

ORANGE COAST TITLE CO  
1178214-10  
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)

DOCUMENTARY TRANSFER TAX \$-0- *¢*

Project: Streeter Avenue Grade Separation

A.P.N. 190-123-001-9  
TRA NO. 009-002

**DOC # 2011-0421668**  
09/22/2011 02:03 PM Fees: \$0.00  
Page 1 of 4  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: MABRERA

FOR RECORDER'S OFFICE USE ONLY

**D - 16713**

GRANT DEED

**RUDY REYES VILLEGAS and FRANCES VILLEGAS, 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 California charter city and municipal  
corporation, 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 9-16-11

Rudy Reyes Villegas  
**RUDY REYES VILLEGAS**

Frances Villegas  
**FRANCES VILLEGAS**

16713

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Rudy Reyes Villegas  
**RUDY REYES VILLEGAS**

Frances Villegas  
**FRANCES VILLEGAS**

State of California

County Riverside } ss

On 9/16/11, before me, MARI CASTELAZO, Notary Public,

personally appeared Rudy Reyes Villegas & Frances Villegas 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.

Mari Castelazo  
Notary Signature



**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, a California charter city and 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 9/20/11

**APPROVED AS TO FORM**  
[Signature]  
**SUPERVISING DEPUTY CITY ATTORNEY**

**CITY OF RIVERSIDE**

By [Signature]  
David Welch  
Real Property Services  
Manager


EXHIBIT "A"

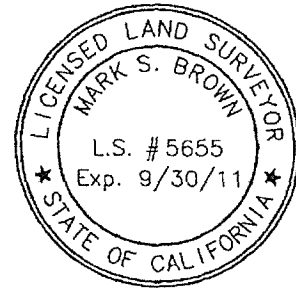
Streeter Grade Separation  
A.P.N. 190-123-001  
Villegas  
Fee Simple Interest

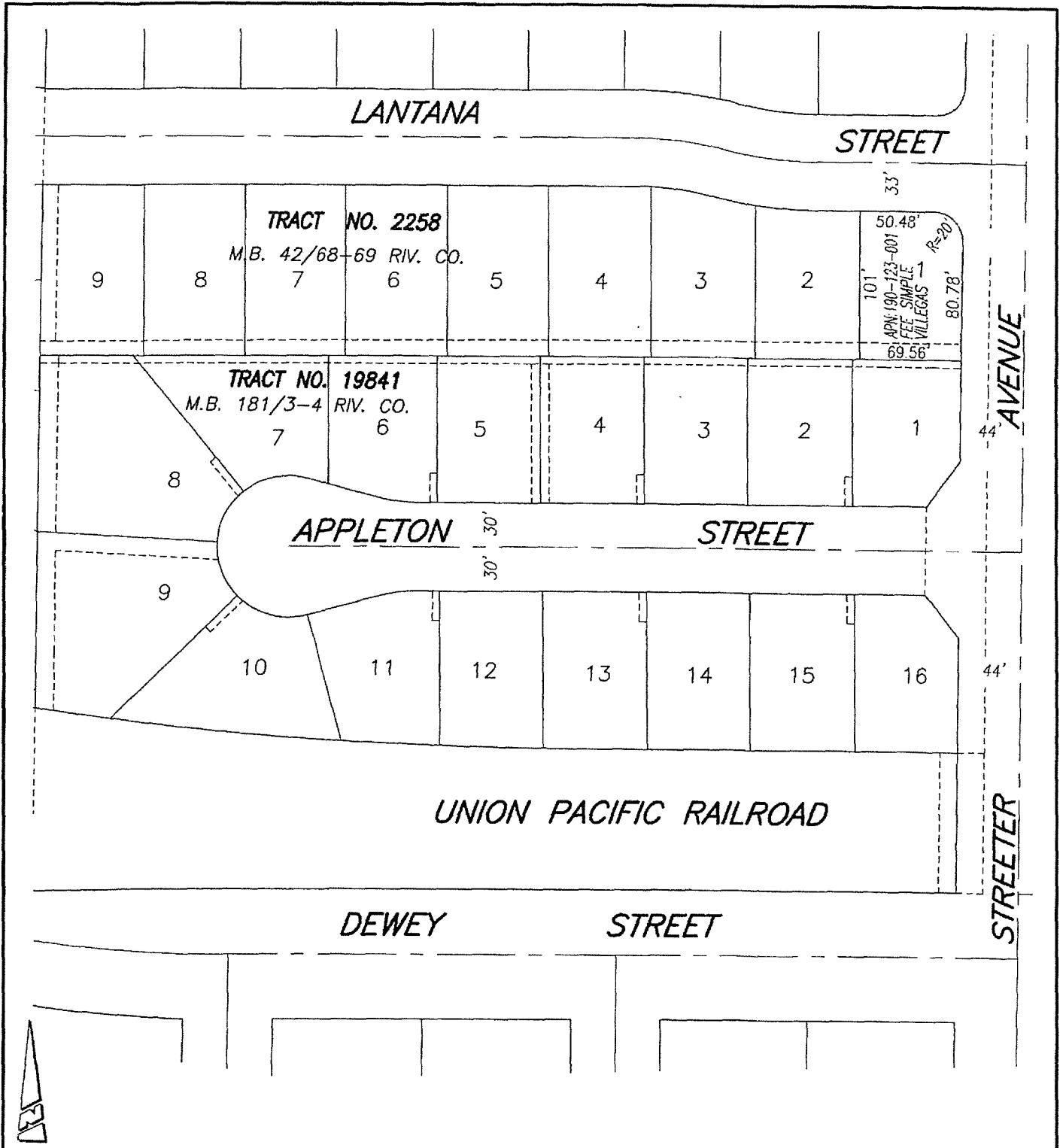
That certain real property located in the City of Riverside, County of Riverside, State of California, as described in Grant Deed to Rudy Reyes Villegas, et ux., by document recorded April 20, 1972, as Instrument No. 50928 of Official Records of said Riverside County, described as follows:

Lot 1, Tract No. 2258, as per map recorded in Book 42 (recorded as Book 48 in said Grant Deed), Pages 68 and 69, of Maps, in the office of the county recorder of said county.

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

 12/16/2010 Prep. \_\_\_\_\_  
Mark S. Brown, L.S. 5655                      Date  
License Expires 9/30/11





• 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.

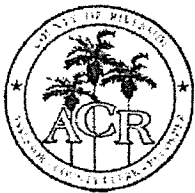
SHEET 1 OF 1

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 12/15/10

PROJECT: STREETER AVENUE GRADE SEPARATION

16713



LARRY W. WARD  
 COUNTY OF RIVERSIDE  
 ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
 P.O. Box 751  
 Riverside, CA 92502-0751  
 (951) 486-7000

Website: www.riversideacr.com

DOCUMENTARY TRANSFER TAX AFFIDAVIT

**WARNING**

ANY PERSON WHO MAKES ANY MATERIAL MISREPRESENTATION OF FACT FOR THE PURPOSE OF AVOIDING ALL OR ANY PART OF THE DOCUMENTARY TRANSFER TAX IS GUILTY OF A MISDEMEANOR UNDER SECTION 5 OF ORDINANCE 516 OF THE COUNTY OF RIVERSIDE AND IS SUBJECT TO PROSECUTION FOR SUCH OFFENSE.

ASSESSOR'S PARCEL NO. 190-123-001-9  
 Property Address: 5304 Lantana Street  
Riverside, CA 92504

I declare that the documentary transfer tax for this transaction is: \$ -0-.

If this transaction is exempt from Documentary Transfer Tax, the reason must be identified below.

I CLAIM THAT THIS TRANSACTION IS EXEMPT FROM DOCUMENTARY TRANSFER TAX BECAUSE: (The Sections listed below are taken from the Revenue and Taxation Code. Please check one or explain in "Other".)

1.  Section 11911. The document is a lease for a term of less than thirty-five (35) years (including options).
2.  Section 11911. The easement is not perpetual, permanent, or for life.
3.  Section 11921. The instrument was given to secure a debt.
4.  Section 11922. The conveyance is to a governmental entity or political subdivision.
5.  Section 11925. The transfer is between individuals and a legal entity, or between legal entities, and does not change the proportional interests held.
6.  Section 11926. The instrument is from a trustor to a beneficiary, in lieu of foreclosure, and no additional consideration was paid.
7.  Section 11926. The grantee is the foreclosing beneficiary and the consideration paid by the foreclosing beneficiary does not exceed the unpaid debt.
8.  Section 11927. The conveyance relates to a dissolution of marriage or legal separation.
9.  Section 11930. The conveyance is an *inter vivos* gift\* or a transfer by death.  
 \*Please be aware that information stated on this document may be given to and used by governmental agencies, including the Internal Revenue Service. Also, certain gifts in excess of the annual Federal gift tax exemption may trigger a Federal Gift Tax. In such cases, the Transferor (donor/grantor) may be required to file Form 709 (Federal Gift Tax Return) with the Internal Revenue Service.
10.  Section 11930. The conveyance is to the grantor's revocable living trust.
11.  Other (Include explanation and authority) \_\_\_\_\_

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Executed this 22 day of September, 2011 at San Bernardino, California  
 City State

CATHERINE A. VON MOOS  
 Printed Name of Affiant

Orange Coast Title  
 Name of Firm (if applicable)

1955 Hunts Lane #100 San Bernardino CA 92408  
 Address of Affiant

909-554-6123  
 Telephone Number of Affiant (including area code)

This form is subject to the California Public Records Act (Government Code 6250 et. seq.)

For Recorder's Use:

Affix PCOR Label Here