

DOC # 2012-0132134

03/22/2012 08:00 AM Fees: \$0.00

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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\*\*  
Receipted by: TVERBA

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 451607-DH

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Avenue Grade Separation  
APN: 225-091-004 TRA: 009-000  
Address: 6078 Riverside Avenue

D-16797

DTT: Ø

**GRANT DEED**

Thuong Anne Dunisch, an unmarried woman, 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, 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.

16797

Dated 3-6-2012

  
\_\_\_\_\_  
Thuong Anne Dunisch

State of California


County of Sacramento } ss

On 06 Mar 2012, before me, Shirley Chavez, Notary Public,

personally appeared Thuong Anne Dunisch 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.

  
\_\_\_\_\_  
Notary Signature



## 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: Shirley Chavez

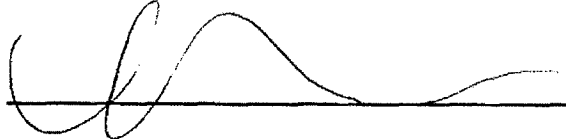
Commission #: 1945996

Date Commission Expires: July 30, 2015

County where Bond is filed Sacramento

PLACE OF EXECUTION: San Bernardino

DATE: 3-21

SIGNATURE: 




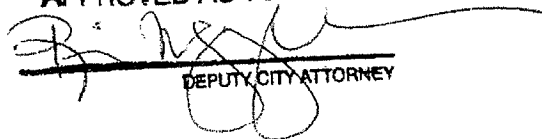
**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

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 3/14/12

**CITY OF RIVERSIDE**

By:   
David Welch  
Real Property Service Manager

**APPROVED AS TO FORM**  
  
DEPUTY CITY ATTORNEY

**EXHIBIT "A"**

Riverside Avenue  
Grade Separation  
APN: 225-091-004  
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 Thuong Anne Dunisch, by document recorded September 6, 2005, as Document No. 733389, Official Records of said County, described as follows:

**Parcel 1**

That portion of Government Lot 1 in Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, according to the official plat thereof, described as follows:

Beginning on the East line of Riverside Avenue, 60.00 feet wide, North 544.50 feet from the South line of the Northeast one-quarter of the Northeast one-quarter of said Section 34, being the Southwest corner of the land conveyed to Gustav A. Swanson, et ux, by deed recorded April 8, 1908 in Book 262, Page 149 of Deeds, Records of Riverside County, California;

Thence North 50.00 feet on said East line of Riverside Avenue;

Thence at right angles East 125.00 feet;

Thence South 50.00 feet, parallel with said East line of Riverside Avenue to the South line of said land conveyed to Swanson;

Thence West 125.00 feet on said South line to the point of beginning;

**EXCEPTING THEREFROM** the West 5.00 feet conveyed to the City of Riverside by deed recorded July 20, 1956 as Instrument no. 50876, Official Records of Riverside County, California.

**Parcel 2**

That portion of Government Lot 1 in Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, according to the official plat thereof, described as follows:

Beginning on the East line of Riverside Avenue, 60.00 feet wide, North 544.50 feet from the South line of the Northeast one-quarter of the Northeast one-quarter of said Section 34, being the Southwest corner of the land conveyed to Gustav A. Swanson, et ux., by deed recorded April 8, 1908 in Book 262, Page 149 of Deeds, Records of Riverside County, California;

Thence North 50.00 feet on said East line of Riverside Avenue to the Northwest corner of the land conveyed to F.L. Stratton, et ux., by deed recorded May 1, 1923 in Book

578, Page 567 of Deeds, Records of Riverside County, California, and the True Point of Beginning;

Thence continuing North 10.00 feet on said East line of Riverside Avenue;

Thence at right angles, East 150.00 feet;

Thence South 60.00 feet parallel with said East line of Riverside Avenue to the South line of said land conveyed to Swanson;

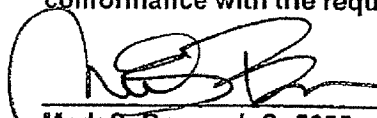
Thence West 25.00 feet on said South line to the Southeast corner of said land conveyed to Stratton;

Thence North 50.00 feet on the East line of said land conveyed to Stratton to the Northeast corner thereof;

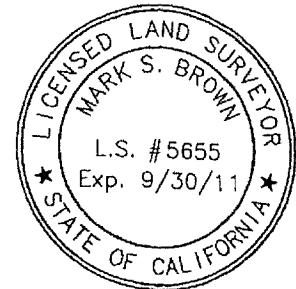
Thence West 125.00 feet on the North line of said land conveyed to Stratton to the True Point of Beginning;

**EXCEPTING THEREFROM** the West 5.00 feet conveyed to the City of Riverside by deed recorded July 20, 1956 as Instrument no. 50876, 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.

  
Mark S. Brown, L.S. 5655  
License Expires 9/30/11

9/1/2010 Date  
Prep. EV



HAMILTON  
PARK  
M.B. 27/75

6

To City of Riv. 8  
rec. 7/20/56,  
inst. no. 50876,  
O.R. Riv. Co. Ca.

44'

150.00'

145.00'

PAR. 2

120.00' PAR. 1

A.P.N. 225-091-004

FEE SIMPLE INTEREST

POR. GOVT. LOT 1

SEC. 34, T. 2 S., R. 5 W., S.B.M.

120.00'

25.00'

5

150.00'

S'y line parcel to Swanson et ux.

PAR. 1

R.S. 27/53

PAR. 3

PAR. 2

RIVERSIDE AVENUE

ELIZABETH STREET  
(FORMERLY CHAMBLIN AVENUE)

544.50'

30'

30'

50.00'

50.00'

60.00'

• 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

16797