

Old Republic

DOC # 2005-0767085

09/16/2005 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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)

2607041175-56

Project: Van Buren Boulevard Widening
Parcel 22

A.P.N. 191-313-001

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FOR RECORDER'S OFFICE USE ONLY



D - 15527



TRA:009

DTTQ

GRANT DEED

GARY E. TOPPINS and PHYLLIS K. TOPPINS, husband and wife as joint tenants, 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 *Sept. 06, 05*

[Signature]
GARY E. TOPPINS

[Signature]
PHYLLIS K. TOPPINS

GENERAL ACKNOWLEDGEMENT

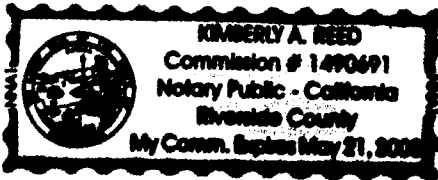
State of California

County of Riverside } ss

On 9/6/05, before me ~~Gary~~ Kimberly A. Reed
(date) (name)

a Notary Public in and for said State, personally appeared
Gary E Toppins and Phyllis K. Toppins
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.

Kimberly A. Reed
Signature

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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 9/13/05

CITY OF RIVERSIDE

By Belinda J. Graham

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY Just Smith
Deputy City Attorney

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Riverside } ss.

On 9/6/05 before me, Kimberly A. Reed
Date Name and Title of Office (e.g., "Jane Doe, Notary Public")
personally appeared Gary E. Toppins and Phyllis K. Toppins
Name(s) of Signer(s)

personally known to me
 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~~ they executed the same in ~~his~~ their authorized capacity(ies), and that by ~~his~~ 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
Kimberly A. Reed
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

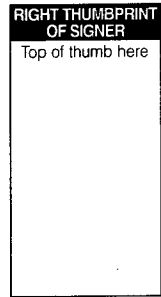


EXHIBIT "A"


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

All of Lot 1, Block 12 of the Village of Arlington, as shown by map on file in Book 1, Page 62 of Maps, records of San Bernardino County, California;

EXCEPTING THEREFROM the northeasterly rectangular 10 feet of said Lot 1;

ALSO EXCEPTING THEREFROM an undivided one-half interest in the southwesterly 1 foot of the northeasterly rectangular 10 feet of said Lot 1.

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



Mark S. Brown, L.S. 5655 Date 12/14/04 Prep. Kep
License Expires 9/30/05



191-312-019

VAN BUREN

55'

MILLER STREET

40'

N56°22'23"E

40'

40'

BOULEVARD

N33°38'46"W

218.12'

40'

150.12'

40'

MAGNOLIA AVENUE

66'

N56°22'23"E

VILLAGE OF ARLINGTON
M.B. 1/62 S.B. Co.

BLOCK 12

191-313-002

9483-89

LOT 2

150.12'

10'

6005 SQ.FT. FEE

9491-97

22
TOPPINS 191-313-001
LOT 1

• 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

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 12/6/04

SUBJECT: VAN BUREN BOULEVARD WIDENING

15527