

UNITED TITLE COMPANY

When recorded mail to:

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

DOC # 2007-0548353
08/27/2007 08:00A Fee:NC
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
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)

DTT - exempt

Project: Columbia Avenue Underpass

A.P.N. 210-043-005

TRA - 009 - 159

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042

GRANT DEED

ROBERT J. BEARD II and PHYLLIS M. BEARD, 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 8-17-07

Robert J. Beard II.
ROBERT J. BEARD II

Phyllis M. Beard
PHYLLIS M. BEARD

50604607-61

16074
ORIGINAL

GENERAL ACKNOWLEDGEMENT

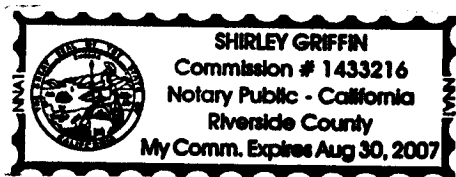
State of California

County of Riverside } ss

On 8-17-07, before me Shirley Griffin
(date) (name)

a Notary Public in and for said State, personally appeared
Robert J. Beard II and Phyllis M. Beard
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.

[Signature]
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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 8/24/07

CITY OF RIVERSIDE

By Amelia M. Valeri

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

A.P.N. 210-043-005
Fee Simple Interest

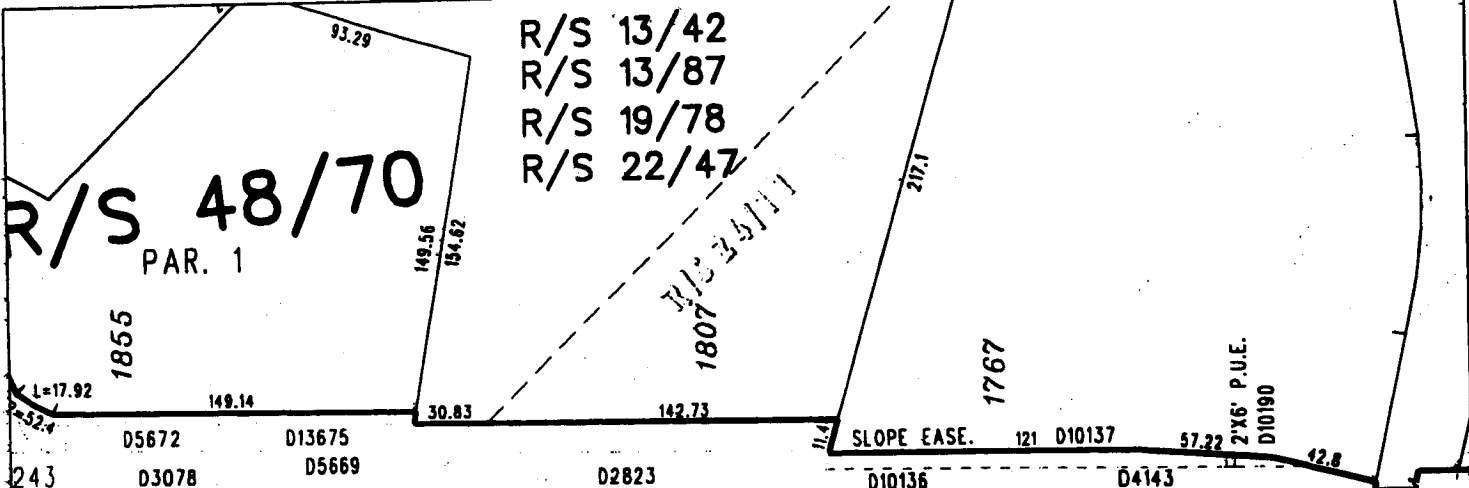
That certain real property located in the City of Riverside, County of Riverside, State of California, as conveyed to Robert J. Beard II, et ux., by Grant Deed recorded October 30, 1986, as Instrument No. 272361 of Official Records of Riverside County, California, being described in said Grant Deed as follows:

Lot 13 in Block 2 Lansdowne Division, as shown by map on file in Book 8, Page 82 of Maps, records of Riverside County, California.

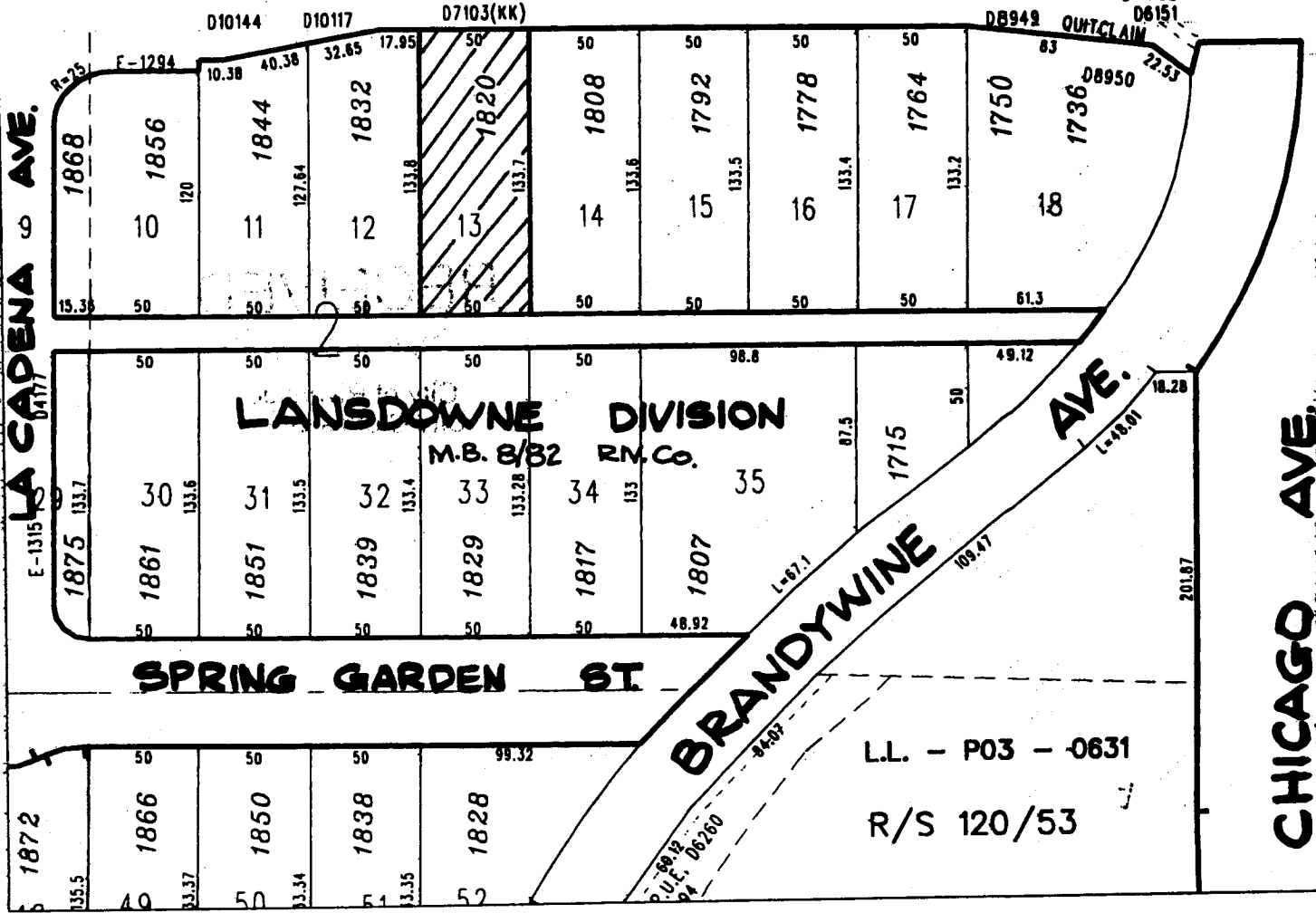
DESCRIPTION APPROVAL:

By: K. Stewart 2/15/2007
For Mark Brown Date
City Surveyor

16074



COLUMBIA AVENUE



◆ **CITY OF RIVERSIDE, CALIFORNIA** ◆ 16074

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" = 80' Drawn by: skn Date: 02/14/07 Subject: COLUMBIA AVENUE GRADE SEPARATION