

also Old Ranch Road

GRANT DEED

THIS INSTRUMENT, made and entered into on the 5th day of
December, in the year of our Lord, Nineteen Hundred and
Fifty-six, by and between Milton R. Nims, Jr. and Audrey J. Nims,
husband and wife, parties of the first part, and the CITY OF
RIVERSIDE, a municipal corporation of the State of California,
party of the second part:

WITNESSETH: That the above named parties of the first part,
owners of property described below, and whose signatures are
attached hereto, for a valuable consideration, receipt whereof is
hereby acknowledged, do by these presents grant, bargain, sell
and convey to the party of the second part, for use as a PUBLIC
STREET, all that certain real property situated in the City of
Riverside, County of Riverside, State of California, and more
particularly described as follows:

PARCEL NO. 1

All that portion of lot 289 of the Lands of the R. L. & I.
Co. as shown by Map on file in Book 3 of Maps, Page 53,
Records of San Bernardino County, California, described as
follows:

Beginning at the most Easterly corner of said lot 289;
Thence S 54° 45' W. along the Southeasterly line of said
Lot 289, a distance of 131.60 feet to the most Easterly corner
of that certain parcel deeded to Milton R. Nims, Jr. and wife
as recorded October 6, 1955, in Book 1803, Page 154, Official
Records of Riverside County, California;
Thence S 54° 45' W. along the Southeasterly line of said
Lot 289, a distance of 128 feet;
Thence N 39° 10' W., a distance of 10.02 feet;
Thence N 54° 45' E. and parallel with the Southeasterly
line of said Lot 289, a distance of 128.46 feet;
Thence S 36° 23' E., a distance of 10.02 feet to the
point of beginning.

PARCEL NO. 2

All that portion of Lot 289 of the lands of the R. L. & I. Co.
as shown by Map on file in Book 3 of Maps, Page 53, Records of
San Bernardino County, California, described as follows:

Beginning at the most Easterly corner of said lot 289;
Thence S 54° 45' W. along the Southeasterly line of said
lot 289, a distance of 131.60 to the most Easterly corner of
that certain parcel deeded to Milton R. Nims, Jr. and wife
as recorded October 6, 1955, in Book 1803, Page 154 of
Official Records;

1 Thence N 36° 23' W. along the Northeasterly line of said
2 parcel, a distance of 329.88 feet to the point of beginning
of the parcel to be described;

3 Thence S 43° 48' W., a distance of 52.56 feet;

4 Thence Southwesterly on a curve concave to the Northwest
having a radius of 200 feet, thru an angle of 10° 57', an arc
distance of 38.22 feet;

5 Thence S 54° 45' W. a distance of 53.53 feet to the South-
westerly line of above mentioned parcel;

6 Thence N 39° 10' W., a distance of 33.08 feet;

7 Thence N 54° 45' E., a distance of 21.80 feet;

8 Thence N 36° 33' W., a distance of 33.03 feet;

9 Thence N. 54° 45' E., a distance of 34.74 feet;

10 Thence Northeasterly on a curve concave to the Northwest
having a radius of 134 feet, thru an angle of 10° 57', an arc
distance of 25.61;

11 Thence N 43° 48' E., a distance of 63.98 feet;

12 Thence S 36° 23' E., a distance of 66.98 feet to the point
of beginning.

13 /s/ Milton R. Nims, Jr.

Milton R. Nims, Jr.

14 /s/ Wanda L. Denton

/s/ Audrey J. Nims,

15 Albert H. Ford, Notary

Audrey J. Nims

16 STATE OF CALIFORNIA)

17 ss.

18 COUNTY OF RIVERSIDE)

19 ON THIS _____ day of _____, 1956, before me, a Notary
Public in and for said County and State, personally appeared
20 MILTON R. NIMS, JR., and AUDREY J. NIMS, known to me to be
the persons whose names are subscribed to the within Instrument
and acknowledged to me that they executed the same.

21 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
22 official seal the day and year in this certificate first above
written.

23
24
25 Notary Public in and for said County and
26 State.