

COPY

When recorded mail to:

Bryan Richter
1946 W. Janet Ct.
Eagle, Idaho 83616

FOR RECORDER'S OFFICE USE ONLY

NOTE TO COUNTY RECORDER:

DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.

Project: In-N-Out

Por. APN: 250-190-040

Address: 1301 University Avenue

DX - 1720

QUITCLAIM DEED

The CITY OF RIVERSIDE, a California charter city and municipal corporation, does hereby remise, release, and forever quitclaim to **Bryan H. Richter, trustee of the Richter Family Trust**, that certain easement 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 July 29 20 15

CITY OF RIVERSIDE,
a California charter city and municipal corporation

By:

Thomas J. Boyd
Thomas J. Boyd,
Public Works Director

Attest:

Colleen J. Nicol
Colleen J. Nicol, City Clerk

APPROVED AS TO FORM

R. Magallon
DEPUTY CITY ATTORNEY

DX-1720

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 July 29, 2015, before me, Angela Ferreira,

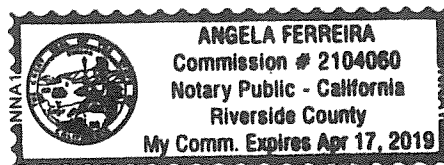
notary public, personally appeared, Thomas J. Boyd

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.

Angela Ferreira
Notary Signature



DX-1720

EXHIBIT "A"

POR. APN: 250-190-040
EASEMENT QUITCLAIM

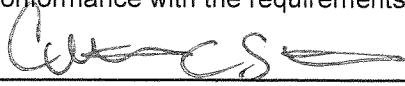
That certain easement located in the City of Riverside, County of Riverside, State of California described as follows:

That portion of that certain easement reserved for sanitary sewers and storm drains in favor of the City of Riverside in Resolution No. 9885, recorded January 16, 1964 in Book 3584, Page 378 et seq., Official Records of Riverside County, California, lying within Parcel 2 of Parcel Map as shown on file in Book 4 of Parcel Maps, at Page 22 thereof, Records of Riverside County, California;

EXCEPTING THEREFROM that certain parcel of land described in Grant of Easement to the City of Riverside, by document recorded January 30, 1997 as Instrument No. 33125, Official Records of Riverside County, California.

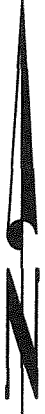
This document is intended to quitclaim any and all City of Riverside interest in that easement for sanitary sewers and storm drains in said Resolution No 9885. This document is not intended to amend any other easements recorded prior to or subsequent thereto.

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


Curtis C. Stephens, L.S. 7519 7/14/15 Prep. E.V.
Date



Dx -1720



50'
55'

PARCEL 2

PARCEL MAP
P.M. 4/22

PARCEL 2

IOWA AVENUE

R.S. 45/92
PAR. 2

EASEMENT
QUITCLAIM
AREA

55'

65'

173.86'

65'

30.46'

Grant of Easement to the City of
Riverside, recorded 1/30/97, as
Inst. No. 33125, O.R. Riv. Co., Ca.

UNIVERSITY AVENUE

• CITY OF RIVERSIDE, CALIFORNIA • Dx-1720

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"=50'

DRAWN BY: EV DATE: 7/14/15

SUBJECT: EASEMENT QUITCLAIM

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

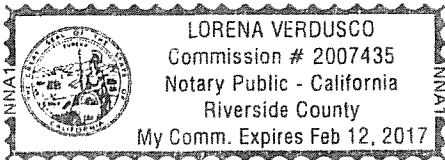
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)
On August 12, 2015 before me, Lorena Verdusco, 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 Verdusco
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: APN: 250-190-040 Document Date: July 29, 2015
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

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