

DOC # 2011-0463454

10/21/2011 08:00 AM Fees: \$0.00

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

①

Recording Requested By:
FIRST AMERICAN TITLE
National Commercial Services

When recorded mail to:

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

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

FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

NCS 451594

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Avenue Grade Separation
APN: 225-091-067
Address: 6104 Riverside Avenue

D - **16735**
8

GRANT DEED

Neil Calvin Hansen, Jr. and Sandra Kay Hansen as Co-Trustees of the Hansen Family Trust U/D/T July 21, 1993, 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.

16735

Dated Aug. 29, 2011

Neil Calvin Hansen, Jr. and Sandra Kay Hansen
as Co-Trustees of the Hansen Family Trust
U/D/T July 21, 1993

Neil Calvin Hansen, Jr. Co-Trustee
Neil Calvin Hansen, Jr., Co-Trustee

Sandra Kay Hansen, Co-Trustee
Sandra Kay Hansen, Co-Trustee

State of California

County of Riverside } ss

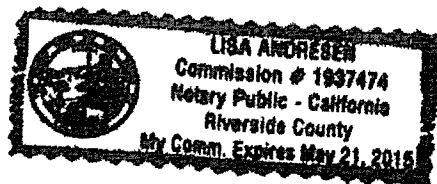
On 8-29-11, before me, Lisa Anderson, a Notary Public,

personally appeared Neil Calvin Hansen, Jr. and Sandra Kay Hansen 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.

Lisa Anderson
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 10/3/11

CITY OF RIVERSIDE

By: 

David Welch, Real Property Services Manager

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY: 

Deputy City Attorney

EXHIBIT "A"

Riverside Avenue
Grade Separation
APN: 225-091-067
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 The Hansen Family Trust, by document recorded November 9, 1993, as Instrument no. 448105, Official Records of said County, described as follows:

That portion of Government Lot 1 in Fractional Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, as shown by United States Government Survey, more particularly described as follows:

Beginning at a point on the Easterly line of Riverside Avenue, 203.70 feet Northerly from the Southerly line of said Government Lot 1, said point of beginning being the intersection of said Easterly line of Riverside Avenue with the Northwesternly line of the right-of-way of the San Pedro, Los Angeles and Salt Lake Railroad;

Thence Northerly along said Easterly line of Riverside Avenue, 138.00 feet;

Thence at right angle Easterly to a point in said Northwesternly line of the right-of-way of the San Pedro, Los Angeles and Salt Lake Railroad;

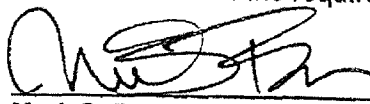
Thence Southwesterly along said Northwesternly line to the Point of Beginning;

EXCEPTING THEREFROM that certain parcel of land conveyed to the City of Riverside by deed recorded July 20, 1956 as Instrument no. 50876, Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that certain parcel of land conveyed to the City of Riverside by deed recorded May 28, 1971 as Instrument no. 57337, Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that certain parcel of land conveyed to the City of Riverside by deed recorded January 15, 1988 as Instrument no. 12370, Official 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. EV
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/11



RIVERSIDE AVENUE

To City of Riv. rec. 7/20/56, inst. no. 50876, O.R. Riv. Co. Ca. 138.00'

To City of Riv. rec. 1/15/88, inst. no. 12370, O.R. Riv. Co. Ca.

POR. GOVT. LOT 1
SEC. 34, T. 2 S., R. 5 W., S.B.M.

A.P.N. 225-091-067
FEE SIMPLE INTEREST

R.S. 79/57

To City of Riv. rec. 5/28/71, inst. no. 57337, O.R. Riv. Co. Ca.

UNION PACIFIC RR.
(FORMERLY S.P., L.A. & S.L. RR. Co.)

HARMONY - DALE TRACT UNIT NO. 3

M.B. 32/11

25'

517'7"

44'

33'

TIPPERARY

33'

33'

WAY

33'

S'y line Govt. 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: 1"=40'

DRAWN BY: EV

DATE: 8/17/10

SUBJECT: RIVERSIDE GRADE SEPARATION

16735

NOTARY SEAL

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the Notary Seal on the document to which this statement is attached reads as follows:

Name of Notary: Lisa Andresen
Commission #: 1937474
Date Commission Expires: 5-21-15
County where Bond is filed Riverside

PLACE OF EXECUTION: RIVERSIDE

DATE: 10/21/11

SIGNATURE: 