

When recorded mail to:

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

DOC # 2001-390604

08/15/2001 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



FREE RECORDING

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

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FOR RECORDER'S OFFICE USE ONLY

Project: LL-030-001

A.P.N. 209-115-005 & 006

D - 14751



GRANT DEED

DON LUGINBILL and DONNA LUGINBILL, Trustees of the Family Trust of Don Luginbill and Donna Luginbill, dated March 9, 1999, as 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, as Grantee, its successors and assigns, the real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated 8/3/01

DON LUGINBILL and DONNA LUGINBILL, Trustees of the Family Trust of Don Luginbill and Donna Luginbill, dated March 9, 1999

DON LUGINBILL, Trustee

Donna Luginbill
DONNA LUGINBILL, Trustee

GENERAL ACKNOWLEDGEMENT

State of California

County of RIVERSIDE

ss

On 8/3/01, before me ZINA M. ANDERSON
(date) (name)

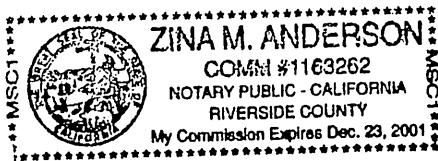
a Notary Public in and for said State, personally appeared

DON LUGINBILL AND DONNA LUGINBILL

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.



Zina M Anderson
Signature
ZINA M. ANDERSON

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
Title _____
- () Guardian/Conservator
- () Individual(s)
- () 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 8/8/01

APPROVED AS TO FORM

[Signature] 8.6.01
SUPERVISING DEPUTY CITY ATTORNEY

CITY OF RIVERSIDE

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

88/15/2691 68:68A
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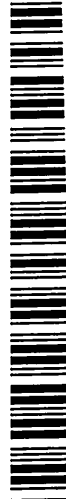


EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lots 15, 16 and 33 of E.N. Smith's Subdivision, as shown by map on file in Book 5, Page 179 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the most northerly corner of said Lot 16;

THENCE southwesterly along the northwesterly line of said Lots 15 and 16, a distance of 85 feet to the northeasterly line of the southwesterly 30 feet of said Lots 15 and 33;

THENCE southeasterly along said northeasterly line of the southwesterly 30 feet of Lots 15 and 33, a distance of 257.31 feet to the southeasterly line of the northwesterly 71.5 feet of said Lot 33;

THENCE northeasterly along said southeasterly line of the northwesterly 71.5 feet, a distance of 14 feet to the northeasterly line of the southwesterly 44 feet of said Lots 15 and 33;

THENCE northwesterly along said northeasterly line of the southwesterly 44 feet of Lots 15 and 33, a distance of 231.81 feet to a point distant 25.5 feet southeasterly of, as measured at right angle to, said northwesterly line of Lot 15;

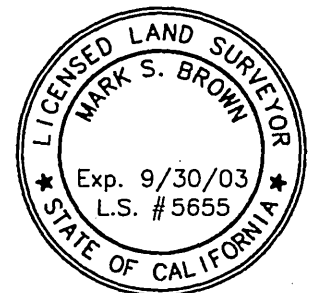
THENCE northerly a distance of 33.97 feet to a point in the northwesterly 0.5 of a foot of said Lot 16 which bears 48 feet southwesterly of, as measured at right angle to, the northeasterly line of said Lot 16;

THENCE northeasterly along the southeasterly line of the northwesterly 0.5 of a foot of said Lot 16, a distance of 48 feet to said northeasterly line of Lot 16;

THENCE northwesterly, along said northeasterly line of Lot 16, a distance of 0.5 of a foot to the 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 7/17/01 Date Prep. *Ke*
Mark S. Brown, L.S. 5655 License Expires 9/30/03



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JK

STREET

49.5'

0.5'
0.5'
48'
CURB FACE
85'
33.97'

18

30

17

31

16

32

15

33

185.81'
185.31'

71.5'

231.81'

257.31'

44'

30'

S'LY LINE

LOT 15

SPRUCE ST.

MAIN

7

M.B. 6/52

8

6

5

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

25-3

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



Scale: 1" = 50'

Drawn by: skn

Date: 07/16/01

Subject: LL-030-001 - SPRUCE & MAIN

14751

CNV1-330004
88/15/2881 88.86A
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