

Deed of Partial Reconveyance

Know All Men By These Presents:

Whereas, on February 21, 1956, MEREDITH N. CREE AND MARGARET E. CREE, husband and wife

did execute and delivered a Deed of Trust to CONTINENTAL AUXILIARY COMPANY

as Trustee for BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION

as Beneficiary, which Deed of Trust was recorded on March 6, 1956, in

the office of the County Recorder of Riverside County of Riverside as Instrument No. 16201

State of California, in Book 1875 of Official Records, at Page 68, et seq.; and

Whereas, CONTINENTAL AUXILIARY COMPANY, a California Corporation, is now the Trustee under said Deed of Trust and;

Whereas, pursuant to the terms of said Deed of Trust, the CONTINENTAL AUXILIARY COMPANY has been requested to execute a partial reconveyance, and is authorized to reconvey the real property hereinafter described, conveyed to it by said Deed of Trust;

Now Therefore, said CONTINENTAL AUXILIARY COMPANY, as Trustee, does hereby remise, grant, release and reconvey to the person or persons legally entitled thereto all of the estate and interest derived by it through or under said Deed of Trust, in and to the following described portion of the premises therein described, to-wit:

All that portion of Lot 304, as shown by ^(Description) Corrected Map of Additions to Maps of Riverside Land Irrigating Company on file in Book 4 page 75 of Maps, records of Riverside County, Calif. and of Lot 6 of Evans Rio Rancho, as shown by Map on file in Book 10 of Maps, at pages 52, 53 and 54 thereof, records of Riverside County, Calif., more particularly described as follows: Commencing at an angle point in the Easterly line of Lot 6 of said Evans Rio Rancho, said angle point being the Northwesterly corner of Parcel No. 1, as shown by Map on file in Book 12 page 78 of Records of Survey, records of Riverside Co., Calif.; Thence South 68°12'30" East along said Easterly line and along the Northerly line of said Record of Survey, a distance of 231.07 ft. to an angle point in said Northerly line of said Record of Survey; Thence North 86°54' East along said Northerly line of said Record of Survey, a distance of 24.9 ft. to a point thereon for the true point of beginning; Said true point of beginning bears on a curve to the South, having a radius of 40.00 ft. from which the center of said curve bears on a line to the East; Thence along said curve, to the right, through a central angle of 275°32'54", an arc distance of 193.07 ft. to a point of reverse curvature with a curve concave to the Southeast, having a radius of 17.00 ft. the radial line at said point of reverse curvature bears North 37°57'41" West; Thence Southerly along said last mentioned curve, to the left through a central angle of 67°07'19" an arc distance of 19.92 ft. to the end thereof; Thence South 15°05' East, a distance of 13.14 ft.; Thence South 74°01'25" West, a distance of 7.28 ft. to a point on the Westerly line of Parcel No. 11 as shown on said Record of Survey; Thence North 19°08' West along said Westerly line, a distance of 40.00 ft. to the Northwest corner of said Parcel No. 11; Thence South 86°54' West along said Northerly line of said Record of Survey, a distance of 30.00 ft. to the true point of beginning.

IN WITNESS WHEREOF, said CONTINENTAL AUXILIARY COMPANY, as such Trustee, has

caused these presents to be executed by an officer, to-wit: J. McManus Jr. of the BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION and ex-officio agent of said CONTINENTAL AUXILIARY COMPANY, by virtue of a resolution of the Board of Directors of said Corporation heretofore recorded in the aforesaid County.

Dated: March 4, 1959 CONTINENTAL AUXILIARY COMPANY, a Corporation, Trustee.

By: *J. McManus Jr.* Its Agent.
J. McManus Jr.

STATE OF CALIFORNIA,)
County of Riverside) SS
On this 4th day of March, 1959, before me, the undersigned, a Notary Public in and for said Riverside County, personally appeared J. McManus Jr.

an officer to-wit: of BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, and ex-officio agent of CONTINENTAL AUXILIARY COMPANY, a corporation, known to me to be the person who executed the within instrument on behalf of CONTINENTAL AUXILIARY COMPANY, a corporation, therein named, and acknowledged to me that said CONTINENTAL AUXILIARY COMPANY, a corporation, executed the same, as such trustee.

WITNESS my hand and official seal:

(Seal) *Margaret R. Penfield*
Notary Public in and for said Riverside County and State.

My commission expires June 9, 1962

(SPACE BELOW FOR RECORDER'S USE ONLY)

PHOTOSTATED
COMPARED

RECEIVED FOR RECORD
MAR 27 1959

26 Min. Post
At Recyng of

Cathy Clark
Recorder
BOOK 2439 PAGE 531
Et Seq., Records of Riverside County, California

JACK A. ROSS
Deputy Recorder

James
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This Document APPROVED AS TO FORM

Leo A. Morgan
City Attorney
Riverside, California

APPROVED AS TO DESCRIPTION
J.F. Martinek
Director of Public Works
Assistant City Engineer

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