

28063 No Fee - 6103 Government Code

When recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3711 Orange St.
Riverside, California 92501

CITY DEED NO. _____

DOCUMENTARY TRANSFER TAX
\$ _____ <input checked="" type="checkbox"/> None
Signature <u>[Signature]</u>
CITY OF RIVERSIDE

RECEIVED FOR RECORD
MAR 11 1974 P. M.
15 Min. Past 3 o'clock
Request of
CITY CLERK
Book 1974, Page 28063
Recorded in Official Records
of Riverside County, California
Recorder
W.H. Doherty
FEES \$ _____

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM

[Signature]

ASST. CITY ATTORNEY

4406

GRANT DEED

PHILLIP J. KETSDEVER and TONI OLSEN KETSDEVER, husband and wife
Grantors

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do
hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation, the real property
in the City of Riverside, County of Riverside, State of California, described as
follows:

All that portion of Lot 20 of Division A, Hall's Addition
to Riverside, as shown by map on file in Book 9 of Maps,
at Page 1 thereof, Records of San Bernardino County,
California, described as follows:

Beginning at the most Easterly corner of said Lot 20;

Thence South 29° 09' 33" West, along the Southeast line of
said Lot 20, 31.98 feet to a cusp with a tangent curve,
concave Westerly, having a radius of 32.00 feet;

Thence Northerly, along said curve, an arc length of 50.25
feet through a central angle of 89° 58' 09" to a cusp with
the Northeast line of said Lot 20;

Thence South 60° 48' 46" East, along said Northeast line,
31.98 feet to the POINT OF BEGINNING.

The above described parcel of land contains an area of
219.5 square feet.

DESCRIPTION, APPROVAL
by George P. Harte Surveyor

Dated January 29 1974

CONSENT TO DEEDATION

[Signature]
PHILLIP J. KETSDEVER
[Signature]
TONI OLSEN KETSDEVER

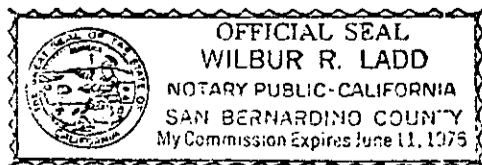
28063

STATE OF CALIFORNIA,
COUNTY OF San Bernardino } ss.

ON January 29th 19 74
before me, the undersigned, a Notary Public in and for said State, personally appeared

PHILLIP J. KETSDEVER and
TONI OLSEN KETSDEVER, known to me,
to be the person s whose name s are subscribed to the within Instrument,
and acknowledged to me that the y executed the same.

WITNESS my hand and official seal.



[Signature]
Notary Public in and for said State.

28063

HALL'S

ADDITION

DIVISION

"A"
MB 9/1
S B Co.

LOT 20

CURVE DATA
R-32.00'
Δ: 89° 58' 09"
L= 50.25'

25'

STREET

S 60° 48' 46" E

COTTAGE

25'

31.98'

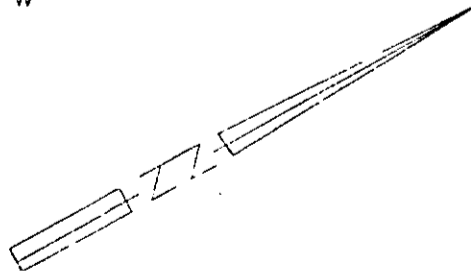
31.98'

25'

25'

HOWARD AVENUE

S 29° 09' 33" W



CITY OF RIVERSIDE, CALIFORNIA

8106

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

AM 3/14

SCALE 1" = 20'

DRAWN BY Steele DATE 7/13/72

SUBJECT FOURTEENTH STREET GRADE SEPARATION

28062

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name City of Riverside
Street Address Property Services Division
4200 Orange Street
City Riverside, CA 92501
State
Zip

RECEIVED FOR RECORD

MAR 11 1974

15 Min. Past 3 o'clock P.M.
CITY RECORDER

28062
Book 1974, Page
Recorded in Official Records
of Riverside County, California

W. R. Ladd
Recorder
FEES \$ 1.50

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Deed of Partial Reconveyance

Know All Men By These Presents:

Whereas, on August 10, 1972 PHILLIP J. KETSDEVER and
TONI OLSEN KETSDEVER, husband and wife

made, executed and delivered a Deed of Trust to CONTINENTAL AUXILIARY COMPANY

as Trustee for BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION

as Beneficiary, which Deed of Trust was recorded on August 28, 1972 in
the office of the County Recorder of City of Riverside County of Riverside
State of California, in Book of 1972 at Page 114574 et seq; and

Whereas, CONTINENTAL AUXILIARY COMPANY, a California Corporation, is now the Trustee under
said Deed of Trust and;

Whereas, pursuant to the terms of said Deed of Trust, the CONTINENTAL AUXILIARY COMPANY has
been requested to execute a partial reconveyance, and is authorized to reconvey the real property hereinafter de-
scribed, conveyed to it by said Deed of Trust;

Now Therefore, said CONTINENTAL AUXILIARY COMPANY, as Trustee, does hereby remise, grant,
release and reconvey to the person or persons legally entitled thereto all of the estate and interest derived by it
through or under said Deed of Trust, in and to the following described portion of the premises therein described,
to-wit:

(Description)

All that portion of Lot 20 of Division A, Hall's Addition to Riverside, as shown by map
on file in Book 9 of Maps, at Page 1 thereof, Records of San Bernardino County,
California, described as follows:

Beginning at the most Easterly corner of said Lot 20;

Thence South 29°09' 33" West, along the Southeast line of said Lot 20, 31.98 feet to
a cusp with a tangent curve, concave Westerly, having a radius of 32.00 feet;

Thence Northerly, along said curve, an arc length of 50.25 feet through a central angle
of 89°58' 09" to a cusp with the Northeast line of said Lot 20;

Thence South 60°48' 46" East, along said Northeast line, 31.98 feet to the POINT OF
BEGINNING.

The above described parcel of land contains an area of 219.5 square feet.

IN WITNESS WHEREOF, said CONTINENTAL AUXILIARY COMPANY, as such Trustee, has caused these
presents to be executed by an officer, to-wit: W. R. Ladd, Assistant Manager of the
BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION and ex-officio agent of said CON-
TINENTAL AUXILIARY COMPANY, by virtue of a resolution of the Board of Directors of said Corporation
heretofore recorded in the aforesaid County.

Dated March 6, 1974 CONTINENTAL AUXILIARY COMPANY, a Corporation, Trustee.

By *W. R. Ladd* Its Agent.

STATE OF CALIFORNIA,
Colton County of San Bernardino } ss

On this 6th day of March, 1974, before me, the undersigned,
a Notary Public in and for said San Bernardino County, personally appeared

W. R. Ladd
Assistant Manager

an officer to-wit: of BANK OF AMERICA NATIONAL TRUST
AND SAVINGS ASSOCIATION, and ex-officio agent of CONTINENTAL AUXILIARY COMPANY, a corporation,
known to me to be the person who executed the within instrument on behalf of CONTINENTAL AUXILIARY
COMPANY, a corporation, therein named, and acknowledged to me that said CONTINENTAL AUXILIARY COM-
PANY, a corporation, executed the same, as such trustee.

WITNESS my hand and official seal
OFFICIAL SEAL
LU ELLA V. VIVelo
NOTARY PUBLIC-CALIFORNIA
SAN BERNARDINO COUNTY
My Commission Expires Nov. 3, 1977

Luella V. Vivallo
Notary public in and for said County and State

My Commission expires November 3, 1977

D8106

Please record for the benefit of the City of Riverside,
Manager of Property Services.