

STICO Escrow No. 409876R-BMG

80 RECORDED AT BEST OF SECURITY TITLE INSURANCE CO. INDEXED NOV 18 1965 at 8 A.M.

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OFFICIAL RECORDS San Bernardino County, Calif.

5599

Ied Carpenter Recorder

NO FEE

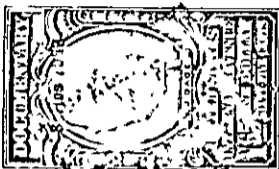
WICROFILMED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

NAME City of Riverside
ADDRESS 7th and Orange Streets
Riverside, California
CITY & STATE

80



Grant Deed

AFFIX I.R.S. \$.....

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THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WARNER W. HODGDON, an unmarried man,

APPROVED AS TO FORM

Warner W. Hodgon
DEPUTY CITY ATTORNEY

hereby GRANT(S) to CITY OF RIVERSIDE, a municipal corporation

the following described real property in the county of San Bernardino, state of California:

AS PER THE ATTACHED LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

LEGAL DESCRIPTION:

All that portion of Block A of a Resubdivision of the Grand Terrace Tract, as shown by map recorded in Book 1 of Records of Survey, at page 33 thereof, Records of San Bernardino County, California, adjoining the west line of a portion of the strip of land described in the deed from Peter C. Peters to the Riverside Water Company, dated October 26, 1886, and recorded October 28, 1886 in Book 49 of Deeds, at page 256 thereof, Records of San Bernardino County, California, the parcel herein described being more particularly described as follows:

Beginning at a point in the east line of Lot 3 in Block 88 of the Rancho San Bernardino, as per plat recorded in Book 7 of Maps, at page 2 thereof, Records of San Bernardino County, distant thereon South 1106.2 feet from the northeast corner of said Lot 3, and being the point of beginning of the strip of land described in said Peters' deed;
Thence South 26° 40' West along the westerly line of the land described in said Peters' deed, a distance of 2101.00 feet to a point in said Block A, said point being an angle point in the westerly line of the land described in said Peters' deed where the width of said strip of land changes from 33 to 55 feet;
Thence North 63° 20' West along said westerly line of the land described in said Peters' deed, a distance of 22.00 feet to an angle point thereon;
Thence South 26° 40' West along the westerly line of the land described in said Peters' deed, a distance of 141.2 feet to an angle point thereon;
Thence South 29° 51' West along the westerly line of the land described in said Peters' deed, a distance of 164.7 feet to an angle point thereon;
Thence leaving the westerly line of the land described in said Peters' deed and running North 63° 20' West a distance of 43.85 feet, more or less, to a point on a line parallel to and 80.5 feet distant, measured at right angles, from the center line of the Riverside Water Company's flume for the true point of beginning;

Warner W. Hodgon

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LEGAL DESCRIPTION:

523

All that portion of Block A of a Resubdivision of the Grand Terrace Tract, as shown by map recorded in Book 1 of Records of Survey, at page 33 thereof, Records of San Bernardino County, California, adjoining the west line of a portion of the strip of land described in the deed from Peter C. Peters to the Riverside Water Company, dated October 26, 1886, and recorded October 28, 1886 in Book 49 of Deeds, at page 256 thereof, Records of San Bernardino County, California, the parcel herein described being more particularly described as follows:

Beginning at a point in the east line of Lot 3 in Block 88 of the Rancho San Bernardino, as per plat recorded in Book 7 of Maps, at page 2 thereof, Records of San Bernardino County, distant thereon South 1106.2 feet from the northeast corner of said Lot 3, and being the point of beginning of the strip of land described in said Peters' deed;

Thence South 26° 40' West along the westerly line of the land described in said Peters' deed, a distance of 2101.00 feet to a point in said Block A, said point being an angle point in the westerly line of the land described in said Peters' deed where the width of said strip of land changes from 33 to 55 feet;

Thence North 63° 20' West along said westerly line of the land described in said Peters' deed, a distance of 22.00 feet to an angle point thereon;

Thence South 26° 40' West along the westerly line of the land described in said Peters' deed, a distance of 141.2 feet to an angle point thereon;

Thence South 29° 51' West along the westerly line of the land described in said Peters' deed, a distance of 164.7 feet to an angle point thereon;

Thence leaving the westerly line of the land described in said Peters' deed and running North 63° 20' West a distance of 43.85 feet, more or less, to a point on a line parallel to and 80.5 feet distant, measured at right angles, from the center line of the Riverside Water Company's flume for the true point of beginning;

Thence South 63° 20' East a distance of 43.85 feet, more or less, to a point in the westerly line of land described in said Peters' deed;

Thence South 20° 51' West along the westerly line of the land described in said Peters' deed, a distance of 216.98 feet, more or less, to an intersection with the north line of that certain parcel of land conveyed to Glen R. Garton by deed recorded as Instrument No. 370 on April 1, 1959;

Thence North 84° 37' 28" West along said north line a distance of 62.26 feet to a point in a line being parallel with and distant 60.00 feet westerly from, measured at right angles to, said last mentioned course in said Peters' deed, having a bearing of South 20° 51' West;

Thence North 20° 51' East along said parallel line a distance of 155.59 feet;

Thence South 69° 09' East a distance of 7.98 feet,

Thence North 26° 40' East a distance of 82.87 feet to the true point of beginning.

Herald A. Creason

Herald A. Creason

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SUBJECT TO:

1. General and Special taxes for the fiscal year 1965-66.
2. Covenants, conditions, restrictions, reservations, easements and rights of way of record, if any.

Dated November 12, 1965

Warner W. Hodgdon

 WARNER W. HODGDON

STATE OF CALIFORNIA

CONSENT TO RECORDATION

525

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 11/12/65 From: Warner W. Hodgdon For: Per. Blk. "A" - Resub - Grand Terr. Tr.

to the City of Riverside, a municipal corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-3-58 in Bk. 2374 O.R. pg. 339 Et Seq. Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 11/17/65 J. H. Harley
 Property Management Officer

Return Deed to Office of City Clerk
 Riverside, California

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FOR NOTARY SEAL OR STAMP



BEN M. GRIMES
 NOTARY PUBLIC
 SAN BERNARDINO COUNTY
 CALIFORNIA

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