

When recorded mail to:

Jose L. Chavez
3446 Trinity Court
Riverside, California 92506

LOC # 2014-0477023
12/12/2014

Customer Copy Label
The paper to which this label is
affixed has not been compared
with the filed/recorded document

Larry W Ward
County of Riverside
Assessor, County Clerk & Recorder

.Y

**NOTE TO COUNTY RECORDER:
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

Project: Riverside Ave. Grade Separation
Por. APN: 225-091-039
Address: 3440 Trinity Court

DX - 1708

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a California charter city and municipal corporation, does hereby remise, release, and forever quitclaim to **Jose L. Chavez, a married man as his sole and separate property**, the real property located in the City of Riverside, County of Riverside, State of California as described in **EXHIBIT "A"** attached hereto and incorporated herein by this reference.

Dated November 18, 20 14

CITY OF RIVERSIDE, a California charter city and municipal corporation

By Deanna Lorson
Deanna Lorson, Assistant City Manager for
Scott C. Barber, City Manager

Attest Colleen J. Nicol
Colleen J. Nicol, City Clerk

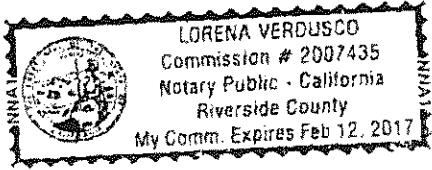
APPROVED AS TO FORM
Jason Allison
DEPUTY CITY ATTORNEY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Riverside

On November 18, 2014 before me, Lorena Verducco, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Deanna Lorson
Names(s) of Signer(s)



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)
Signature Lorena Verducco
Signature of Notary Public

Place Notary Seal Above

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

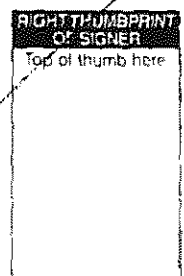
Title or Type of Document: Quitclaim Deed - 3440 Trinity Court

Document Date: November 18, 2014 Number of Pages: _____

Signer(s) Other Than Named Above: _____

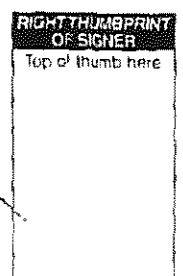
Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____



Signer is Representing: _____

Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____



Signer is Representing: _____

Dx-1708

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside

On November 21, 2014 before me, Lorena Verduco, Notary Public
Date Here Insert Name and Title of the Officer

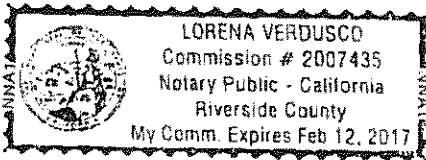
personally appeared Colleen J. Nicol
Name(s) of Signer(s)

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.

Signature Lorena Verduco
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

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Title or Type of Document: Quitclaim Deed - 3440 Trinity Court

Document Date: November 18, 2014

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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

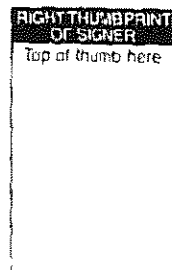
Signer Is Representing: _____



Signer's Name: _____

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

Signer Is Representing: _____



Dx-1708

EXHIBIT "A"

Por. APN: 225-091-039

That certain real property in the City of Riverside, County of Riverside, State of California described as follows:

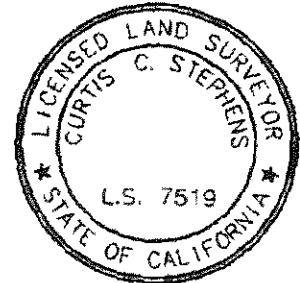
The Westerly 1.50 feet of Lot 227 of Harmony-Dale Tract Unit No. 3 on file in Book 32 of Maps at Page 11 thereof, Records of Riverside County, California.

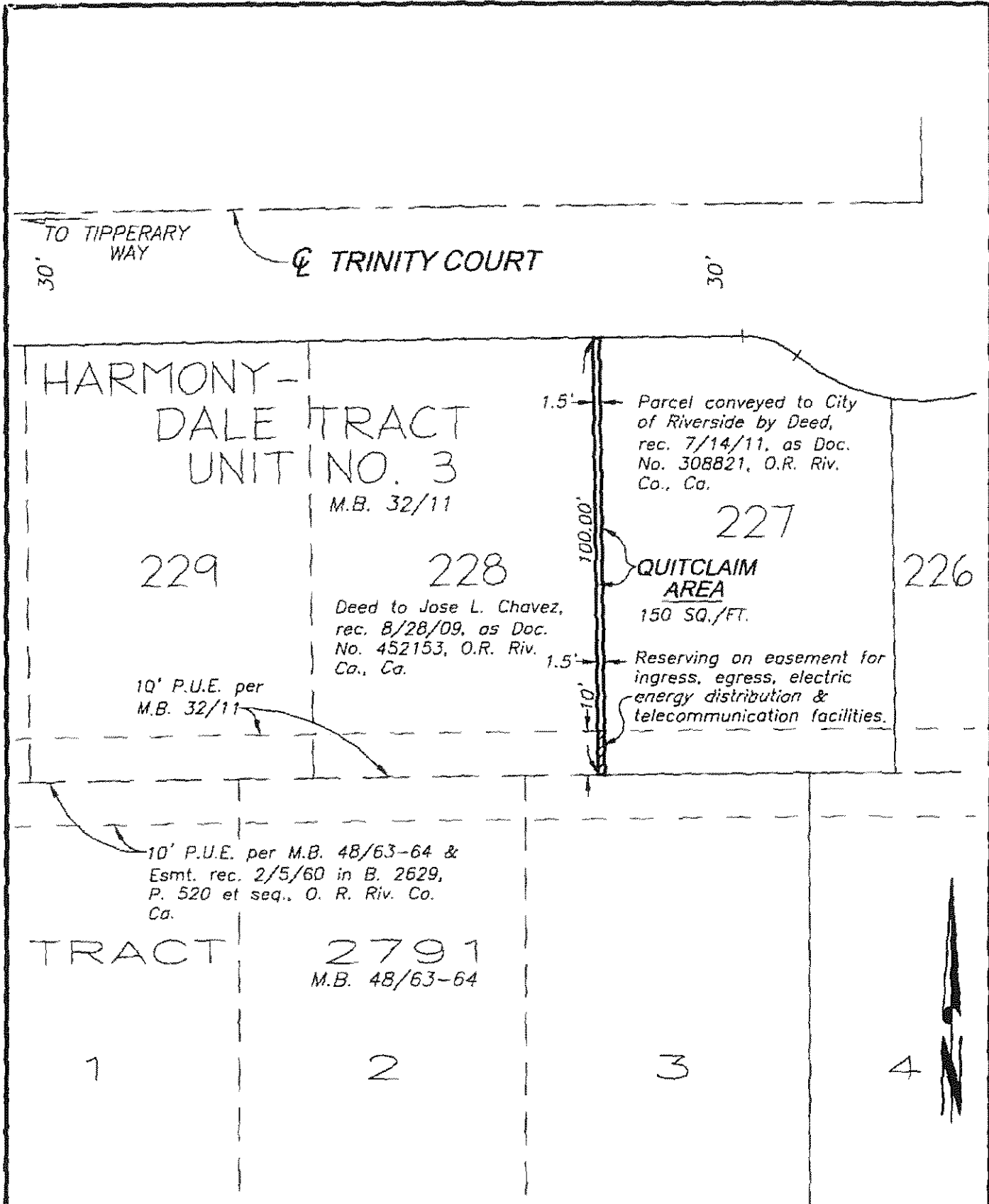
RESERVING THEREFROM an easement for ingress, egress and electric energy distribution and telecommunication facilities over the Southerly 10.00 feet of the Westerly 1.50 feet of said Lot 227.

The above described parcel of land contains 150 square feet, more or less.

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

Curtis C. Stephens 2/14/14 Prep. EV
Curtis C. Stephens, L.S. 7519 Date





● 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: 1"=30' DRAWN BY: EV DATE: 4/17/13 SUBJECT: RIVERSIDE AVE. GRADE SEPARATION LLA

DX-1708