

RECORDING REQUESTED BY

Electronically Recorded in Official Records, County of San Bernardino

10/15/2018
12:33 PM
JC

AND WHEN RECORDED MAIL TO:



BOB DUTTON
ASSESSOR - RECORDER - CLERK
468 First American Title Ontario

City Clerk – City of Riverside
City Hall – 3900 Main Street
Riverside, CA 92522
Project: Hillwood-Waterman

Doc# 2018-0376463

Titles	1	Pages	5
Fees			.00
Taxes			.00
CA SB2 Fee			.00
Others			.00
Paid			.00



SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

GRANT DEED

17502

01602-NCS 745404-6

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

Reason for Exemption:

- Exempt from fee per GC 27388.1, recorded in connection with a transfer subject to the imposition of documentary transfer tax (DTT), or
- Exempt from fee per GC 27388.1, recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier, or
- Exempt from fee per GC 27388.1, recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____(date) as document number _____of Official Records. (Cap. \$225.00)
- Exempt from fee per GC 27388.1, fee cap of \$225.00 reached, and/or
- Exempt from fee per GC 27388.1, not related to real property

Failure to include an exemption reason will result in the imposition of the \$75.00 Building Homes and Jobs Act fee. Fees collected are deposited to the State and may not be available for refund.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

City Clerk – City of Riverside
City Hall – 3900 Main Street
Riverside, CA 92522
Project: Hillwood-Waterman

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

GRANT DEED

01602-NCS 745404-G

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RECORDING REQUESTED BY:
City of Riverside

WHEN RECORDED MAIL TO:
City Clerk
City of Riverside
City Hall, 3900 Main Street
Riverside, CA 92522
Project: Hillwood Waterman Avenue

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

MAIL TAX STATEMENT TO:
Same as above

(Space Above Line for Recorder's Use Only)

APN: 0141-421-03-0-000

GRANT DEED

DOCUMENTARY TRANSFER TAX is: \$ ϕ
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of
 Unincorporated area of _____ City of San Bernardino

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **GWS#4 DEVELOPMENT, LLC**, a California limited liability, (hereinafter referred to as Grantor") hereby GRANTS to **CITY OF RIVERSIDE**, a California charter city and municipal corporation, (hereinafter referred to as "Grantee") that certain real property in the City of San Bernardino, County of San Bernardino, State of California, described as follows:

ALL THAT PORTION OF LOT 24, BLOCK 54, RANCHO SAN BERNARDINO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID LOT, 180 FEET WEST OF THE NORTHEAST CORNER; THENCE SOUTH 115 FEET; THENCE WEST 50 FEET; THENCE NORTH 115 FEET TO THE NORTH LINE OF SAID LOT; THENCE EAST 50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHT TO USE THE WEST 30 FEET OF THE EAST 180 FEET OF THE NORTH 594 FEET OF SAID LOT 24 FOR DRIVEWAY PURPOSES

IN WITNESS WHEREOF, John M. Magness, Senior Vice President GWS#4 DEVELOPMENT, LLC, a California limited liability company, has caused this instrument to be executed this 11 day of September 2018.

GRANTOR:

GWS#4 DEVELOPMENT, LLC,
a California limited liability company

By: 

Name: John M. Magness

Title: Senior Vice President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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)

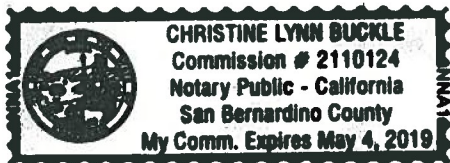
On September 11, 2018 before me, Christine Lynn Buckle, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared John M. Magness
Name(s) of Signer(s)

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 [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

**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 September 25, 2018

CITY OF RIVERSIDE



By: _____
David Welch
Real Property Services Manager

APPROVED AS TO FORM:

BY:  _____
CHIEF ASSISTANT CITY ATTORNEY



Bob Dutton
Assessor-Recorder-County Clerk
County of San Bernardino
Assessor's Office
172 West Third Street
San Bernardino, CA 92415-0310
www.sbcounty.gov/arc
(909) 387-8307 - 1-877-885-7654

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located.

FOR ASSESSOR'S USE ONLY

City of Riverside
City Hall, 3900 Main Street
Riverside, CA 92522

ASSESSOR'S PARCEL NUMBER
0141-421-03-0-000
SELLER/TRANSFEROR
GWS#4 DEVELOPMENT, LLC
BUYER'S DAYTIME TELEPHONE NUMBER
()
BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY
145 East Dumas Street, San Bernardino, California

YES NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.

MO	DAY	YEAR
----	-----	------

 YES NO Are you a disabled veteran or a unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?

MAIL PROPERTY TAX INFORMATION TO (NAME)
City of Riverside
MAIL PROPERTY TAX INFORMATION TO (ADDRESS)
3900 Main Street
CITY
Riverside
STATE
CA
ZIP CODE
92522

PART 1. TRANSFER INFORMATION Please complete all statements.

This section contains possible exclusions from reassessment for certain types of transfers.

- YES NO
 A. This transfer is solely between spouses (addition or removal of a spouse, death of a spouse, divorce settlement, etc.).
- B. This transfer is solely between domestic partners currently registered with the California Secretary of State (addition or removal of a partner, death of a partner, termination settlement, etc.).
- *C. This is a transfer: between parent(s) and child(ren) from grandparent(s) to grandchild(ren).
- *D. This transfer is the result of a cotenant's death. Date of death _____
- *E. This transaction is to replace a principal residence owned by a person 55 years of age or older. Within the same county? YES NO
- *F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county? YES NO
- G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (e.g., a name change upon marriage). If YES, please explain: _____
- H. The recorded document creates, terminates, or reconveys a lender's interest in the property.
- I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g., cosigner). If YES, please explain: _____
- J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- K. This is a transfer of property:
 - 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of the transferor, and/or the transferor's spouse registered domestic partner.
 - 2. to/from an irrevocable trust for the benefit of the creator/grantor/trustor and/or grantor's/trustor's spouse grantor's/trustor's registered domestic partner.
- L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
- N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations.
- *O. This transfer is to the first purchaser of a new building containing an active solar energy system.
- P. Other. This transfer is to _____

* Please refer to the instructions for Part 1.
Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION



PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

A. Date of transfer, if other than recording date: _____

B. Type of transfer:

- Purchase Foreclosure Gift Trade or exchange Merger, stock, or partnership acquisition (Form BOE-100-B)
- Contract of sale. Date of contract: _____ Inheritance. Date of death: _____
- Sale/leaseback Creation of a lease Assignment of a lease Termination of a lease. Date lease began: _____
- Original term in years (including written options): _____ Remaining term in years (including written options): _____
- Other. Please explain: _____

C. Only a partial interest in the property was transferred. YES NO If YES, indicate the percentage transferred: _____ %

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

A. Total purchase price

\$ 30,875.00

B. Cash down payment or value of trade or exchange excluding closing costs

Amount \$ _____

C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____

Amount \$ _____

- FHA (____ Discount Points) Cal-Vet VA (____ Discount Points) Fixed rate Variable rate
- Bank/Savings & Loan/Credit Union Loan carried by seller
- Balloon payment \$ _____ Due date: _____

D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____

Amount \$ _____

- Fixed rate Variable rate Bank/Savings & Loan/Credit Union Loan carried by seller
- Balloon payment \$ _____ Due date: _____

E. Was an Improvement Bond or other public financing assumed by the buyer? YES NO Outstanding balance \$ _____

F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ _____

G. The property was purchased: Through real estate broker. Broker name: _____ Phone number: (____) _____

Direct from seller From a family member-Relationship _____

Other. Please explain: _____

H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

PART 4. PROPERTY INFORMATION

Check and complete as applicable.

A. Type of property transferred

- Single-family residence Co-op/Own-your-own Manufactured home
- Multiple-family residence. Number of units: _____ Condominium Unimproved lot
- Other. Description: (i.e., timber, mineral, water rights, etc.) Timeshare Commercial/Industrial

B. YES NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.

If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____

C. YES NO A manufactured home is included in the purchase price.

If YES, enter the value attributed to the manufactured home: \$ _____

YES NO The manufactured home is subject to local property tax. If NO, enter decal number: _____

D. YES NO The property produces rental or other income.


If YES, the income is from: Lease/rent Contract Mineral rights Other: _____

E. The condition of the property at the time of sale was: Good Average Fair Poor

Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFEREE OR CORPORATE OFFICER 	DATE 9-25-18	TELEPHONE (951) 826-5665
NAME OF BUYER/TRANSFEREE/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT) David Welch, Real Property Manager	TITLE	EMAIL ADDRESS

The Assessor's office may contact you for additional information regarding this transaction.

