

Recording Requested By
First American Title Company

DOC # 2011-0046804

01/28/2011 03:59P Fee:NC

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
City of Riverside
3900 Main Street, 2nd Floor
Riverside, CA 92522



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A.P.N.: 227-217-005-2

16656 File No.: RRI-3688385 (DD)

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GRANT DEED

O

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025

The Undersigned Grantor(s) Declare(s): **This conveyance is exempt from any documentary transfer tax per the California Revenue and Taxation Code Section 11922.**

FREE RECORDING: This instrument is for the benefit of the Housing Authority of the City of Riverside, and is entitled to be recorded without fee (Govt. Code 6103)

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of **Riverside**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Wells Fargo Bank, NA Successor by Merger to Wells Fargo Bank Southwest, NA F/K/A Wachovia Mortgage FSB F/K/A World Savings Bank, FSB

hereby GRANTS to

Housing Authority of the City of Riverside

the following described property in the City of **Riverside**, County of **Riverside**, State of **California**:

LOT 65 OF SUN AIR HOMES NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 28 PAGES 65 AND 66 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Date: 01/19/2011

A.P.N.: 227-217-005-2

File No.: RRI-3688385 (DD)

Dated: 01/19/2011

Wells Fargo Bank, NA Successor by Merger to
Wells Fargo Bank Southwest, NA F/K/A
Wachovia Mortgage FSB F/K/A World Savings
Bank, FSB

By: [Signature]
MELANIE HOPKE
Vice President Loan Documentation

STATE OF Texas)SS
COUNTY OF Dallas)

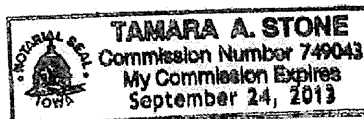
On 1-20-11, before me, Tamara A. Stone, Notary
Public, personally appeared Melanie Hopke

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature
Tamara A. Stone



My Commission Expires: _____

This area for official notarial seal

Notary Name: _____

Notary Phone: _____

Notary Registration Number: _____

County of Principal Place of Business: _____



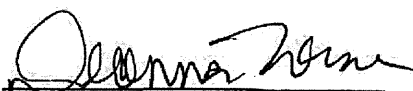
16656

**CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)**

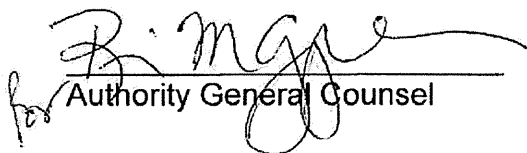
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the Housing Authority of the City of Riverside, California, a public body, corporate and politic, is hereby accepted by the undersigned officer on behalf of said Housing Authority pursuant to authority conferred by Resolution No. 21275 and adopted November 7, 2006, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 1-27-2011

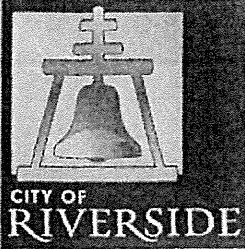
CITY OF RIVERSIDE

By 

APPROVED AS TO FORM:


Authority General Counsel

APN: 227-217-005



MEMORANDUM

Development Department

RECEIVED

MAY 19 2011

City of Riverside
City Clerk's Office

DATE: MAY 18, 2011
TO: CITY CLERK'S OFFICE
FROM: SHONDA HEROLD, HOUSING COORDINATOR
RE: ORIGINAL GRANT DEED - PROPERTY PURCHASED BY HOUSING AUTHORITY
THROUGH THE NEIGHBORHOOD STABILIZATON PROGRAM

D-16656

Please include the attached property into the inventory of property owned by the Housing Authority. Included for each address is the: original grant deed; title insurance policy; final settlement statement.

- 3926 Jefferson (227-217-005)

16656



First American

323 W Court St,
San Bernardino CA 92401

Riverside



3926 Jefferson

Transmittal

Order No: 3688385

2/24/2011

Closing
City of Riverside
3900 Main St Fl 2
Riverside CA 92522

Enclosed please find 2 attached documents.

First American Title Company

Page Count 4

16656

INTERIM BINDER

FEE \$588.50

FIRST AMERICAN TITLE INSURANCE COMPANY
a corporation,

hereby agrees that with the vestee named herein that it will issue, from and after the date shown below, its ALTA Std OWner Policy 1402.06 (2006) policy of title insurance with a liability not exceeding \$99,000.00, showing title to the estate or interest described to be vested in the vestee named herein subject only to the exceptions shown herein and to all of the provisions of the policy; or, if a valid and sufficient instrument creating an insurable estate or interest in favor of the nominee of the vestee named herein is executed, delivered and recorded within two years from the date shown below, the policy will be issued as of the date of recording the instrument, insuring the estate or interest subject only to the aforesaid exceptions and provisions of the policy and to liens, encumbrances and any other matters which shall have intervened, occurred or attached, or become for the first time disclosed of record between the date stated below and the date of recording the instrument, including those matters which may attach as a result of the recording.

This Binder is preliminary to the issuance of the policy of title insurance and shall become null and void 730 days from the date shown below or when the policy is issued, whichever shall first occur.

Dated: January 28, 2011 at 8:00 A.M.

First American Title Insurance Company

BY *[Signature]* PRESIDENT
ATTEST *[Signature]* SECRETARY



SCHEDULE A

The estate or interest in the land described or referred to herein is:

Fee simple.

Title to the estate or interest covered hereby at the date hereof is vested in:

Housing Authority of the City of Riverside

The land referred to herein is described as follows:

Real property in the City of Riverside, County of Riverside, State of California, described as follows:

LOT 65 OF SUN AIR HOMES NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 28 PAGES 65 AND 66 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 227-217-005-2

Exceptions:

1. General and special taxes and assessments for the fiscal year 2011-2012, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. Any and all offers of dedications, conditions, restrictions, easements, notes and/or provisions shown or disclosed by the filed or recorded map referred to in the legal description including but not limited to: public utilities and incidental purposes affecting said land.
4. Covenants, conditions, restrictions and easements in the document recorded March 23, 1955 as Book 1711, Page 370 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes or applicable state law. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

5. An easement for either or both pole lines, conduits or underground facilities and incidental purposes, recorded September 7, 1955 as Book 1790, Page 561 of Official Records.
In Favor of: Pacific Telephone and Telegraph Company, a Corporation
Affects: Said land
6. Any irregularity in the foreclosure proceedings leading up to the Trustee's Deed recorded December 7, 2010 as 2010-584403 of Official Records.
7. Rights of parties in possession and rights of tenant(s) in the Land, including rights of all parties claiming by, through or under said tenant(s).

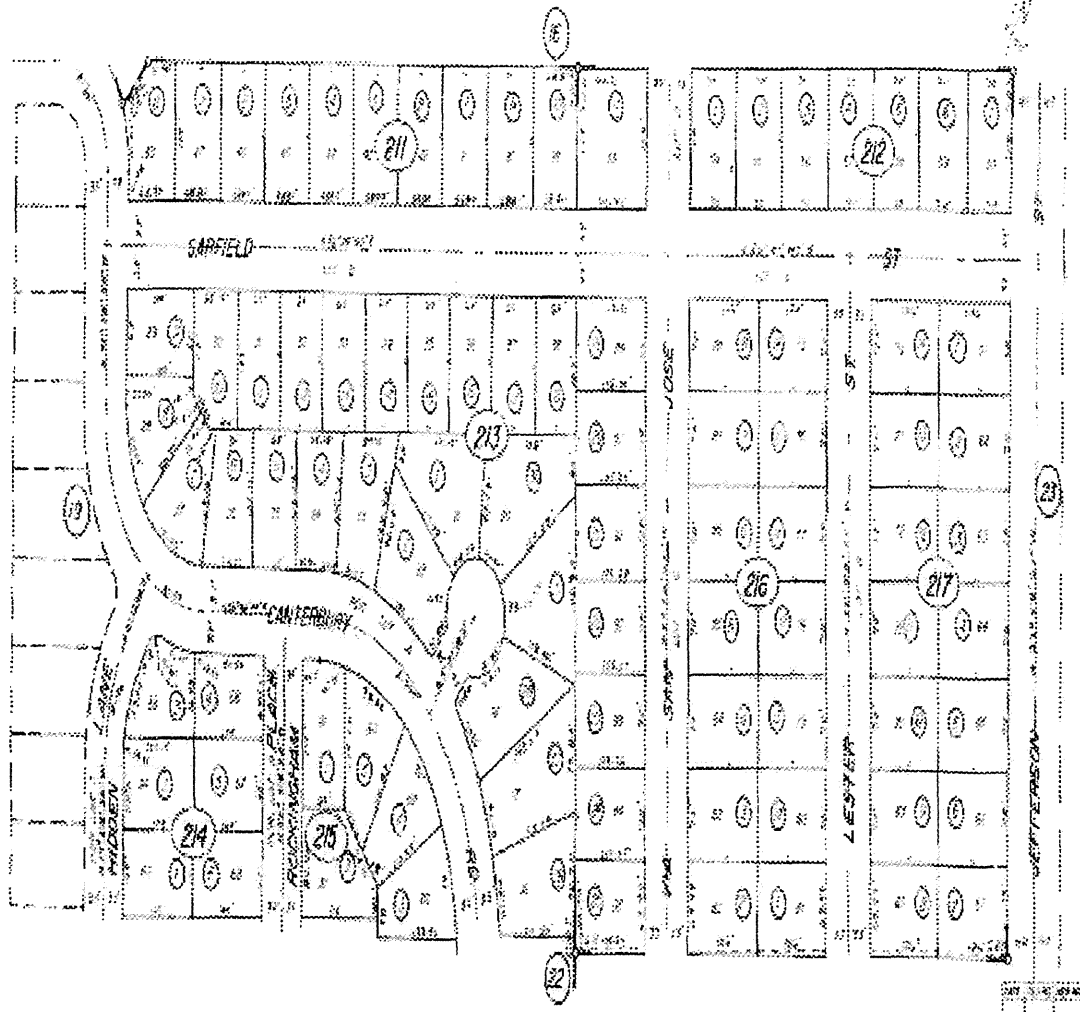
We will require an approved declaration signed by the seller/seller's authorized agent and the buyer prior to close of this transaction.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

Back

FOR CITY OF RIVERSIDE
(FOR RIVERSIDE LAND & IRRIG CO)
735. R5W

227-21

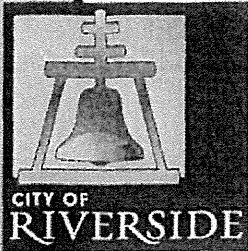


Parcel Number: 227217005-2
 Map Book: 227
 Page/Block: 217
 Parcel: 5
 Check Digit: 2
**HOW TO READ THE
 ASSESSOR'S MAP PAGE**
 The numerical parcel number on a map page consists of three main segments. The first three digits is the map book number. The second set of three numbers is the page/block number, and the third segment identifies the parcel number.

Map 227-21-2 Contiguous Seed Part
 Map 227-21-25 See Also Home No. 2

APPROXIMATE AREA OF EACH PARCEL
 SHOWN IN SQUARE FEET

10656



MEMORANDUM

Development Department

RECEIVED

MAY 19 2011

City of Riverside
City Clerk's Office

DATE: MAY 18, 2011
TO: CITY CLERK'S OFFICE
FROM: SHONDA HEROLD, HOUSING COORDINATOR
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