

1777/242

1777 242

8-5-55

W/H

GRANT DEED

MAX M. PATTERSON and ELSA PATTERSON, husband and wife, hereby grant to the COUNTY OF RIVERSIDE in fee simple for a freeway and other road purposes the real property in the County of Riverside, State of California, described as follows:

All that portion of Lot 39 and a portion of North Van Buren Street of the McClaskey Tract, as shown by map on file in Book 10, pages 36 and 37 of Maps, records of the Recorder of Riverside County, California, described by notes and bounds as follows:

Beginning at the southeast corner of said Lot 39; thence S.89°42'30" East, a distance of 30.0 feet to the center line of North Van Buren Street; thence N.00°17'30" East, along said center line, a distance of 75.0 feet;

Thence N.89°42'30" West, a distance of 30 feet to a point on the northerly line of that certain parcel conveyed to Max M. Patterson by deed from Susan Patterson, recorded February 24, 1953, in Book 1444, page 41, of Official Records of Riverside County, California;

Thence S.89°36' West, along said northerly line, a distance of 0.23 feet;

Thence southerly on the arc of a 1,952 foot radius curve, tangent to a line that bears S.00°36'42" East and concave to the west, through an angle of 00°54'12" for an arc distance of 30.78 feet to a point on the east line of Lot 39;

Thence S.00°17'30" West, along said east line, a distance of 44.22 feet to the point of beginning.

Also, the underlying fee interest appurtenant to the above described parcel in the public highway (heretofore known as Van Buren Street) adjoining said parcel on the east.

Containing 0.00016 acres, more or less, in addition to the part thereof in said public highway.

Together with any abutter's rights of access, appurtenant to the remainder of the property of which the above described parcel is a part, in and to said freeway, excepting and reserving, however, to the owners of abutting lands, their successors or assigns, the right of access appurtenant to said remainder through a 15 foot opening to the freeway, for private driveway purposes only, over and across the northerly 15 feet of the southerly 20 feet of the west boundary of said parcel.

The Grantors, jointly and severally, for themselves, their successors and assigns, hereby waive all claims for damages to their remaining property contiguous to the property herein conveyed by reason of the location, construction, landscaping and maintenance of the freeway on the land herein conveyed and any

SEE 4306 F PAR. 7

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