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GRANT DEED

GILBERT L. HIXSON and LAURA A. HIXSON, husband and wife, as Joint Tenants, Grantors, for a valuable consideration, receipt of which is hereby acknowledge, do hereby grant to CITY OF RIVERSIDE, a municipal corporation, the real property in the City of Riverside, State of California, described as follows:

That portion of Section 34, Township 2 South, Range 5 West, S. E. B. & M., described as follows:
Commencing at the northeast corner of the southeast quarter of said Section 34; thence westerly along the quarter section line of said Section 34 a distance of eleven hundred seventy-four and thirty-one hundredths feet (1174.31'), thence southerly at a right angle a distance of twenty five feet (25') to a point in the southerly line of Central Avenue, fifty feet (50') in width, a public street in the City of Riverside, the true point of beginning of this description;
Thence continuing southerly on the prolongation of the last described line a distance of eighteen feet (18'), thence westerly parallel to the southerly line of Central Avenue a distance of one hundred twelve feet (112') to a point eighteen feet (18') easterly from the easterly line of Riverside Avenue, fifty feet (50') in width, a public street in the City of Riverside, thence southerly and parallel to the easterly line of Riverside Avenue a distance of ninety feet (90'), thence westerly parallel to the southerly line of Central Avenue a distance of eighteen feet (18') to the easterly line of Riverside Avenue, thence northerly along said easterly line of Riverside Avenue one hundred eight feet (108'), more or less, to the southerly line of Central Avenue, thence easterly along the said southerly line of Central Avenue one hundred thirty feet (130') more or less, to the true point of beginning of this description. The above described parcel of land being the northerly eighteen feet (18') and the westerly eighteen feet (18') of the real property described in deed recorded in Book 805 at page 279, Official Records of Riverside County.

Dated April 23, 1951

/s/ Gilbert L. Hixson

/s/ Laura A. Hixson

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GILBERT L. HIXSON and LAURA A. HIXSON, husband and wife, as Joint Tenants, Grantors, for a valuable consideration, receipt of which is hereby acknowledge, do hereby grant to CITY OF RIVERSIDE, a municipal corporation, the real property in the City of Riverside, State of California, described as follows:

That portion of Section 34, Township 2 South, Range 5 West, S. B. B. & M., described as follows:

Commencing at the northeast corner of the southeast quarter of said Section 34; thence westerly along the quarter section line of said Section 34 a distance of eleven hundred seventy-four and thirty-one hundredths feet (1174.31'), thence southerly at a right angle a distance of twenty five feet (25') to a point in the southerly line of Central Avenue, fifty feet (50') in width, a public street in the City of Riverside, the true point of beginning of this description; Thence continuing southerly on the prolongation of the last described line a distance of eighteen feet (18'), thence westerly parallel to the southerly line of Central Avenue a distance of one hundred twelve feet (112') to a point eighteen feet (18') easterly from the easterly line of Riverside Avenue, fifty feet (50') in width, a public street in the City of Riverside, thence southerly and parallel to the easterly line of Riverside Avenue a distance of ninety feet (90'), thence westerly parallel to the southerly line of Central Avenue a distance of eighteen feet (18') to the easterly line of Riverside Avenue, thence northerly along said easterly line of Riverside Avenue one hundred eight feet (108'), more or less, to the southerly line of Central Avenue, thence easterly along the said southerly line of Central Avenue one hundred thirty feet (130') more or less, to the true point of beginning of this description. The above described parcel of land being the northerly eighteen feet (18') and the westerly eighteen feet (18') of the real property described in deed recorded in Book 805 at page 279, Official Records of Riverside County.

Dated April 23, 1951

/s/ Gilbert L. Hixson

/s/ Laura A. Hixson

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