

276269

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code 6103)

RECEIVED FOR RECORD  
Min. Past 10:00 clock

SEP 23 1988  
Recorded in Official Records  
of Riverside County, California  
William E. Smith  
RECORDER  
Fee \$

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-38-878

GRANT DEED

RONNIE COTTER, an unmarried man, Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel 1

The southeasterly 3.00 feet of that portion of the northwesterly 10.00 feet of Cook Avenue (Lot Z) of LA GRANADA, as shown by map on file in Book 12, at Pages 42 through 51 thereof, records of Riverside County, California vacated by Resolution of the Board of Supervisors of said County recorded October 5, 1948 in Book 1016, Page 517 of Official Records of said Riverside County lying adjacent to that portion of Lot 13, Block 11 of said LA GRANADA described as follows:

BEGINNING at the most southerly corner of said Lot 13;

THENCE on the southwesterly line of said Lot, North 30° 19' West, 338.82 feet to the most westerly corner of said Lot;

THENCE on the northwesterly line of said Lot, North 46° 47' 34" East, 132.45 feet;

THENCE on a line parallel with the southwesterly line of said Lot, South 30° 19' East, 335.90 feet to the southeasterly line of said Lot;

THENCE on said southeasterly line South 45° 34' West, 133.14 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion of said northwesterly 10.00 feet lying adjacent to that portion of said Lot 13 described as follows:

276269

BEGINNING at the most southerly corner of said Lot;

THENCE North 45° 34' East on the southeasterly line of said Lot, 33.14 feet for the TRUE POINT OF BEGINNING of the parcel to be excepted;

THENCE North 30° 19' West, parallel with the southwesterly line of said Lot, 110.00 feet to the southwesterly line of that 15.00 foot strip of land conveyed to Charles A. Field and Mary E. Field, by deed recorded August 20, 1974, as Instrument No. 106989, Official Records of said Riverside County;

THENCE North 45° 34' East, along said strip of land and parallel with the southeasterly line of said Lot, 60 feet;

THENCE South 30° 19' East parallel with the southwesterly line of said Lot, 115.00 feet, to a point on the southeast line of said Lot;

THENCE South 45° 34' West on said southeast line 60 feet, to the TRUE POINT OF BEGINNING.

Area - 219 square feet, more or less.

Parcel 2

The southeasterly 3.00 feet of that portion of the northwesterly 10.00 feet of Cook Avenue (Lot Z) of LA GRANADA, as shown by map on file in Book 12, at Pages 42 through 51 thereof, records of Riverside County, California vacated by Resolution of the Board of Supervisors of said County recorded October 5, 1948 in Book 1016, Page 517 of Official Records of said Riverside County lying adjacent to that portion of Lot 14, Block 11 of said LA GRANADA described as follows:

BEGINNING at the most easterly corner of said Lot 14;

THENCE on the northeasterly line of said Lot 14, North 30° 19' West, 338.82 feet to the most northerly corner of said Lot;

THENCE on the northwesterly line of said Lot, South 46° 47' 34" West, 125.00 feet;

THENCE South 38° 48' East, 332.87 feet to the southeasterly line of said Lot;

THENCE on said southeasterly line North 45° 34' East, 75.00 feet to the POINT OF BEGINNING.

Area - 225 square feet, more or less.

DESCRIPTION APPROVAL 5/24/88  
George P. Hutchinson by [Signature]  
SURVEYOR, CITY OF RIVERSIDE

276269

Dated 6-13-88 <sup>9.3.88</sup> <sup>R.C.</sup>

Ronnie Cotter  
RONNIE COTTER

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a Municipal Corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 9/23/88

William McLaughlin  
Title Property Services Manager

311.5/m - SURVEY.552/a

APPROVED AS TO FORM

Kathleen M. Bruce  
ASST. CITY ATTORNEY

3001 (6/82) (Individual) First American Title Company  
276269

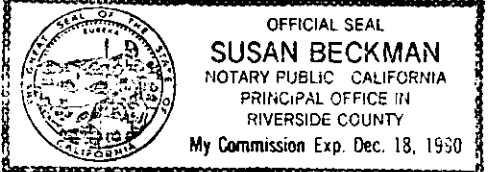
STATE OF CALIFORNIA  
COUNTY OF Riverside ss.

On September 8, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared \*\*\*\*\*RONNIE COTTER\*\*\*\*\*  
\*\*\*\*\*  
\*\*\*\*\*  
\*\*\*\*\*

personally known to me (or 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.

WITNESS my hand and official seal.

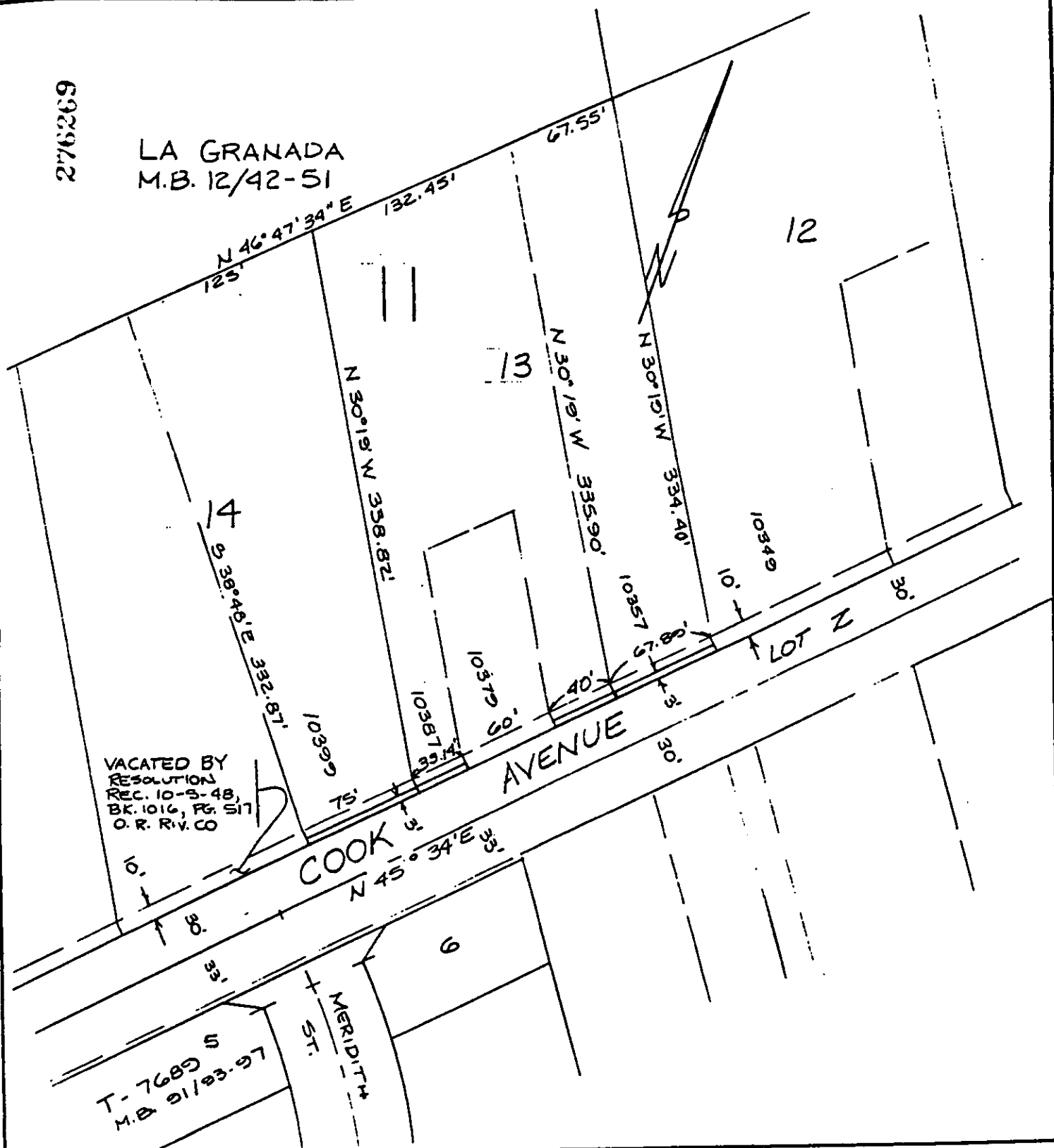
Signature Susan Beckman



(This area for official notarial seal)

276269

LA GRANADA  
M.B. 12/42-51



VACATED BY  
RESOLUTION  
REC. 10-9-48,  
BK. 1016, PG. 517  
O. R. Riv. Co

• 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

6/18-2

SCALE: 1" = 80'

DRAWN BY DA DATE 5/11/88

SUBJECT P.H.W. - 38-878