

Grant Deed

RECORDED  
AT  
LOS ANGELES

PRANCES M. PRASER, a single woman

(GRANTOR - GIVER)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Do. P.S. Hereby Grant to RIVERSIDE COUNTY FLOOD CONTROL AND WATER

CONSERVATION DISTRICT the real property and interests in

the real property in the Riverside County Flood Control and Water Conservation District,

County of Riverside, State of California, described as follows:

Parcel 1.

The fee title to that portion of Lot 3 of the Martin and Ormand Tract, as shown on map on file in Map Book 6, page 84, records of said county, described as follows:

Commencing at a point on the South line of Lot 3, said point being 881.8 feet westerly from the center of Section 31, Township 2 South, Range 4 West, S.B.B. & M.; thence North 09° 11' 30" East 363.00 feet; thence North 69° 12' West 343.61 feet; thence South 00° 04' East 70.93 feet; thence South 00° 20' East 134.40 feet; thence South 89° 21' East 48.40 feet; thence South 15° 14' East 147.80 feet; thence South 01° 37' West 35.40 feet; thence South 13° 41' West 99.90 feet; thence North 89° 49' East 200.00 feet to the true point of beginning, containing 2.39 acres more or less.

*MP*

Parcel 1a.

(a) A perpetual easement and right to flood and inundate at any and all times that portion of Lots 1 and 3 of the Martin and Ormand Tract, as shown by map on file in Map Book 6, Page 84, records of said county, described as follows:

(X) Commencing at a point on the South line of Lot 1, said point being 20 feet westerly of the center of Section 37, Township 2 South, Range 4 West, S.B.B. & M.; thence North 0° 36' West 230.0 feet; thence North 63° 01' East 898.5 feet; thence South 0° 09' 30" East 283.0 feet; thence South 09° 11' 30" West 363.00 feet; thence North 89° 49' East 861.8 feet to the true point of beginning, containing 8.25 acres more or less. (X)

(b) Together with a right of way easement 20 feet in width, measured at right angles ten feet on each side of the center line thereof, which is described as follows:

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(4) Beginning on the South line of the parcel described in the above paragraph (a) at a point 25.1 feet west from the center of Section 11, Township 2 South, Range 4 West, S.B. & M.; running thence North 68° 09' West a distance of 860 feet, more or less, across said parcel, to a point on the westerly line of the said parcel, the side lines of said easement to be prolonged or shortened to terminate on the South and West lines of said parcel, (4).

for the construction, maintenance, operation, reconstruction, replacement, inspection, repair and patrolling of an electric line for the transmission and distribution of electricity for light, heat and power and other purposes for which electricity may be used, which electric line shall include and consist of one combined single and three-phase aerial electric line circuit with 4 conductor wires, and said easement shall include the following rights:

1. The right of unobstructed ingress to, egress from and travel upon and along said electric line easement on foot, or with trucks, automobiles and other mobile equipment for the transportation of workmen, materials, equipment and supplies, for all purposes in connection with and incidental to the construction, maintenance, operation, reconstruction, replacement, inspection, repair and patrolling of said electric line.

2. The right to clear said easement and keep the same free and clear of brush, trees, structures and any other obstruction to such extent necessary to prevent contact or interference with or danger to said electric line and the safe and proper maintenance and operation thereof, and to protect persons from injury and said electric line and other property from fire, destruction or damage.

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Subject to easements, rights of way, reservations and restrictions of record and second half taxes for fiscal year 1955-56.

Grantor for herself, her heirs, successors and assigns, hereby waives any and all claims for damages arising out of action No. 62335 in the Superior Court of the State of California in and for the County of Riverside.

Given January 20, 1956

✓ *Frances M. Fraser*  
Frances M. Fraser

STATE OF CALIFORNIA  
COUNTY OF  
Riverside

WHEN RECORDED, PLEASE MAIL THIS INSTRUMENT TO  
G. A. Pomognat, County Clerk  
Court House, Riverside, California  
ORDER No. Riv. 151334 ESCROW No.

On January 20, 1956  
before me, *James M. West*  
a Notary Public in and for said County and State, personally appeared **FRANCES M. FRASER, a**  
**SINGLE WOMAN**

known to me to be the person whose name is subscribed in the within instrument and acknowledged that she executed the same.

Witness my hand and official seal.  
*James M. West*  
Notary Public in and for said County and State  
FEB 24, 1956

SPACE BELOW FOR RECORDER'S USE ONLY

RECEIVED FOR RECORD  
JAN 23 1956

RIVERSIDE TITLE COMPANY

*[Signature]*

FEES \$ *None*

*11010*

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