

~~From W. Bailey et al To Elsie Janiece Bailey (Continued)~~

~~Range 6 West, extending thence to a point on the North line of said Section, 19.52 chains East from the Northwest corner thereof.~~

~~SUBJECT TO: All rights of way, reservations and restrictions of record.~~

Alva T. Friend et al ) D E E D  
To ( Official Book 405, Page 463  
Roy Allen Anderson et al ) Recorded February 21, 1939

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Description

All that portion of the Northwest quarter of Section 15, Township 3 South, Range 6 West, S.B.B. & M., as shown by Map of La Sierra Rancho, on file in Book 6, Page 70 of Maps, records of Riverside County, California, described as follows:

Commencing at a point in the Northerly line of that certain 23.89 acre tract of land granted to F. W. Reynolds on April 4, 1912, by Deed recorded in Book 349, Page 81 of Deeds, Records of Riverside County, California, which point is South 79°29'45" West, 340.75 feet from the most Northerly corner of said 23.89 acre tract;

Thence South 10°30'15" East, 109 feet for the point of beginning, said point being the Southeasterly corner of that certain parcel of land conveyed to J. C. Duerksen and Lena Duerksen, his wife, by deed recorded March 9, 1926, in Book 335, Page 311 of Deeds, Records of Riverside County, Calif.;

Thence continuing South 10°30'15" East, 136.51;

Thence South 79°30'45" West, 100 feet;

Thence North 10°30'15" West, 136.51 feet to the Southwestly corner of that parcel of land conveyed to Duerksen hereinabove referred to;

Thence North 79°29'45" East along the Southeasterly line of said parcel of land, 100 feet to the point of beginning.

Reserving therefrom a right of way over the Southerly 16 ft. thereof for road purposes.

(Continued)

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5407 (X)

Alva T. Friend et al to Roy Allen Anderson et al (Cont'd.)

Said property is also shown as Lot 12 on Assessor's Map No. 20, on file in the office of the County Recorder of Riverside, California.

TOGETHER with a right of way over the Southerly 16 feet of the following described property:

All that portion of the 23.89 acre tract of land above referred to, described as:

Beginning at a point which is South  $79^{\circ}29'45''$  West, 440.75 feet from the most Northerly corner of said 23.89 acre tract of land; thence South  $10^{\circ}30'15''$  East, 245.51 feet; thence South  $79^{\circ}30'45''$  West, 314.27 feet to the Westerly line of said 23.89 acre tract of land; thence in a Northerly direction along the curve to the left having a radius of 249.06 feet, 265.73 feet; thence North  $79^{\circ}29'45''$  East, 251.35 feet along the Northerly line of said 23.89 acre tract of land to the point of beginning.

Richard M. Carpenter et al ) GRANT DEED  
 To e( Official Book 409, Page 96  
 State of California ) Recorded February 21, 1939

Description

That portion of the Northeast quarter of Section 18, Township 3 South, Range 4 East, S.B.B. & E., described as follows:

Beginning at the intersection of the Northeasterly line of the existing State Highway and the East line of said Section 18; thence, North  $76^{\circ}17'30''$  West, 2751.14 feet along said Northeasterly line to the West line of said Northeast quarter; thence North  $00^{\circ}00'45''$  East, 41.17 feet along said West line; thence South  $76^{\circ}17'30''$  East, 1063.33 feet parallel with and 40 feet Northeasterly at right angles from said Northeasterly line; thence North  $15^{\circ}42'30''$  East, 418.26 feet; thence along a curve to the right, with a radius of 3050 feet through an angle of  $16^{\circ}31'40''$ , a distance of 879.82 feet to a point in the North line of said Section 18, distant thereon North  $86^{\circ}46'31''$  West, 1209.60 feet  
 (Continued-----)