

F. W. TUCKER ET AL TO O. L. ENGLAND ET AL (Continued-----)

ALSO, a right of way for ingress and egress purposes to & from the above described property over a strip of land being an extension of Wilson Road Easterly to the Easterly line of the property herein described.

Ed. Edward Guthrie et al) GRANT DEED
To e (Official Book 459, Page 42
Ed. Guthrie et al) Recorded March 27, 1940

WJB ✓

6/27

Description

PARCEL 1: All that portion of the NW 1/4 of Sec. 15, T3S, R5W, S.B.B. & M., as shown on Map of La Sierra Rancho on file in Book 6, Page 70 of Maps, records of Riverside County, California, described as follows:

Beginning on the North line of La Sierra Vista Tract, as shown by map recorded in Book 12, Page 69, records of said Riverside County, at a point S.79°30'45" West, 235 feet from the Southwesterly corner of Lemon Heights, as shown by map on file in Map Book 12, Page 31 thereof, records of said Riverside Co.; thence S.79°30'45" West, 48 feet; thence N.10°30'15" West, 245.42 feet; thence N.79°29'45" East, 48 feet; thence S.10°30'15" East, 245.43 feet, more or less, to the point of beginning.

EXCEPTING a strip of land 16 feet wide along the Southerly line for road purposes.

SUBJECT TO: Restrictions, reservations, rights, rights of way and easements of record. For former transfer - See RA. 7713.

PARCEL 2: That portion of the NW 1/4 of Section 15, T3S, R6W, S.B.B. & M., as shown by Map of La Sierra Rancho, on file in Book 6, Page 70 thereof of Maps, records of Riverside County, California, by metes and bounds:

Beginning at a point in the Northerly line of that certain 3.59 acre tract of land granted to F. W. Reynolds in April, 1912, by Deed recorded in Book 349, Page 81 of Deeds, Records of Riverside County, California, which is S.79°29'45" West
Cont'd.--

et al

William Edward Guthrie, to Wm. Guthrie et al -- Continued---

0.75 feet from the most Northerly corner of said 23.89 acre tract; thence S.10°30'15" East, 245.5 feet; thence S.79°30'45" West, 135 feet to the most Easterly corner of that certain parcel of land conveyed to Joseph R. Perkins and wife, by Deed recorded in Book 717, Page 472 of Deeds, on June 11, 1926, records of Riverside County, California; thence N.10°30'15" West, 245.43 ft.; thence N.79°29'45" East, 135 feet to the point of beginning.

EXCEPTING therefrom an easement and right of way for road purposes, 16 feet wide, over the Southerly 16 feet, ^{as} conveyed by Deed from Henry Sommers & wife to J. C. Huguley and wife, dated June 29, 1925, recorded in Book 649, Page 57 of Deeds, records of Riverside County, California.

ALSO EXCEPTING that portion thereof described as follows:

That portion of the NW 1/4 of Sec. 15, T3S, R6W, S.B.B.M., as shown by map of La Sierra Rancho, on file in Book 6, Page 70 thereof, records of Riverside County, California, described by metes and bounds as follows:

Commencing at a point in the Northerly line of that certain 23.89 acre tract of land granted to F. W. Reynolds in April, 1912, by Deed recorded in Book 349, Page 81 of Deeds, records of Riverside County, California, which is S.79°29'45" West, 40.75 feet from the most Northerly corner of said 23.89 acre tract; thence S.10°30'15" East, 245.5 feet; thence S.79°30'45" West, 135 feet to the most Easterly corner of that certain parcel of land conveyed to Joseph R. Perkins and wife by Deed recorded in Book 717, Page 472 of Deeds, on June 11, 1927, records of Riverside County, California and the true point of beginning;

Thence N.10°30'15" West, 122.5 feet; thence N.79°30'45" East, 67.50 feet; thence S.10°30'15" East, 122.5 feet; thence S.79°30'45" West, 67.50 feet to the true point of beginning.

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