

1694/117

2-15-55

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BOOK 1694 PAGE 117  
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WELLS AVENUE

JANUARY -1955

D E E D

SIERRA HIGHLANDS, INC., a California Corporation, as to that portion of said land herein conveyed included in Lots 2, 3 and 4 of Block 34, and TITLE INSURANCE AND TRUST COMPANY, a California corporation as to the remainder of said land herein conveyed in consideration of Ten Dollars, to them in hand paid, the receipt of which is hereby acknowledged, do hereby grant to RIVERSIDE COUNTY, a political subdivision of the State of California, the following real property situated in the County of Riverside, State of California and described as follows:

6/12

A portion of Lots 12 and 13 in Block 14, and a portion of Lot 10 in Block 32, and a portion of Lots 1, 2, 3 and 4 in Block 34, and a portion of Lots 10 and 11 in Block 35, together with a portion of vacated Babb Avenue (Lot Bl) and a portion of vacated Wells Avenue (Lot TT), and a portion of vacated Crest Avenue (Lot MT), and a portion of vacated Wells Avenue (Lot UU), all as shown by Map of La Granada, on file in Book 12, pages 42 to 51 inclusive of Maps, records of Riverside County, California, more particularly described as follows:

All that portion of said Lots and vacated streets contained in an 80 foot wide strip of land, measured at right angles, being 40 feet wide on each side of the following described center line:

Beginning at a point on the Southwesterly line of said Lot 12 in Block 14, from which the most Southerly corner bears South 50° 46' 55" East, a distance of 3.94 feet;

Thence Northeasterly on the arc of a 800 foot radius curve, tangent to a line that bears North 22° 27' 30" East and concave to the Northwest, through an angle of 10° 32' 30" for an arc distance of 147.19 feet;

Thence North 11° 55' East, a distance of 154.25 feet;

Thence Northeasterly on the arc of a 500 foot radius curve, tangent to the last described course and concave to the Southeast, through an angle of 72° 20' for an arc distance of 883.72 feet;

Thence North 84° 15' East, a distance of 335.08 feet;

Thence Northeasterly on the arc of a 1000 foot radius curve, tangent to the last described course and concave to the Northwest, through an angle of 19° 36' 27" for an arc distance of 342.22 feet, to a point on the Easterly line of said Lot Bl (Babb Avenue) from which the Northerly end of that certain curve marked "radius 300 feet - central angle of 21° 02'" bears North 24° 33' 38" West, a distance of 10.58 feet.

Subject to 2nd installment of Taxes for the fiscal year 1954-1955.

Subject also to the following easements:

5404 (P-P)

- 1. An easement over said land for conduits for conveying of water and power, and incidental purposes, as Granted to Twin Buttes Water Company, a corporation by Deed recorded August 11, 1919 in Book 508 page 101 of Deeds, records of Riverside County, California.
- 2. An easement granted to Arlington Mutual Water Company, a corporation, by Deed recorded February 13, 1952 in Book 629 page 218 of Deeds, records of Riverside County, California, for pipes, poles, conduits and incidental purposes.
- 3. An easement and right of way for water conduits, as granted to Citizens Domestic Water Company, a corporation, by Deed recorded March 16, 1926 in Book 663 page 591 of Deeds, records of Riverside County, California.
- 4. An easement over said land for pipe lines and incidental purposes, as reserved in Deed from Agnes Holo Rindge and Samuel K. Rindge, her husband, recorded April 5, 1952 in Book 1356 page 551 of Official Records of Riverside County, California.

IN WITNESS WHEREOF, the said SIERRA HIGHLAND INC. has this 2<sup>ND</sup>

day of FEBRUARY 1955, and the said TITLE INSURANCE AND TRUST COMPANY on this 27th day of January, 1955 hereunder caused their corporate names and seals to be affixed by their duly authorized officers.

SIERRA HIGHLANDS INC.  
W. A. Leeper  
 President  
Fred C. Jennings  
 Secretary

TITLE INSURANCE AND TRUST COMPANY  
Claire Cammert  
 Vice-President  
Thomas M. Kimball  
 Assistant Secretary

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STATE OF CALIFORNIA  
 COUNTY OF } SS.  
 Los Angeles

January 27, 1955  
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Claire Cammert Vice President, and J. A. Williett Assist. Secretary of the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.  
 WITNESS my hand and official seal.

S. E. Bantock  
 Notary Public in and for said County and State.  
 My Commission Expires Feb. 26, 1968

STATE OF CALIFORNIA  
 COUNTY OF } SS.  
 Riverside

On February 7 1955  
 before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. A. Leeper President, and Fred C. Jennings Secretary of the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.  
 WITNESS my hand and official seal.

Thomas M. Kimball  
 Notary Public in and for said County and State.

24 10-31 (Corporation)