

ORANGE COUNTY TITLE CO

When recorded mail to:

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

DOC # 2011-0424270

09/23/2011 04:46 PM Fees: \$0.00

Page 1 of 4

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)

\*\*This document was electronically submitted to the County of Riverside for recording\*\*

Received by: YSEGURA

DOCUMENTARY TRANSFER TAX \$-0-  $\emptyset$

FOR RECORDER'S OFFICE USE ONLY

Project: Streeter Avenue Grade Separation

A.P.N. 226-071-007-7

TRA NO. 009-000

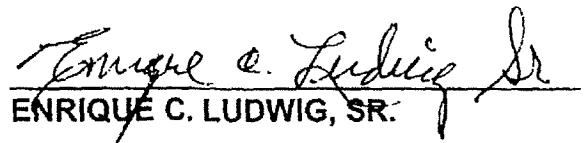
ORDER NO. 210-1178234-10

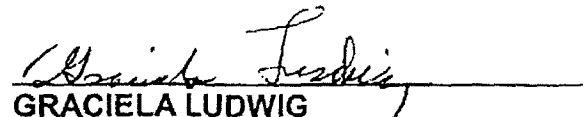
D - 16717

GRANT DEED

**ENRIQUE C. LUDWIG, SR., and GRACIELA LUDWIG, 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  $\checkmark$  7-7-11

  
ENRIQUE C. LUDWIG, SR.

  
GRACIELA LUDWIG

16717

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"A" attached hereto and incorporated herein by this reference, located in the City of Riverside,  
County of Riverside, State of California.

Dated ✓ 7-7-11

Enrique C. Ludwig Sr.  
ENRIQUE C. LUDWIG, SR.

Graciela Ludwig  
GRACIELA LUDWIG

State of California

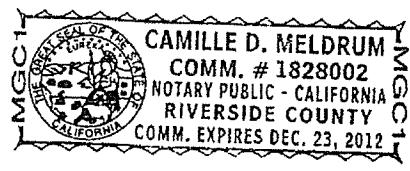
County Riverside } ss

On July 7, 2011, before me, Camille D. Meldrum, Notary Public personally appeared Enrique C. Ludwig Sr & Graciela Ludwig 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.

Camille D. Meldrum  
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 8/14/11

**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. 226-071-007  
Enrique C. Ludwig, Sr., et ux.  
Fee Simple Interest

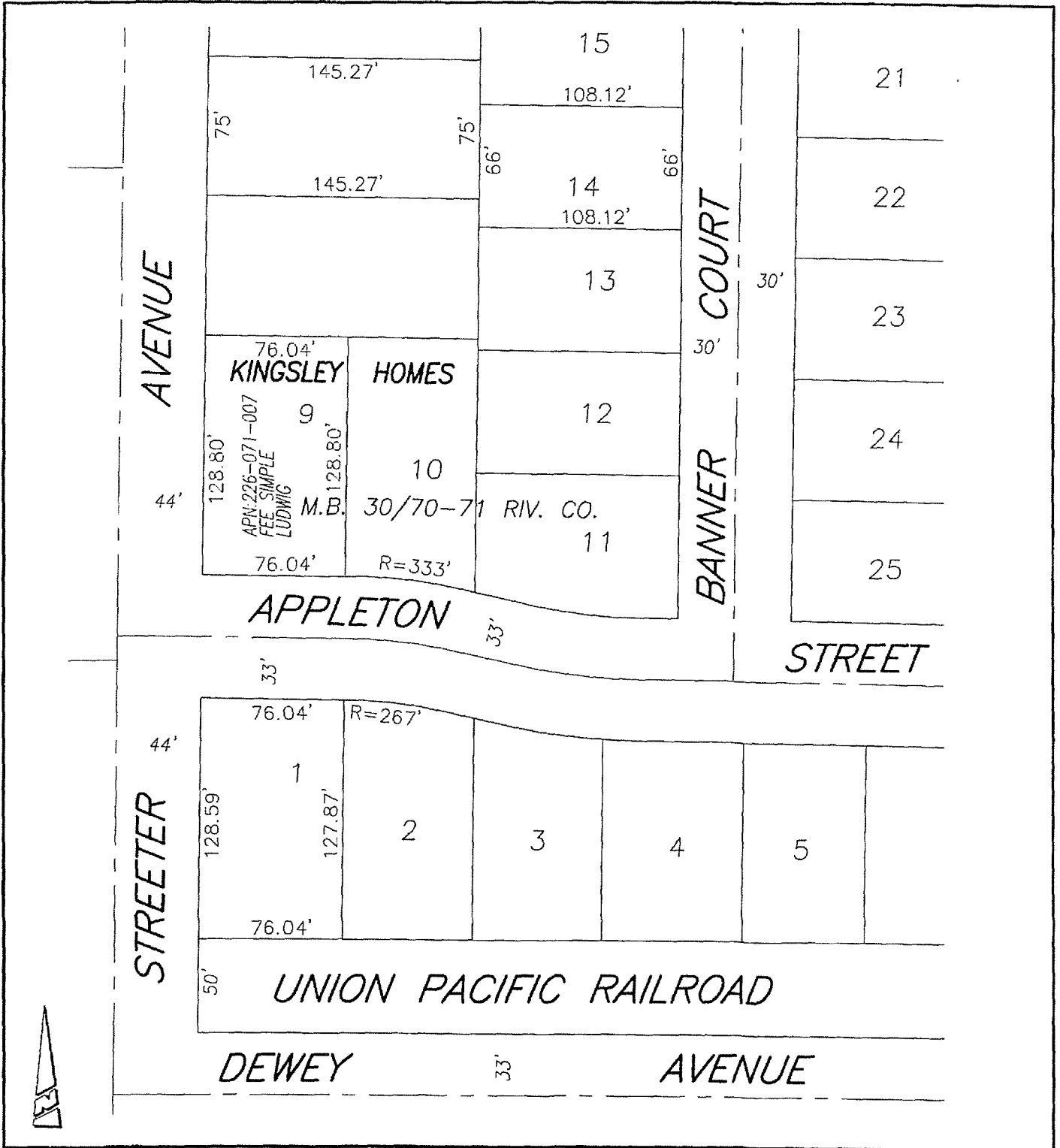
That certain real property located in the City of Riverside, County of Riverside, State of California, as described in Quitclaim Deed to Enrique C. Ludwig, Sr., et ux., by document recorded June 30, 1999, per Document No. 1999-293469 of Official Records of said Riverside County, described as follows:

Lot 9 of Kingsley Homes, as shown by map on file in Book 30, Pages 70 and 71 of Maps, records of Riverside County, California.

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

 9/1/2010 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: 8/09/10

PROJECT: STREETER AVENUE GRADE SEPARATION

*16717*



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](http://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 DOCUMENT 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. 226-071-007-7  
Property Address: 5289 APPLETON STREET, RIVERSIDE CA 92504

I declare that the documentary transfer tax for this transaction is:  
County Tax - \$ .00  
City Tax -

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 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 in this document may be given to an 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 23<sup>rd</sup> day of September, 2011 at San Bernardino, California

Catherine A. Van  
Signature of Affiant

CATHERINE A. VAN MORS  
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