

**RECORDING REQUESTED BY:**  
**LAWYERS TITLE**

**WHEN RECORDED MAIL TO:**

City Clerk  
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)

Project: Islander Park Expansion  
APN: 258-130-002

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: NADIA #948

618650499

(Space above this line reserved for Recorder's use)

**GRANT DEED**

D-

**17583**

TRA: 009-002

Project: Islander Park Expansion  
APN: 258-130-002

The Undersigned Grantor(s) Declare(s)  
DOCUMENTARY TRANSFER TAX **\$0.00**, R&T Code §11922; donation to City of Riverside

- computed on full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area;  City of Riverside

RIVERS & LANDS CONSERVANCY, a California nonprofit corporation ("**Grantor**"), hereby grants to CITY OF RIVERSIDE, a California charter city and municipal corporation ("**Grantee**"), the real property ("**Property**") in the County of Riverside, State of California, described as:

See Exhibit "A" attached hereto and made a part hereof

SUCH CONVEYANCE IS MADE SUBJECT TO ALL MATTERS OF RECORD OR WHICH WOULD BE DISCOVERED BY A SURVEY OR INSPECTION OF THE PROPERTY, AND THE FOLLOWING RESTRICTIONS, WHICH SHALL BE BINDING ON GRANTEE AND ALL SUCCESSORS AND ASSIGNS OF GRANTEE:

The Property shall be kept in its undeveloped state in perpetuity; provided, that nothing contained herein shall restrict the construction of improvements that are consistent with the use of the Property for hiking and open spaces purposes (i.e. access roads, fire roads, public restrooms, etc.), all of which improvements shall expressly be permitted. The Property shall not be used as a replacement property or as mitigation property for another development in perpetuity.

(Signature on following page)

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IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of the 5 th day of May,  
2020.

GRANTOR:

RIVERS & LANDS CONSERVANCY,  
a California nonprofit corporation

By: Michele McKinney  
Name: Michele McKinney  
Its: President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF San Bernardino )

On 5/5/2020 before me, Leah Cox, Notary Public  
(insert name and title of the officer)

personally appeared Michele McKinney,  
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 Leah Cox (Seal)

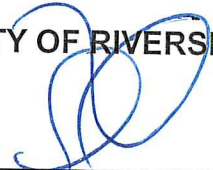


**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

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. 23439 of said City Council adopted May 14<sup>th</sup>, 2019, and the grantee consents to recordation thereof by its duly authorized officer.

Dated May 21, 2020

**CITY OF RIVERSIDE**

By   
**David Welch**  
Community & Economic Development Director

**APPROVED AS TO FORM:**  
BY:   
**CHIEF ASSISTANT CITY ATTORNEY**

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

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

THE SOUTHERLY 30 ACRES OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN THE RIGHT OF WAY OF THE SOUTHERN CALIFORNIA RAILROAD COMPANY.

ALSO EXCEPT THEREFROM THAT PORTION LYING EASTERLY OF SAID RIGHT OF WAY OF THE SOUTHERN CALIFORNIA RAILROAD COMPANY.

APN: 258-130-002

DESCRIPTION APPROVAL:

 1/23/20  
CURTIS C. STEPHENS, L.S. 7519      DATE  
CITY SURVEYOR





PETER ALDANA
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. 258 --130 --002 I declare that the documentary transfer tax for this
Property Address: APN: 258-130-002 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 with the exception of items 9 and 10 which are taken from Riverside County Ordinance 516). Please check one or explain in "Other".

- 1. Section 11911. The consideration or value of the property, exclusive of any liens and encumbrances is \$100.00 or less and there is no additional consideration received by the grantor.
2. Section 11911. The conveyance transfers to a revocable living trust by the grantor or from a revocable living trust to a beneficiary.
3. Section 11921. The conveyance was given to secure a debt.
4. X 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 partnership, or between legal entities and does not change the proportional interests held.
6. Section 11926. The conveyance is to a grantee who is the foreclosing beneficiary and the consideration paid by the foreclosing beneficiary does not exceed the unpaid debt.
7. Section 11927. The conveyance relates to a dissolution of marriage or legal separation.
8. Section 11930. The conveyance is an inter vivos gift\* or a transfer by death.
9. Section 8. The easement is not perpetual, permanent, or for life.
10. Section 9. The document is a lease for a term of less than (35) years (including written options.)
11. Other (Include explanation and legal authority)

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

Executed this 7th day of May, 2020 at San Bernardino, CA

Signature of Affiant
Lawyers Title Company
Name of Firm (if applicable)

Colleen Graves
Printed Name of Affiant
625 E Carnegie Dr #105 San Bernardino CA 92408
Address of Affiant (including City, State, and Zip Code)
909-963-5570
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