

Lawyers Title

When recorded mail to:
With Tax Statements

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: LCWEATHERS

FREE RECORDING

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

612600122-11

FOR RECORDER'S OFFICE USE ONLY

Project: Santa Ana River Trunk Sewer – Phase II

POR. APN: 187-191-015-9

TRA-009-002

D - 16950

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DAVID E. RUBIO, a single man**, as Grantor, grants 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 the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **sanitary sewer facilities**, together with all necessary appurtenances, 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.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever

10060

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This instrument is for the benefit
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612600122-II

FOR RECORDER'S OFFICE USE ONLY

Project: Santa Ana River Trunk Sewer – Phase II

POR. APN: 187-191-015-9
TRA-009-002

D -

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DAVID E. RUBIO, a single man**, as Grantor, grants 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 the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **sanitary sewer facilities**, together with all necessary appurtenances, 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.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing,

D-16950

maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said **sanitary sewer facilities**.

Dated 2/27/13

David E. Rubio
DAVID E. RUBIO

State of California

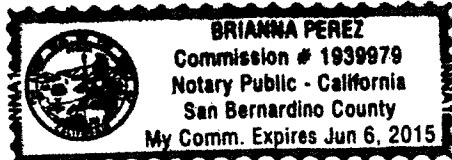
County of San Bernardino } ss

On Feb 27, 2013, before me, Brianna Perez,
notary public, personally appeared, David E Rubio

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



**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 3-19-13

CITY OF RIVERSIDE

By 
David Welch
Real Property Services Manager

187-191-015 SEWER EASEMENT.DOC


APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

POR. A.P.N. 187-191-015

Sanitary Sewer Facilities 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 of Evans Rio Rancho, as shown by map on file in Book 10, Pages 52 through 54 of Maps, records of said Riverside County, described as follows:

COMMENCING at the northeasterly corner of Lot 7 of El Rio Rancho, as shown by map on file in Book 29, Pages 41 and 42 of Maps, records of said Riverside County;

THENCE North 4°05'55" East, along the northerly prolongation of the easterly line of said Lot 7, a distance of 22.07 feet to northerly line of that certain easement for sewers granted to the City of Riverside by document recorded January 10, 1958, in Book 2204, Page 579, et seq., of Official Records of said Riverside County, and being the POINT OF BEGINNING of the parcel of land being described;

THENCE North 89°41'51" East, along said northerly line, a distance of 166.78 feet to the westerly line of that portion of said Lot 2 being described in Grant Deed in favor of Roscoe B. Anderson, et ux., by document recorded July 9, 1957, as Instrument No. 49641 of Official Records of said Riverside County; said westerly line also being described as the northerly prolongation of the westerly line of Lot 5 of said El Rio Rancho per document recorded April 2, 1997, as Instrument No. 110102 of Official Records of said Riverside County;

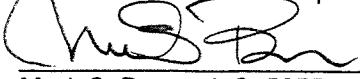
THENCE North 4°47'59" West, along said westerly line, a distance of 12.09 feet;

THENCE South 89°42'59" West, a distance of 164.90 feet to said northerly prolongation of the easterly line of Lot 7;

THENCE South 4°05'55" West, along said northerly prolongation of the easterly line of Lot 7, a distance of 12.14 feet to the POINT OF BEGINNING.

Area - 2003 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.



 9/11/2012 Prep. Kop
Mark S. Brown, L.S. 5655 Date



3
EVANS RIO RANCHO
 M.B. 10/52-54

COUNTY
 A.P.N. 186-270-011

RUBIO
 A.P.N. 187-191-015

-  - 2003 SQ.FT.
-  - 2456 SQ.FT.

2

COC-LL4-967
 4/2/97 #110101 O.R.

7/9/1957
 #49641 O.R.

N04°05'55"E

N04°47'59"W
 42.05'

N89°42'59"E 162.56'

15.04' S89°42'59"W 164.90' 15.05'

12.14' N89°41'51"E 166.78' 12.09'

EXISTING 32'

SEWER 1/10/58 2204/579 O.R.

EASEMENT

EL RIO RANCHO
 M.B. 29/41-42

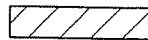
7

5
EL RIO RANCHO
 M.B. 29/41-42

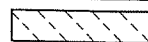
COC-LL4-967
 4/2/97 #110102 O.R.

GRASSY TRAIL 33' DRIVE

NEW SEWER EASEMENT



NEW TEMP. CONST. ESMT.



• CITY OF RIVERSIDE, CALIFORNIA •

D-16950

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: 8/14/12

SANTA ANA RIVER TRUNK SEWER - PHASE II



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. 187 -- 197 -- 015 I declare that the documentary transfer tax for this
Property Address: 5365 Grassy Trail Dr. Riverside, CA transaction is: \$ 0.00

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. [checked] 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.
10. Section 11930. The conveyance is to the grantor's revocable living trust.
11. Other (Include explanation and authority)

*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.

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Executed this 14 day of October, 2013 at Newport Beach CA
City State

Mary M. Bates
Signature of Affiant

Mary M. Bates
Printed Name of Affiant

Commonwealth/Lawyers Title
Name of Firm (if applicable)

4100 Newport Place Dr. Newport Beach, CA 92660
Address of Affiant

(949) 724-3155
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