

No Fee - 6103 Government Code
65543

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3711 Orange Street
Riverside, California 92501

DOCUMENTARY TRANSFER TAX
\$ _____ None

Signature *W. H. DeLoach*
CITY OF RIVERSIDE

RECEIVED FOR RECORD

MAY 30 1974

30 Min. Past 11 o'clock A.M.
At Request of
CITY CLERK

65543

Recorded in Official Records
of Riverside County, California

W. H. DeLoach Recorder
FEES \$ None

INDEXED

FOR RECORDER'S OFFICE USE ONLY

GRANT DEED

8189

MAGNOLIA AVENUE BAPTIST CHURCH, a California corporation,

, Grantor,

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

Those portions of Lots 9 and 16 in Block 14 of the RIVERSIDE
LAND AND IRRIGATING COMPANY, as shown by map on file in Book
1 of Maps, at page 70 thereof, Records of San Bernardino
County, California, described as follows:

Commencing at the intersection of the southwesterly line of
ADAMS STREET with the northwesterly line of MAGNOLIA AVENUE
as shown on said Map;

Thence North 33° 59' 00" West, along said southwesterly line,
a distance of 379.10 feet to a point therein; said point being
the TRUE POINT OF BEGINNING;

Thence continuing North 33° 59' 00" West, along said south-
westerly line, a distance of 584.80 feet to the southeasterly
line of Parcel 1 as conveyed to the City of Riverside, a
municipal corporation, by deed recorded May 8, 1959, in Book
2467, page 564 Official Records of Riverside County, California;

Thence South 56° 00' 20" West, along said southeasterly line,
a distance of 4.00 feet to a line which is parallel with and
distant 44.00 feet southwesterly as measured at right angle
to the centerline of said ADAMS STREET:

Thence South 33° 59' 00" East, along said parallel line, a
distance of 584.80 feet to the most northerly corner of Parcel
1 of Record of Survey on file in Book 35 of Records of Surveys,
at page 77 thereof, Records of Riverside County, California;

Thence North 56° 00' 20" East, along the northeasterly prolonga-
tion of the northwesterly line of said Parcel 1 of Record of
Survey, a distance of 4.00 feet to the TRUE POINT OF BEGINNING.

Area: 2,338.87 square feet, or .05 acres.

DESCRIPTION APPROVAL
by George P. Hutchinson 5/23/74
Surveyor

8189

65543

Dated May 22, 1974

MAGNOLIA AVENUE BAPTIST CHURCH,
a California corporation,

BY R. Edward Rusk

BY C. D. Saunders

W. Lindsey

APPROVED AS TO FORM

Chad Dudley
ASST. CITY ATTORNEY

STATE OF CALIFORNIA,

COUNTY OF Riverside

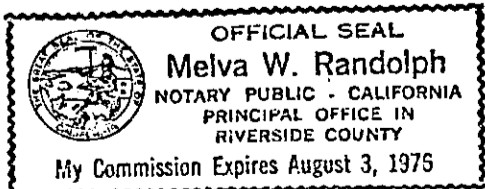
ss.

ON May 22, 1974,

before me, the undersigned, a Notary Public in and for said State, personally appeared R. Edward Rusk, C. D. Saunders, and Walt Lindsey, known to me to be the Officers of the Board of Trustees of the Magnolia Avenue Baptist Church the Corporation that executed the within Instrument, known to me to be the person who executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal.

Melva W. Randolph
Notary Public in and for said State.



65543

818

65543

GARFIELD STREET

PARCEL 1

225.57' N 56° 00' 20" E
35.00'

BLK 2467/564
576/59 O.R. 14

ADAMS STREET

FD. 3/4" I.P. W/L.S. 3163
PLUG NO REFERENCE

MARIE STREET

R.L. & I. CO.

M.B. 1/70, S.B. C2

LOT 18

COLEMAN STREET

COLEMAN OAKS
M.B. 28/50

STREET

FD. 3/4" I.P. W/L.S. 3163 PLUS
NO REFERENCE 379.10'

MAGNOLIA AVENUE

CITY OF RIVERSIDE, CALIFORNIA

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

5/15

SCALE: 1" = 100'

DRAWN BY L.B. DATE 3 / 21 / 74

SUBJECT ADDITIONAL DEDICATION TO ADAMS STREET

8187

RECORDING REQUESTED BY

Magnolia Avenue Baptist Church

WHEN RECORDED MAIL TO

City Clerk's Office

City of Riverside

City Hall, 3711 Orange Street

Riverside, California 92501

RECEIVED FOR RECORD

MAY 30 1974

30 Min. Past 12 o'clock
At Request of
CITY CLERK

Book 1974, Page 65542
Recorded in Official Records
of Riverside County, California

W.H. Bobbitt
Recorder
FEES & CHARGES

INDEXED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Deed of Partial Reconveyance

Know All Men By These Presents:

Whereas, on May 1, 1974,
MAGNOLIA AVENUE BAPTIST CHURCH, a California corporation,

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

as Trustee for BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION

as Beneficiary, which Deed of Trust was recorded on May 3, 1974, in

the office of the County Recorder of Riverside County of Riverside

State of California, in Book 1974, at Page 53186 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 described, 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)

See attached

APPROVED AS TO FORM

Edward [Signature]
ASST. CITY ATTORNEY

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


Dated May 23, 1974 CONTINENTAL AUXILIARY COMPANY, a Corporation, Trustee.

By E. R. Dittberner Its Agent.

STATE OF CALIFORNIA,
Riverside County of Riverside } ss

On this 23 day of May, 1974, before me, Virginia M. Russell,
a Notary Public in and for said Riverside County, personally appeared

E. R. Dittberner
an officer to-wit: Assistant Manager 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 COMPANY, a corporation, executed the same as such trustee.

WITNESS my hand and official seal:

VIRGINIA M. RUSSELL
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Commission Expires Nov. 7, 1976

Virginia M. Russell
Notary public in and for said County and State
My Commission expires Nov. 7, 1976

8189

65542

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

Those Portions of Lots 9 and 16 in Block 14 of the RIVERSIDE LAND AND IRRIGATING COMPANY, as shown by map on file in Book 1 of Maps, at page 70 thereof, Records of San Bernardino County, California, described as follows:

Commencing at the intersection of the southwesterly line of ADAMS STREET with the northwesterly line of MAGNOLIA AVENUE as shown on said Map;

Thence North 33 degrees 59' 00" West, along said southwesterly line, a distance of 379.10 feet to a point therein; said point being the TRUE POINT OF BEGINNING;

Thence continuing North 33 degrees 59' 00" West, along said southwesterly line, a distance of 584.80 feet to the southeasterly line of Parcel 1 as conveyed to the City of Riverside, a municipal corporation, by deed recorded May 8, 1959, in Book 2467, page 564 Official Records of Riverside County, California;

Thence South 56 degrees 00' 20" West, along said southeasterly line, a distance of 4.00 feet to a line which is parallel with and distant 44.00 feet southwesterly as measured at right angle to the centerline of said ADAMS STREET:

Thence South 33 degrees 59' 00" East, along said parallel line, a distance of 584.80 feet to the most northerly corner of Parcel 1 of Record of Survey on file in Book 35 of Records of Surveys, at page 77 thereof, Records of Riverside County, California;

Thence North 56 degrees 00' 20" East, along the northeasterly prolongation of the northwesterly line of said Parcel 1 of Record of Survey, a distance of 4.00 feet to the TRUE POINT OF BEGINNING.

Area: 2,338.87 square feet, or .05 acres.

DESCRIPTION APPROVAL

by *George K. Hutchinson* Surveyor