

Lawyers Title Company

DOC # 2013-0354771

07/23/2013 02:01 PM 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\*\*  
Received by: MGREGSTON

FREE RECORDING

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

9305002-10

FOR RECORDER'S OFFICE USE ONLY

Project: Tyler Street Widening  
POR. APN: 147-252-034  
Address: 4753 Tyler Street

D - 16914

TRA: 009-175  
TTX \$0.00

**GRANT OF EASEMENT**

**GILBERT SEGURA and HILDA SEGURA, 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, 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.

Dated 7-22-2013

  
GILBERT SEGURA

  
HILDA SEGURA

ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On January 22, 2013, before me Esperanza M. Lemus

notary public, personally appeared Gilberto Segura and  
Hilda Segura

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.

Esperanza M. Lemus  
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 2/14/13

APPROVED AS TO FORM  
[Signature]  
SUPERVISING DEPUTY CITY ATTORNEY

Public Works\Tyler Street Widening\147-252-034

CITY OF RIVERSIDE

By [Signature]  
David Welch  
Real Property Services Manager

EXHIBIT "A"

POR. APN: 147-252-034  
Street & Highway Easement

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

That portion of Lot 2 in Block 13 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, Riverside County records, described as follows:

**COMMENCING** at a point on the southwesterly line of said Lot 2, distant 75.00 feet northwesterly from the most southerly corner of said Lot 2; said point being in the southwesterly prolongation of the southeasterly line of that certain parcel of land described in deed to Gilbert Segura, et ux., by Grant Deed recorded March 17, 2004, per Document No. 2004-0185267 of Official Records of Riverside County;

Thence North 46°24'00" East, along said southwesterly prolongation of said southeasterly line, a distance of 8.22 feet to a line that is parallel with and distant 33.00 feet northeasterly, as measured at right angles, from the centerline of Tyler Street, formerly Tyler Avenue, as shown by said map, and being the **POINT OF BEGINNING** of the parcel of land being described;

THENCE North 30°19'00" West, along said parallel line, a distance of 75.00 feet to the southeasterly line of that certain parcel of land described in deed to Rodrigo Torres, et ux., by Grant Deed recorded July 22, 1994, as Instrument No. 292430 of Official Records of Riverside County;

THENCE North 46°24'00" East, along said last mentioned southeasterly line, a distance of 17.47 feet to a line that is parallel with and distant 50.00 feet northeasterly, as measured at right angles, from said centerline of Tyler Street;

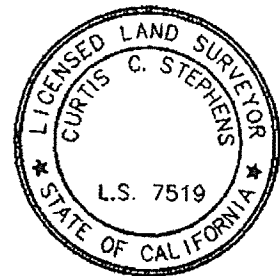
THENCE South 30°19'00" East, along said last mentioned parallel line, a distance of 75.00 feet to said southeasterly line of the parcel of land described in document recorded March 17, 2004;

THENCE South 46°24'00" West, along said last mentioned southeasterly line, a distance of 17.47 feet to the **POINT OF BEGINNING**.

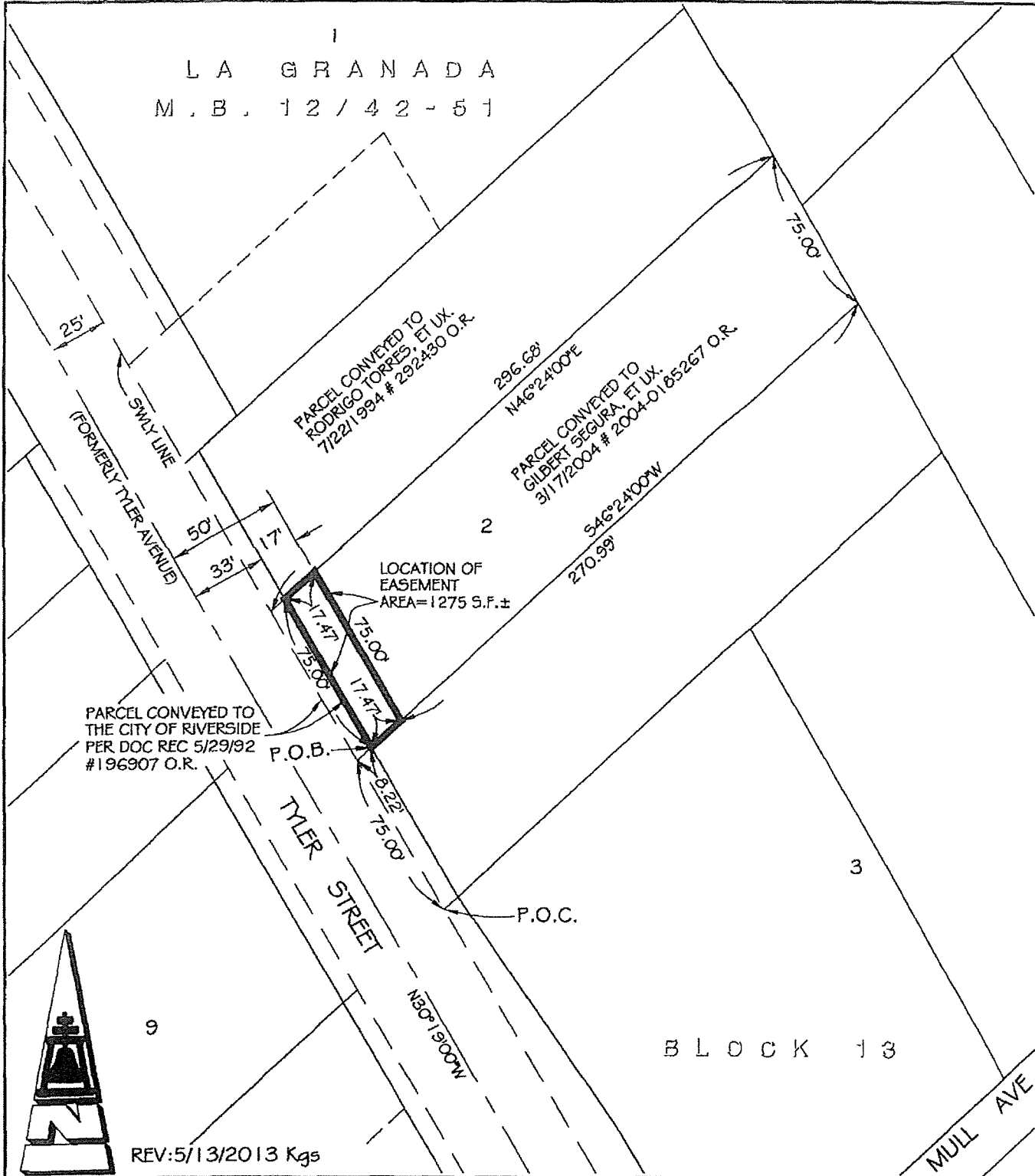
Area - 1,275 square feet, more or less.

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

Curtis C. Stephens      5/11/13      Prep. KJP  
Curtis C. Stephens, L.S. 7519      Date



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L A G R A N A D A  
M . B . 1 2 / 4 2 - 5 1



REV:5/13/2013 Kgs

● 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"=60' DRAWN BY: RICH DATE: 07/22/09 SUBJECT: TYLER STREET WIDENING - APN 147-252-034

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16914

**Consent of Lien Holder**

Wells Fargo Bank N.A. ("Lien Holder"), is the current holder of a Deed of Trust dated June 13, 2013 as recorded in Document No. 2013-281319 County of Riverside, State of California, hereby consents to the grant of the foregoing Street and Highway Easement by Gilbert Segura and Hilda Segura, husband and wife to the City of Riverside, signed sealed and delivered on January 22, 2013, and joins in the execution hereof solely as Lien Holder and hereby does agree that in the event of the foreclosure of said mortgage, or other sale of said property described in said mortgage under judicial or non-judicial proceedings, the same shall be sold subject to said Street and Highway Easement.

SIGNED AND EXECUTED this 17<sup>th</sup> day of July 2013.

Wells Fargo Bank NA

By: Edward A. DeBus  
Edward A. DeBus

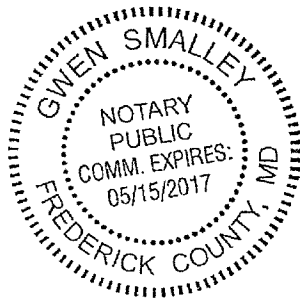
STATE of MARYLAND

COUNTY of FREDERICK

BEFORE ME, the undersigned authority, on this day personally appeared Edward A. DeBus, Vice President, of Wells Fargo Bank, N.A. known to me to be the person and Officer whose name is subscribed to the foregoing instrument and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, as the act and deed of said Bank.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

17<sup>th</sup> Day of July 2013.



Gwen Smalley  
Gwen Smalley, Notary Public State of Maryland

My commission expires: May 15, 2017