

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
AT 1:00 O'CLOCK

JUL - 2 1992

Recorded in Official Records
of Riverside County, California

W. J. [Signature] Recorder
Fees \$

246729

FOR RECORDER'S OFFICE USE ONLY

Project: 3524 Kansas Avenue
Building Permit
A.P.N. 211-151-001

GRANT DEED

JUAN QUIROZ, a married man, as his sole and separate property, as to an undivided 1/3 interest, JOSE MARIA QUIROZ, a married man, as his sole and separate property, as to an undivided 1/3 interest, and JOSE de JESUS QUIROZ, a married man, as his sole and separate property, as to an undivided 1/3 interest, as tenants in common, Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a municipal corporation, the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the Southwest Quarter of the Southeast Quarter of Section 24, Township 2 South, Range 5 West, San Bernardino Meridian, as shown by United States Government Survey, described as follows:

COMMENCING at the northwest corner of said Southwest Quarter of the Southeast Quarter of Section 24;

THENCE East along the northerly line of said Southwest Quarter of the Southeast Quarter of Section 24, a distance of 33.00 feet to a line parallel with and distant 33.00 feet easterly, as measured at right angles, from the westerly line of said Southwest Quarter of the Southeast Quarter of Section 24;

THENCE South along said parallel line, a distance of 33.00 feet to a line parallel with and distant 33.00 feet southerly, as measured at right angles, from said northerly line and the POINT OF BEGINNING of the parcel of land being described;

THENCE South continuing along said line parallel with said westerly line, 59.00 feet to the southerly line of that certain parcel of land described in deed to Juan Quiroz, et al., by document recorded January 6, 1992, as Instrument No. 3660 of Official Records of Riverside County, California;

THENCE East along said southerly line, 11.00 feet to a line parallel with and distant 44.00 feet easterly, as measured at right angles, from said westerly line;

THENCE North along said last mentioned parallel line, a distance of 30.50 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 28.50 feet;

THENCE northerly to the right along said curve through a central angle of 90° an arc length of 44.77 feet to a point in said line which is parallel with and 33.00 feet southerly from said northerly line distant therein 39.50 feet easterly from the Point of Beginning;

THENCE West along said last mentioned parallel line, 39.50 feet to the POINT OF BEGINNING.

Area - 823.3 square feet, more or less.

Dated 4-30-92

Juan Quiroz
JUAN QUIROZ

As the spouse of Juan Quiroz, I hereby consent and join in the granting of this conveyance.

Emerald G. Quiroz

DESCRIPTION APPROVAL 4/14/92
George P. Hutchinson by Kap
SURVEYOR, CITY OF RIVERSIDE

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Jose Maria Quiroz
JOSE MARIA QUIROZ

As the spouse of Jose Maria Quiroz, I hereby consent and join in the granting of this conveyance.

Maria Elena Quiroz

Jose de Jesus Quiroz
JOSE de JESUS QUIROZ

As the spouse of Jose de Jesus Quiroz, I hereby consent and join in the granting of this conveyance.

Agueda Quiroz

APPROVED AS TO FORM

Robert A. Lewis 6/30
ASSI. CITY ATTORNEY

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.

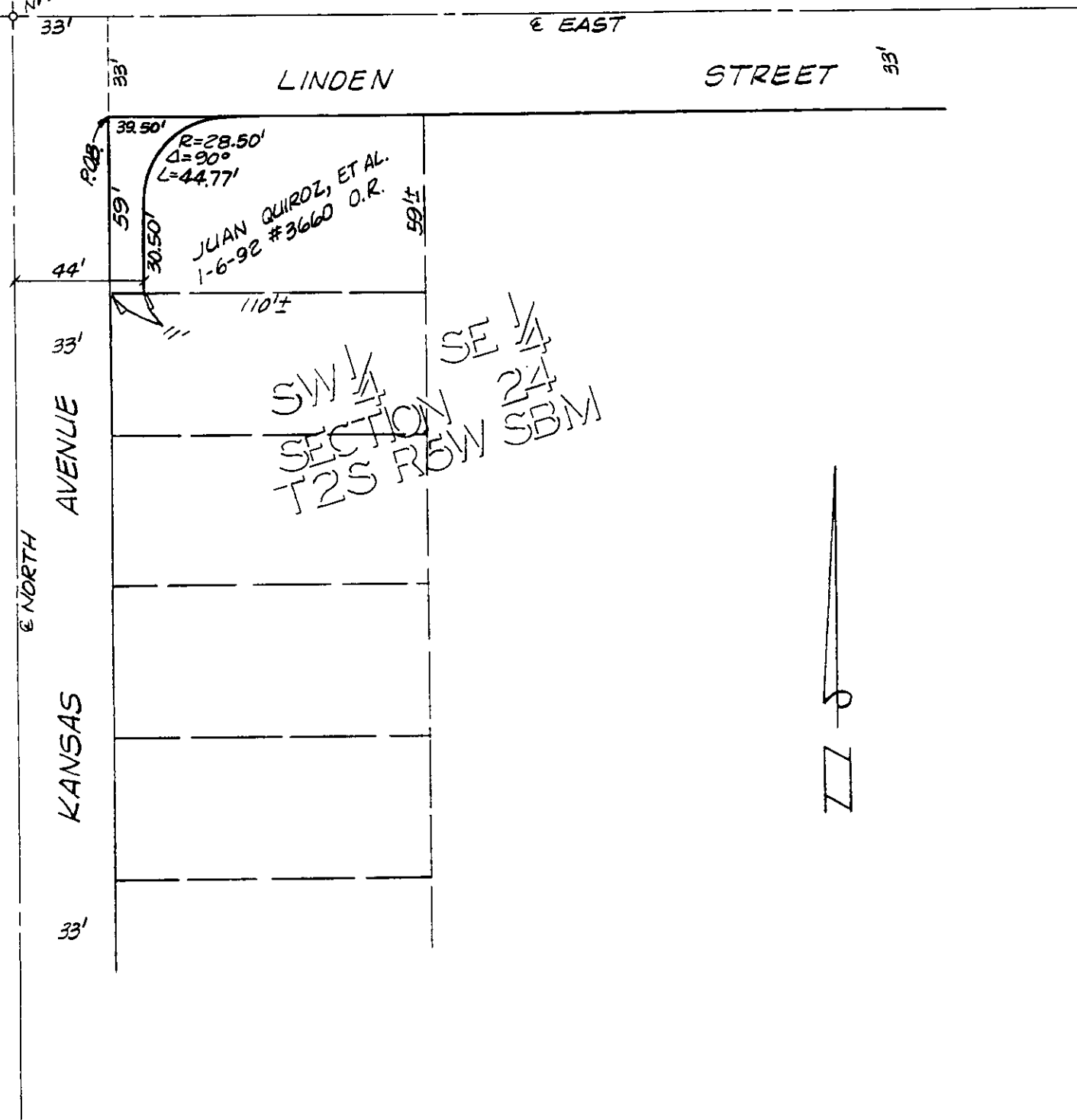
Dated

July 2, 1992

[Signature]
Real Property Services Manager
of the City of Riverside

QUIROZ.GD/a

NW CORNER SW 1/4 SE 1/4



• 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

3/21

SCALE: 1" = NTS DRAWN BY KGS DATE 4/1/92 SUBJECT 3524 KANSAS AVENUE