING EXEMPTIONS APPLY TO CERTAIN COUNTIES INCLUDING KERN, MARIN, PLUMAS, SAN DIEGO AND SAN FRANCISCO COUNTIES:

- Exempt from fee under GC 27388.1 (a) (2); recorded "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT) which was paid on document recorded on _____ as Document No. _____ of the Official County Records, or
- Exempt from fee under GC 27388.1 (a) (1); recorded "in connection with" a transfer where the maximum fee of \$225 was reached with documents recorded on _____ as Document No. _____ of the Official County Records.
- Exempt from fee under GC 27388.1 (a) (2); recorded "in connection with" a transfer that is a residential dwelling to an owner-occupier with documents recorded on _____ as Document No. _____ of the Official County Records.

I hereby declare under penalty of perjury that the information provided above is true and correct to the best of my knowledge and understanding.

Executed this 10th day of October, 2019

At Riverside, CA

City

State


Signature

DX-1828

When recorded mail to:

SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

FREE RECORDING
This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

Project: Merrill Parcels
APN's: 225-140-012
Address: 3575, 3605, 3607, 3631, 3645 & 3661 Merrill Avenue

DX -


1828

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **City of Riverside as Successor Agency to the Redevelopment Agency of the City of Riverside**, as Grantor does hereby grant to **Pelican Merrill Avenue, LLC, a California limited liability company**, the real property as described in **EXHIBIT "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.


Dated August 6 2019

City of Riverside as Successor Agency to the Redevelopment Agency of the City of Riverside

By 
Al Zelinka, FAICP, City Manager,
acting on behalf of the Successor Agency

Approved as to Form:

Attest 
Colleen J. Nicol, City Clerk 


Lauren M. Sanchez
Deputy City Attorney

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside } ss

On August 6, 2019, before me, Lorena Verdusco, Notary Public,
notary public, personally appeared, Al Zelinka and Eva Arseon

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Lorena Verdusco
Notary Signature



EXHIBIT "A"
LEGAL DESCRIPTION

Project: Merrill Parcels
APN's: 225-140-012
Address: 3575, 3605, 3607, 3631, 3645 & 3661 Merrill Avenue

That certain real property located in the City of Riverside, County of Riverside, State of California, being Parcel A of Certificate of Compliance for Lot Line Adjustment LL-P17-0804 recorded August 16, 2018, as Document No. 2018-0329151 of Official Records of Riverside County California, described as follows:

Parcel 3 together with Parcel 4 of Record of Survey filed in Book 36, Page 57 of Record of Surveys, Records of Riverside County, California;

TOGETHER WITH Parcel 1 of Record of Survey filed in Book 34, Page 23, of Record of Surveys, Records of said Riverside County;

ALSO TOGETHER WITH Parcel 1, Parcel 2 and Parcel 3 of Record of Survey filed in Book 44, Page 88 of Record of Surveys, Records of said Riverside County;

ALSO TOGETHER WITH the Northerly 3.00 feet of Merrill Avenue as Vacated by Riverside City Council Resolution No. 23331 by document recorded July 18, 2018 as Document No. 2018-0288632 of Official Records of Riverside County, California.

EXCEPTING THEREFROM the northerly 1.50 feet of the above described parcels as described in a Grant Deed to the City of Riverside for public street and utility purposes, recorded April 5, 1961, as Instrument No. 28902 of Official Records of said Riverside County.

SUBJECT TO all permanent easements and rights of way over, across, upon or under that portion the Northerly 3.00 feet of Merrill Avenue as Vacated by Riverside City Council Resolution No. 23331 by document recorded July 18, 2018 as Document No. 2018-0288632 of Official Records of Riverside County, California.

ALSO SUBJECT TO a permanent easement and right-of-way for electric energy distribution and telecommunication facilities lying within the westerly 15.00 feet of Parcel 3 of Record of Survey filed in Book 36, Page 57 of Record of Surveys, Records of Riverside County, California, as granted to the City of Riverside by Easement document recorded July 31, 2014, per Document No. 2014-0289272 of Official Records of said Riverside County.


ALSO SUBJECT TO a permanent easement and right of way for electric energy distribution facilities lying within the northerly 60.00 feet of the westerly 5.00 feet of Parcel 1 of Record of Survey filed in Book 34, Page 23, of Record of Surveys, Records of said Riverside County, as granted to the City of Riverside by document recorded October 22, 1965, as Instrument No. 121105 of Official Records of said Riverside County.

ALSO SUBJECT TO a permanent easement and right of way for electric energy distribution facilities lying within the northerly 60.00 feet of the westerly 5.00 feet of said Parcel 1 of Record

of Survey filed in Book 44, Page 88 of Record of Surveys, Records of said Riverside County, as granted to the City of Riverside by document recorded June 30, 1967, as Instrument No. 57340 of Official Records of said Riverside County.

ALSO SUBJECT TO a permanent easement and right-of-way for storm drain facilities lying within the easterly 20.00 feet of said Parcel 3 of Record of Survey filed in Book 44, Page 88 of Record of Surveys, Records of said Riverside County, as granted to the City of Riverside by document recorded July 31, 2014, per Document No. 2014-0289273 of Official Records of said Riverside County.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

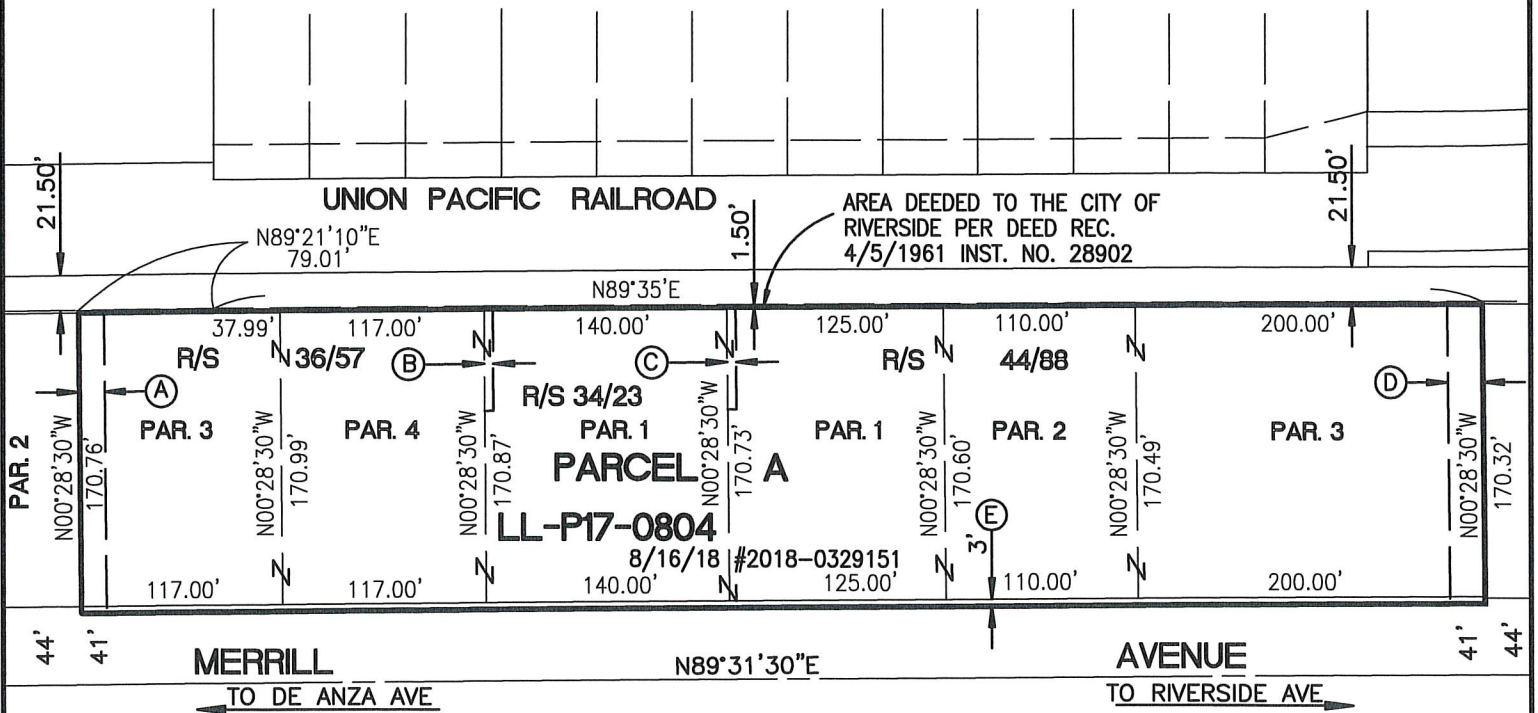
Curtis C. Stephens 7/17/19 Prep. 
Curtis C. Stephens, L.S. 7519 Date





EASEMENT NOTES

- (A) 15' PUBLIC UTILITIES EASEMENT PER EASEMENT DOCUMENT REC. 7/31/2014, DOC. #2014-0289272
- (B) 5' X 60' PUBLIC UTILITIES EASEMENT PER EASEMENT DOCUMENT REC. 10/22/1965, INST. #121105
- (C) 5' X 60' PUBLIC UTILITIES EASEMENT PER EASEMENT DOCUMENT REC. 6/30/1967, INST. #57340
- (D) 20' STORM DRAIN EASEMENT PER EASEMENT DOCUMENT REC. 7/31/2014, DOC. #2014-0289273
- (E) 3' VACATED BY RESOLUTION 23331 REC. 7/18/2018, DOC. #2018-0288632



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: N.T.S.

DRAWN BY: CURT

DATE: 12/05/18

SUBJECT: MERRILL PARCELS

DX-1828