



When recorded mail to:

Surveyor's Office  
Public Works Department  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: Twin Buttes Canal – Esmt.  
A.P.N. 141-280-039

DX - 1397

**QUITCLAIM DEED**

The CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby remise, release, and forever quitclaim to **VICTORIA GUZMAN, a single woman**, that certain easement located in the City of Riverside, County of Riverside, State of California, described in Exhibit "A", attached hereto and incorporated herein by this reference.

Dated Jan 24 2006

CITY OF RIVERSIDE,  
a municipal corporation

By [Signature]  
Kevin S. Milligan,  
Public Utilities Assistant Director / Water

Attest: [Signature]  
Colleen J. Nicol  
City Clerk

APPROVED AS TO FORM  
[Signature]  
SUPERVISING DEPUTY CITY ATTORNEY

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

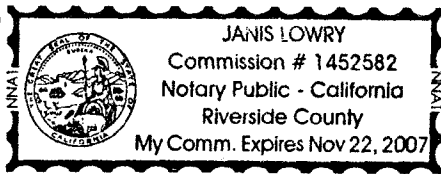
State of California }  
County of RIVERSIDE } ss.

On JANUARY 21, 2006 before me, JANIS LOWRY, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Kevin S. MILLIGAN  
Name(s) of Signer(s)

- personally known to me
- 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.



WITNESS my hand and official seal.

Janis Lowry  
Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

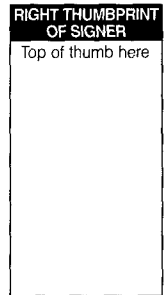
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



DX1397

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California  
County of Riverside } ss.

On February 1, 2006 before me, Lorena Verducco, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Colleen J. Nicol  
Name(s) of Signer(s)

personally known to me  
 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.

WITNESS my hand and official seal.  
Lorena Verducco  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



DX1397

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside }
San Bernardino } ss

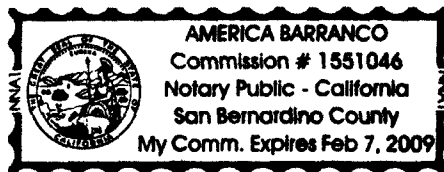
On December 6, 2005 before me America Barranco
(date) (name)

a Notary Public in and for said State, personally appeared
Victoria Couzman
Name(s) of Signer(s)

[ ] personally known to me - OR - [X] 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.

WITNESS my hand and official seal.

[Signature]
Signature



VARGAS EASEMENT QUITCLAIM.DOC

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
( ) Corporate Officer(s)
Title
Title
( ) Guardian/Conservator
( ) Individual(s)
( ) Trustee(s)
( ) Other
( ) Partner(s)
( ) General
( ) Limited

The party(ies) executing
this document is/are
representing:

[Blank lines for party representation]



2006-0211438
03/24/2006 08:00A
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ACKNOWLEDGMENT OF QUITCLAIM DEED  
CONSENT TO RECORD

THIS IS TO CERTIFY that the interest in real property, if any, being quitclaimed by this instrument is hereby accepted by the undersigned in its "as is" condition, and (1)(we), hereby consent to the recordation of this Quitclaim Deed.

Dated 12/4/05

*Victoria Guzman*  
VICTORIA GUZMAN

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On December 6, 2005, before me America Barranco  
(date) (name)

a Notary Public in and for said State, personally appeared

Victoria Guzman  
Name(s) of Signer(s)

personally known to me - OR -  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.

WITNESS my hand and official seal.

*America Barranco*  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)

Title \_\_\_\_\_

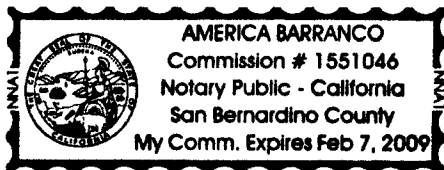
Title \_\_\_\_\_

- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other

- ( ) Partner(s)
- ( ) General
- ( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



2006-0211438  
03/24/2006 08:00A  
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EXHIBIT "A"

That certain easement lying within the real property located in the City of Riverside, Riverside County, California, described as follows:

All those portions of a certain strip of land 25 feet wide, known as CANAL NO. 1, as conveyed to the Twin Buttes Water Company by deed recorded December 3, 1917, in Book 473, Page 16 of Deeds, and by deed recorded January 2, 1918, in Book 474, Page 187 of Deeds, and by deed recorded August 11, 1919, in Book 508, Page 101, et seq., of Deeds, all records of Riverside County, California, located within Lot 21 of Fractional Section 15, Township 3, South, Range 6 West, as shown by map of the Rancho La Sierra, on file in Book 6, Page 70 of Maps, records of said Riverside County, described as follows:


PARCEL A

That portion of the westerly one-half of said CANAL NO. 1, which lies southerly of the easterly prolongation of the southerly line of that certain parcel of land conveyed to Cecil W. Marsden, et ux., by deed recorded June 21, 1963, as Instrument No. 65235 of Official Records of said Riverside County, and which lies northerly of the southerly line of said Lot 21.

PARCEL B

That portion of the easterly one-half of said CANAL NO. 1, which lies southerly of the westerly prolongation of the northerly line of that certain 20.00 foot strip of land conveyed to John A. Westermeyer, et ux., by deed recorded February 10, 1928, in Book 752, Page 296, et seq., of Deeds, records of said Riverside County, and which lies northerly of the southerly line of said Lot 21.

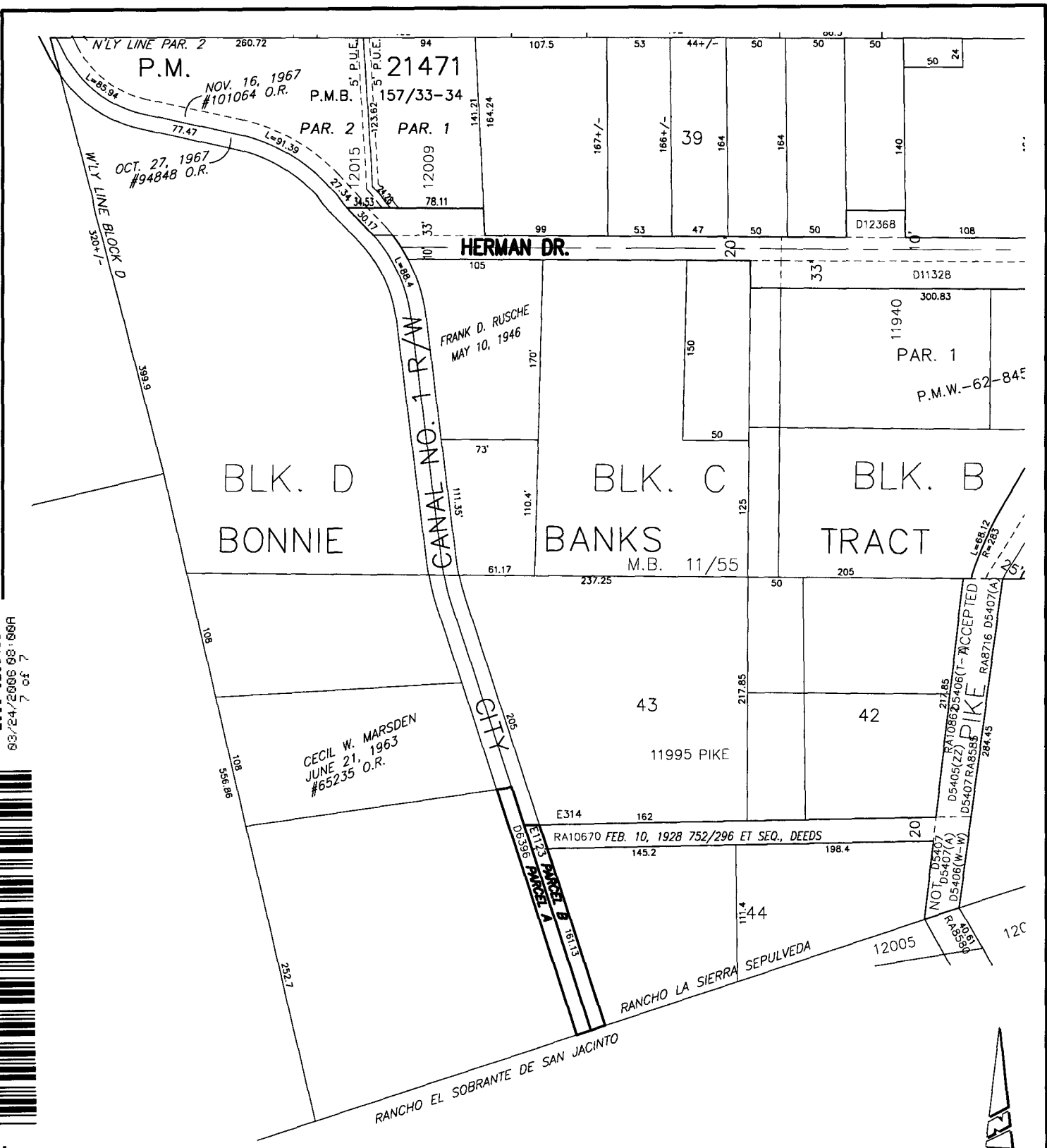
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 4/19/01 Prep. Yes  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/03



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• 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

78.3

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 3/19/01

SUBJECT: TWIN BUTTES CANAL - QUITCLAIM & LLA

DX1397