

361841

When recorded mail to:

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

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

OCT - 3 1997

FREE RECORDING

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

Recorded in Official Records
of Riverside County, California
Recorder

Fees \$ _____

FOR RECORDER'S OFFICE USE ONLY

D- 14137

Project: **4690 Mobley Avenue
Building Permit**

GRANT DEED

MERARDO LEON, sole surviving trustee of THE LEON FAMILY TRUST, UDT dated May 6, 1993, as Grantor, 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, as Grantee, its successors and assigns, the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 36 of EL RINCON as shown by map on file in Book 11 of Maps, pages 85 and 86 thereof, records of Riverside County, California, described as follows:

BEGINNING at the northerly corner of said Lot 36;

THENCE South 01°41'26" West, along the westerly line of said Lot 36, a distance of 163.10 feet to the northwest corner of that certain parcel of land conveyed to Dickie L. Frazier by deed recorded November 19, 1963, as Instrument No. 122087 of Official Records of Riverside County, California;

THENCE South 88°18'30" East, along the northerly line of said parcel conveyed

to Dickie L. Frazier, a distance of 8.00 feet to a line which is parallel with and distant 8.00 feet easterly, as measured at right angle, from said westerly line of said Lot 36;

THENCE North 01°41'26" East, along said parallel line, 109.26 feet;

THENCE North 73°40'43" East, 18.08 feet to a line which is parallel with and distant 8.00 feet southwesterly, as measured at right angle, from the northeasterly line of said Lot 36;

THENCE South 34°20'00" East, along said parallel line, 142.00 feet to the northerly line of said parcel conveyed to Dickie L. Frazier;

THENCE South 88°18'30" East, 9.89 feet to the northeasterly line of Lot 36;

THENCE North 34°20'00" West, along said northeasterly line of Lot 36, a distance of 201.67 feet to said **POINT OF BEGINNING**.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Mark S. Brown 9/12/97 Prep. MSB/WF
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/99

Dated 9-12-97

THE LEON FAMILY TRUST, UDT
dated May 6, 1993

by Merardo Leon
MERARDO LEON,
Sole Surviving Trustee

GENERAL ACKNOWLEDGMENT

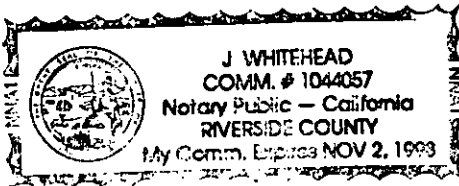
State of California }
County of Riverside } ss

On 9-12-97, before me J Whitehead
(date) (name)

a Notary Public in and for said State, personally appeared

Merardo Leon
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.

J Whitehead

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator

~~()~~ Individual(s) JL

() Trustee(s)
() Other

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

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

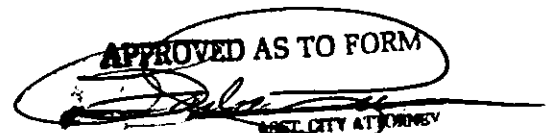
CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 9/24/97

J Whitehead
Real Property Services Manager
of the City of Riverside

moblely.bld



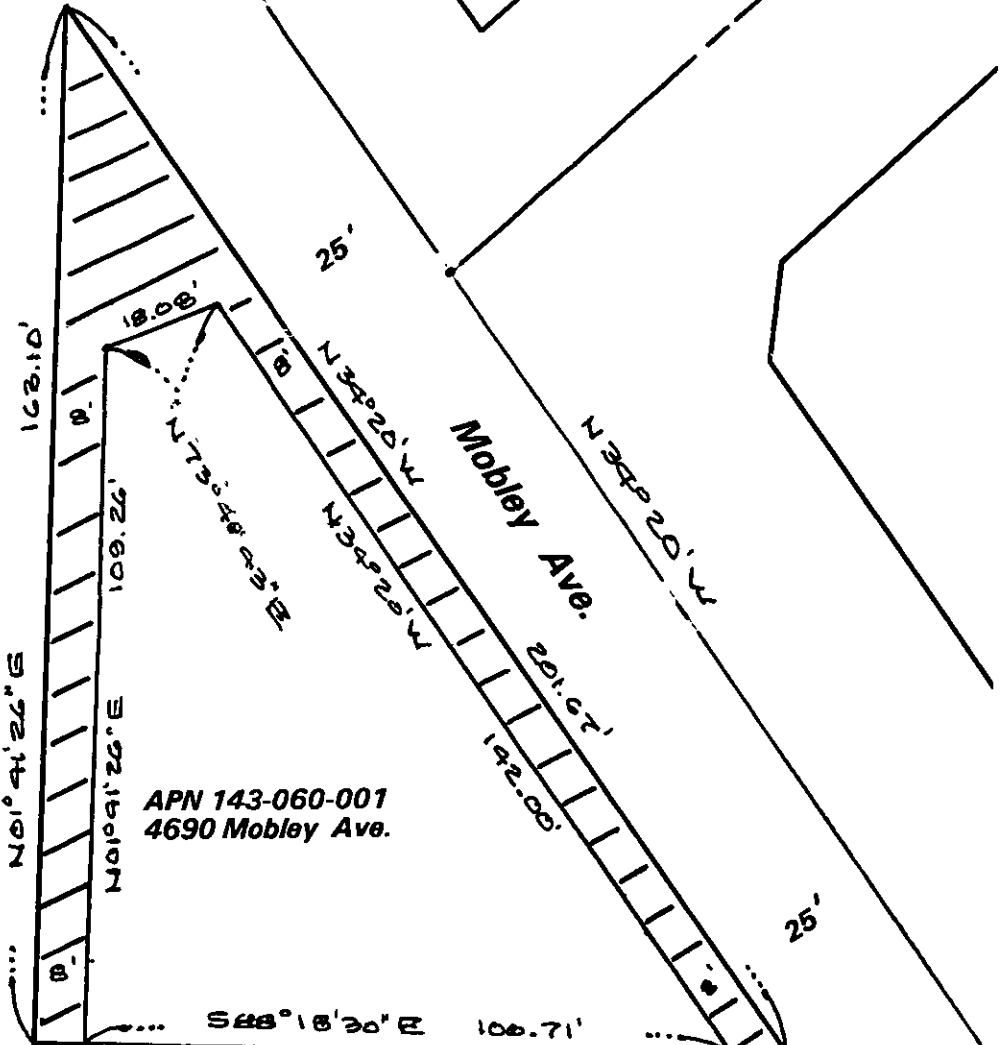
361841

25'

Jones Ave.

N 01° 41' 26" E

25'



APN 143-060-001
4690 Mobley Ave.

Por. Lot 36

EL RINCON

M.B. 11/85-88 Riv. Co.

Parcel conveyed to Dickie L. Frazier
11/19/63 as Inst No. 122087, O.R., Riv. Co.

69-6



September 09, 1997
1 inch = 30 feet

Actual prices taken on 4/29/1993. The City of Riverside makes no warranty on the accuracy or contents of the data shown on this map. This map shall not be reproduced or distributed. © Copyright 1997, City of Riverside, California. Printed by: FWALLY

4690 Mobley Ave.

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