

ORANGE COAST TITLE CO.

1178239-10

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)

DOC # 2012-0029732

01/24/2012 08:00 AM 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

DOCUMENTARY TRANSFER TAX \$-0-

FOR RECORDER'S OFFICE USE ONLY

Project: Streeter Avenue Grade Separation
Public Street Easement
POR A.P.N. 226-071-006 -6
TRA NO. 009-000

D - 16757

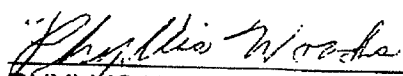
GRANT OF EASEMENT

/A.

PHYLLIS WOODS, AS EXECUTRIX FOR THE ESTATE OF LEO R. WOODS, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, in, under, upon, over and along that certain 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.

ESTATE OF LEO R. WOODS

Dated 8-8-11


PHYLLIS WOODS, Executrix
/A.

16757

State of ~~California~~ Indiana

County of Kosciusko

} ss

On 8/8/11, before me Phyllis Woods Tim Brubaker
NOTARY PUBLIC

personally appeared Phyllis A. Woods 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]
Notary Signature



Tim Brubaker
Notary Public
State of Indiana, County of Kosciusko.
My Comm. Expires Sept. 26, 2013

**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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 8/24/11

CITY OF RIVERSIDE

By: [Signature]
David Welch,
Real Property Services Manager

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

*Streeter Avenue Grade Separation
Public Street Easement
POR. A.P.N. 226-071-006*

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the Northwest Quarter of the Northwest Quarter of Section 33, Township 2 South, Range 5 West, San Bernardino Meridian, as shown by United States Government Survey, and being a portion of Parcel No. 2 of Record of Survey, on file in Book 39, Page 81 of Record of Surveys, records of Riverside County, California, described as follows;

BEGINNING at the northwest corner of said Parcel No. 2;

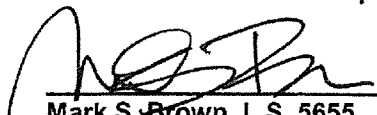
THENCE along the westerly line of said Parcel No. 2, South 0°42'03" West, a distance of 15.00 feet;

THENCE North 39°21'38" East, a distance of 19.21 feet to a point in the northerly line of said Parcel No. 2 distant 12.00 feet easterly from the Point of Beginning;

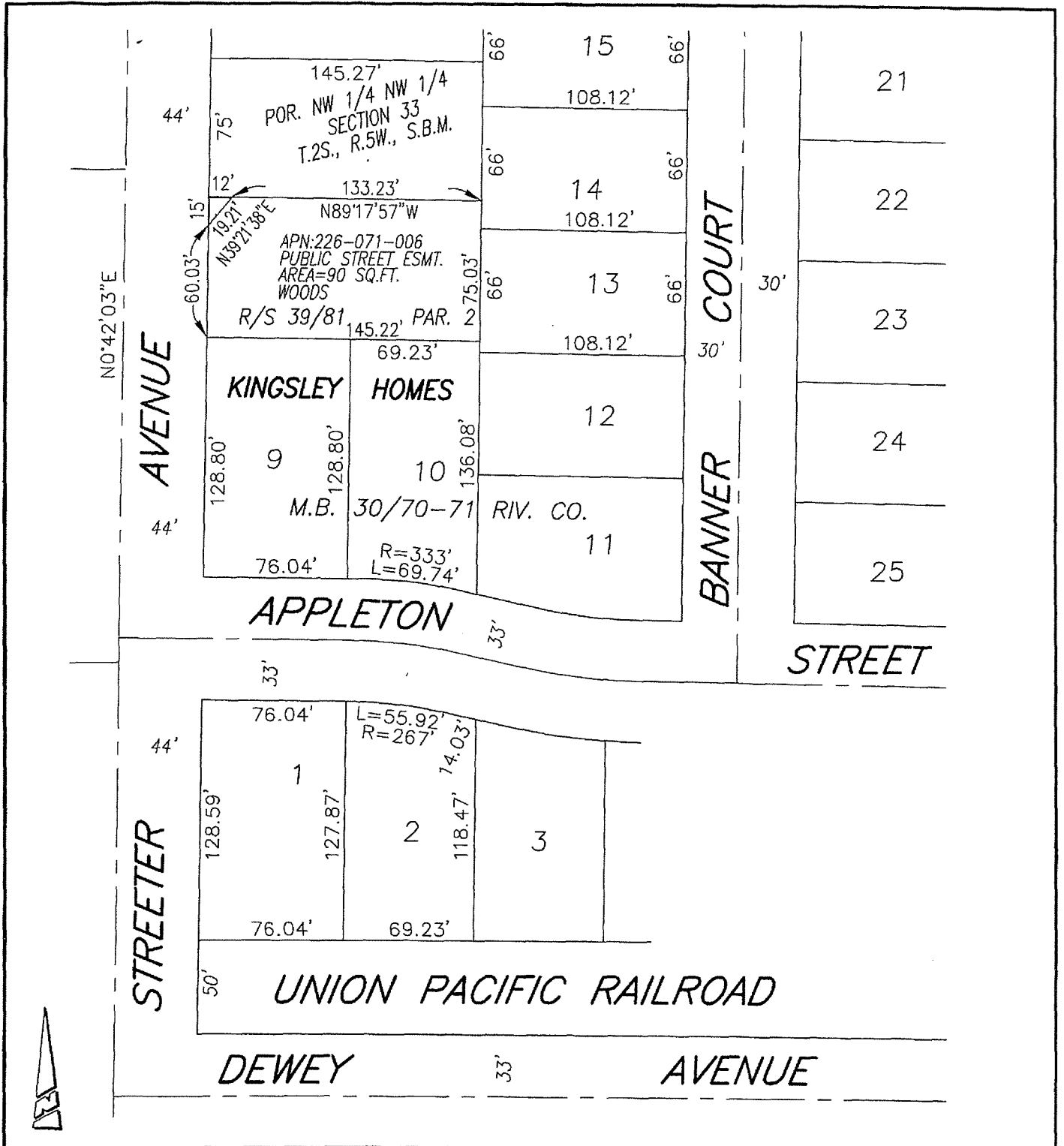
THENCE along said northerly line, North 89°17'57" West, a distance of 12.00 feet to the POINT OF BEGINNING.

Area – 90 square feet, more or less.

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

 9/1/2010 Date Prep. kgz
Mark S. Brown, L.S. 5655
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: 8/16/10

PROJECT: STREETER AVENUE GRADE SEPARATION

16757



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. 226 -- 071 -- 006-6
Property Address: 6294 Streater Avenue
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 23rd day of January, 2012 at San Bernardino, California
City State

Catherine A. Von Moos
Signature of Affiant 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