

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 2:00 O'CLOCK

MAR 10 1993

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Tyler Street Widening
Parcel 1

13439

GRANT DEED

LATIF AHMAD and SAMINA AHMAD, husband and wife, as joint tenants, Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

The southwesterly 8.00 feet of Lot 2 in Block 13 of LA GRANADA, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California;

EXCEPTING THEREFROM that portion of said Lot 2, described as follows:

BEGINNING at the most southerly corner of said Lot 2;

THENCE North 30° 19' 00" West, along the southwesterly line of said Lot 2, a distance of 150.00 feet;

THENCE North 46° 24' 00" East, parallel with the southeasterly line of said Lot 2, a distance of 296.68 feet to a point in the northeasterly line of said Lot;

THENCE South 30° 19' 00" East, along said northeasterly line, a distance of 150.00 feet to the most easterly corner of said Lot 2;

107361-JP

90058

THENCE South 46° 24' 00" West, along the southeasterly line of said Lot 2, a distance of 296.68 feet to the POINT OF BEGINNING.

X

Area - 600.0 square feet.

Dated Feb 12, 1993

Latif Ahmad
LATIF AHMAD

Samina Ahmad
SAMINA AHMAD

GENERAL ACKNOWLEDGEMENT

90058

State of California }
County of ORANGE } ss

On FEBRUARY 12, 1993 before me Edith K. Davis
(date) (name and title of the officer)

personally appeared LATIF AHMAD & SAMINA AHMAD
Name(s) of Signer(s)

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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Edith K. Davis
Signature

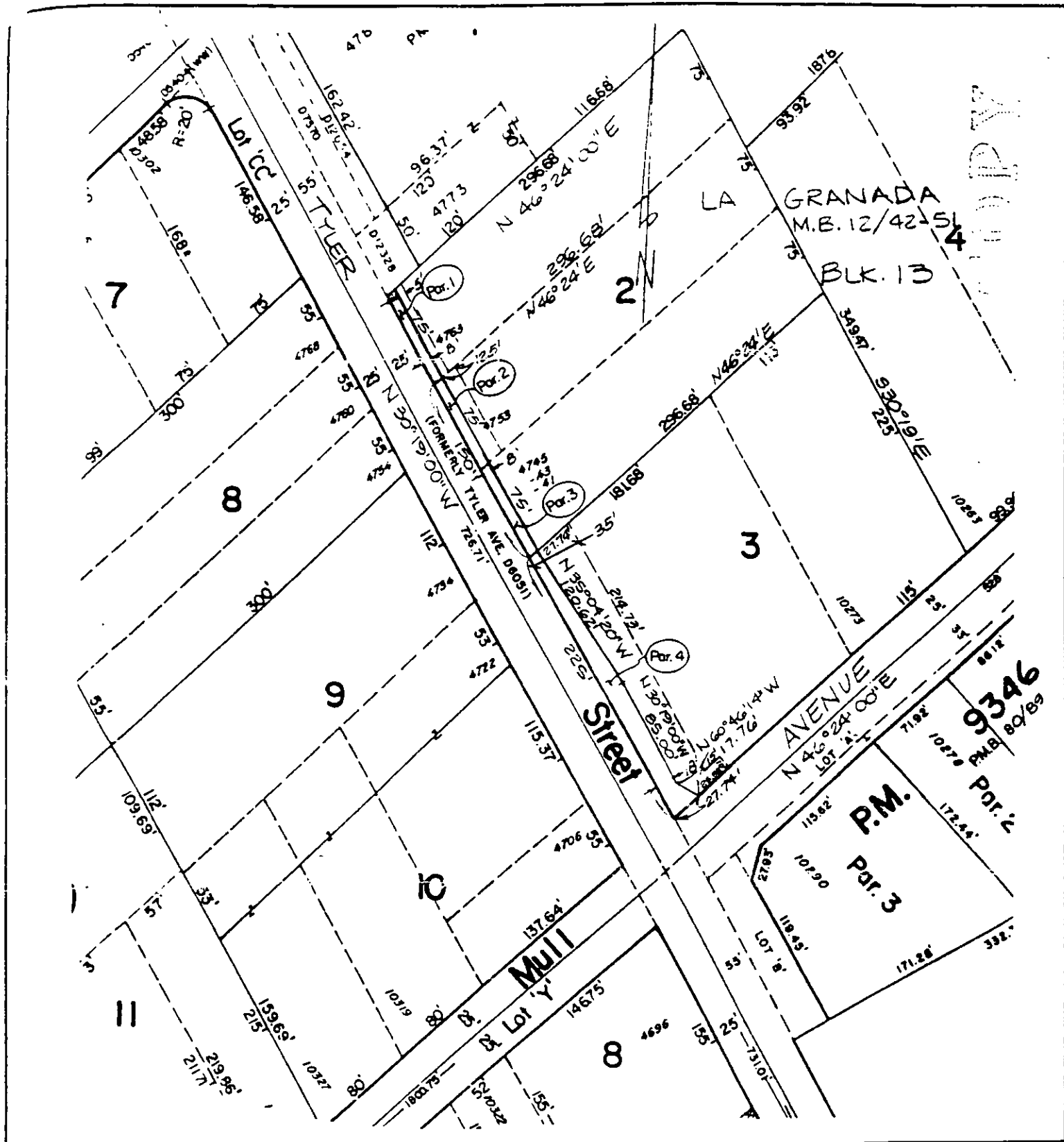
OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:



COPY

9346
P.M. 80/89

• 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

6/18-1

SCALE: 1" = 100'

DRAWN BY D.A. DATE 8/6/90

SUBJECT TYLER STREET WIDENING

75 240

and conveyan-
ship of the insur-
from an insured
subsidiary of the
law and not by
and any prede-
successors of insu-
of insu-
any

FILE NO. 107361-BJ

SCHEDULE A

POLICY NO. 139-114755
FILE NO. 107361-JF

DATE OF POLICY
MARCH 10, 1993 AT 2:00 P.M.

AMOUNT: \$4,600.00

FEE: \$360.00

1. NAME OF INSURED:

CITY OF RIVERSIDE, A MUNICIPAL CORPORATION

2. THE ESTATE OR INTEREST IN THE LAND WHICH IS COVERED BY THIS POLICY IS:

A FEE

3. THE ESTATE OR INTEREST REFERRED TO HEREIN IS AT DATE OF POLICY VESTED IN:

CITY OF RIVERSIDE, A MUNICIPAL CORPORATION

4. THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTHWESTERLY 8.00 FEET OF LOT 2 IN BLOCK 13 OF LA GRANADA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 42 THROUGH 51 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 2, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 2;

THENCE NORTH 30° 19' 00" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 150.00 FEET;

THENCE NORTH 46° 24' 00" EAST, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 296.68 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT;

THENCE SOUTH 30° 19' 00" EAST, ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 150.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 2;

THENCE SOUTH 46° 24' 00" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 296.68 FEET TO THE POINT OF BEGINNING

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

101344

SCHEDULE B

EXCEPTIONS FROM COVERAGE

A. Property taxes, including any assessments collected with taxes, to be levied for the fiscal year 1993 to 1994 which are a lien not yet payable.

B. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (Commencing with Section 75) of the Revenue and Taxation Code of the State of California.

1. A right of way over said land for canals, ditches or pipe lines for the distribution of water, as granted to La Sierra Heights Water Company by Deed recorded May 17, 1911 in Book 327, page 227, of Deeds.

Note: Said right of way is located in streets except at water meter connection points.

2. A right of way over said land for pipes, poles, conduits, pipe lines and incidental purposes, as granted to Twin Buttes Water Company by Deed recorded August 11, 1919 in Book 508, page 101, of Deeds; Citizens Domestic Water Company by Deed recorded March 18, 1926 in Book 663, page 591, of Deeds; Daly Water Company, a corporation, by Deed recorded in Book 402, page 88, of Deeds.

Certain of said rights and rights of way are now apparently vested in City of Riverside, as successor in interest to said above described water companies.

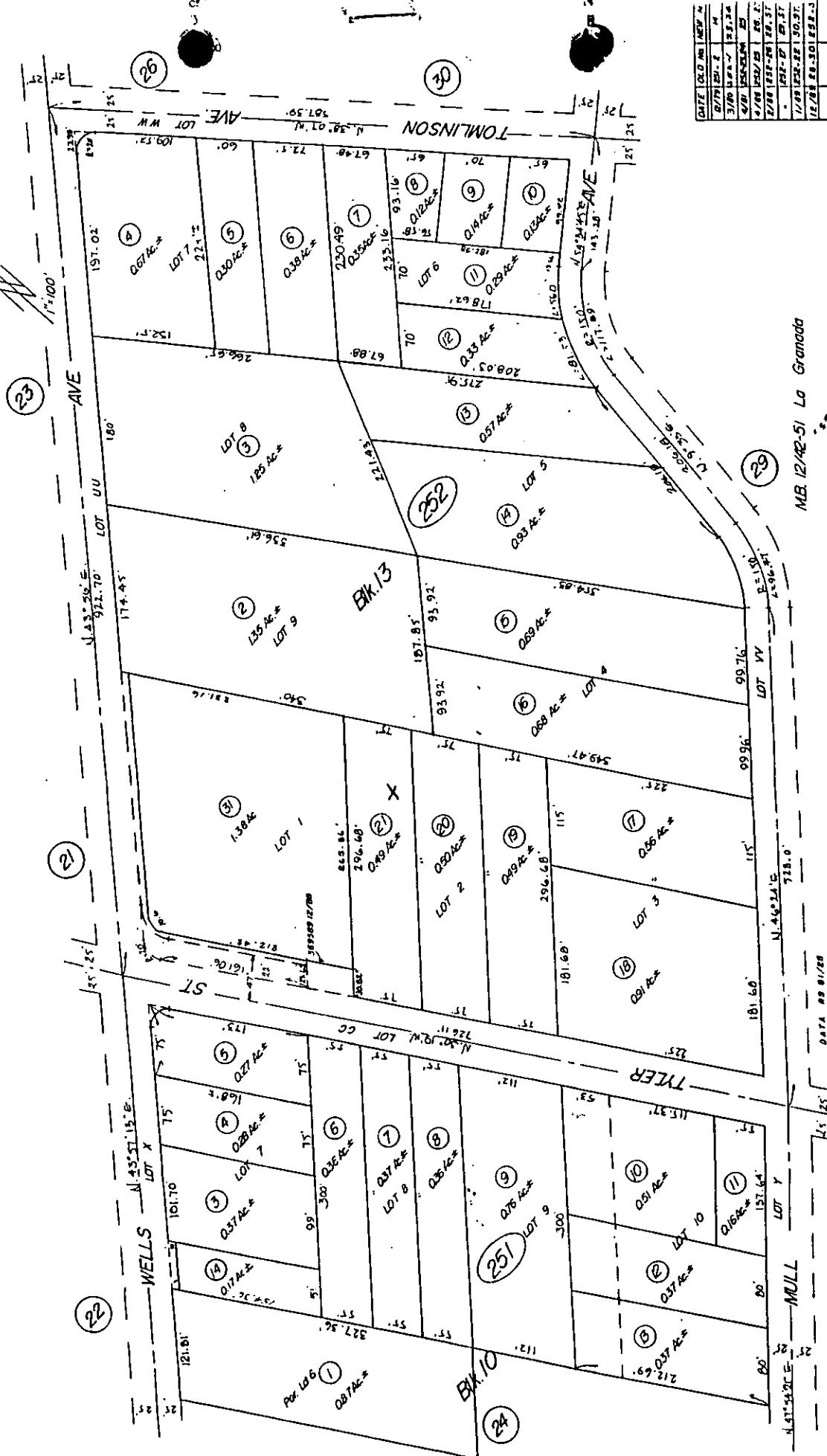
Note: Said right of way is located in streets except at water meter connection points.

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

POR CITY OF RIVERSIDE
(FOR T3S RBK)

147-25

TRA. 920



DATE	OLD AND NEW #
3/7/70	251-2
3/7/70	251-3
4/28/70	251-4
4/28/70	251-5
4/28/70	251-6
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4/28/70	251-98
4/28/70	251-99
4/28/70	251-100

MB. 12/42-51 La Granada

JUNE 1974

ASSESSOR'S MAP BK 147 PG 25
RIVERSIDE COUNTY, CALIF.

D126109