

81344

Area recorded shall be to:
City of Riverside
3411 Orange St.
Riverside Ca 92501

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

RECEIVED FOR RECORD
JUN 28 1974
F.S. Min. Past 3 o'clock P.M.
CITY CLERK
Book 1974, Page 81344
Recorded in Official Records of Riverside County, California
W.H. Balogh Recorder
FEES \$ [Signature]
INDEXED
Nine

FOR RECORDER'S OFFICE USE ONLY

QUITCLAIM DEED

0243

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
TRUMAN R. JOHNSON and EVA A. JOHNSON, husband and wife,

do hereby remise, release, and forever quitclaim to the CITY OF RIVERSIDE the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lcts "J" and "K", as shown by AMENDED MAP OF INDIAN HILL TRACT, on file in Book 10 of Maps, at page 3 thereof, Records of Riverside County, California, described as follows:

Commencing at the most westerly corner of said Lot "K";

Thence North 32° 15' 00" East, along the northwesterly line of said Lot "K", a distance of 67.02 feet to a point in the easterly line of that certain parcel of land conveyed to Leland L. Duncan, et ux, by deed recorded September 02, 1937, in Book 346, at page 193 thereof, Official Records of said County; said point being THE TRUE POINT OF BEGINNING;

Thence South 12° 23' East (recorded as North 12° 20' 20" West), along said easterly line, 101.42 feet to the southwesterly line of said Lot "K";

Thence South 53° 37' West (recorded as North 53° 39' 00" West), along said southwesterly line, 56.61 feet to the westerly line of that certain parcel of land conveyed to the City of Riverside by deed recorded May 19, 1960, as Instrument Number 45359 of Official Records of said County;

Thence North 12° 23' West, along said westerly line, 181.78 feet to said northwesterly line of Lot "K";

Thence North 32° 15' East, along said northwesterly line, 139.71 feet to its intersection with the southeasterly prolongation of the northeasterly line of said parcel conveyed to Leland L. Duncan, et ux;

Thence North 53° 37' West, along said southeasterly prolongation, 35.79 feet to said easterly line of said parcel conveyed to Leland L. Duncan, et ux;

Thence South 32° 15' West, along said easterly line, 159.24 feet to an angle point therein;

Thence continuing along said easterly line, South 12° 23' East (recorded as North 12° 20' 20" West), a distance of 50.82 feet to said TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL
by [Signature] 5/6/74
Survivor

81344

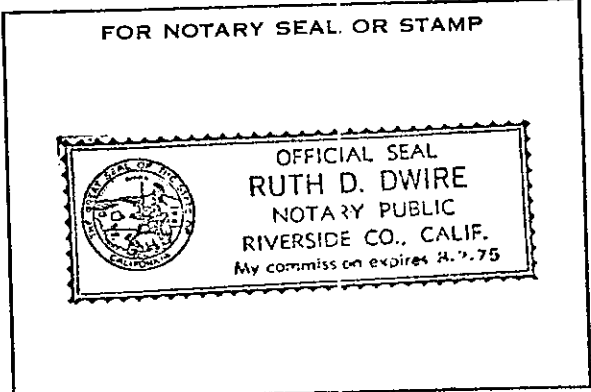
APPROVED AS TO FORM

Barbara Burns
ASST. CITY ATTORNEY

Misc-164 (G.S.) Attorney-in-Fact (Rev. 12-63)
Staple
81344

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS.

On May 9, 1974 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared DOCTOR TRUMAN JOHNSON,
known to me to be the person whose name is
subscribed to the within instrument, as the Attorney in fact of
TRUMAN R. JOHNSON and EVA A. JOHNSON,
and acknowledged to me that he subscribed the name
of TRUMAN R. JOHNSON and EVA A. JOHNSON thereto as
principal s and his own name as Attorney in fact.



Signature *Ruth D. Dwire*
RUTH D. DWIRE
Name (Typed or Printed)
Notary Public in and for said County and State

CONSENT TO RECORDATION
THIS IS TO CERTIFY that the interest
in real property conveyed by the Deed
or Grant dated
From Truman R. Johnson and Eva A. Johnson

for Por Lots "J" & "K" Indian Hill Tract -
Amended Bk 10, Maps, Page 3, Rcds of Rsde County
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 12-29-66 by Instrument No.
123460, Riverside County Records, and
the Grantee hereby consents to recorda-
tion of this instrument through the
undersigned.

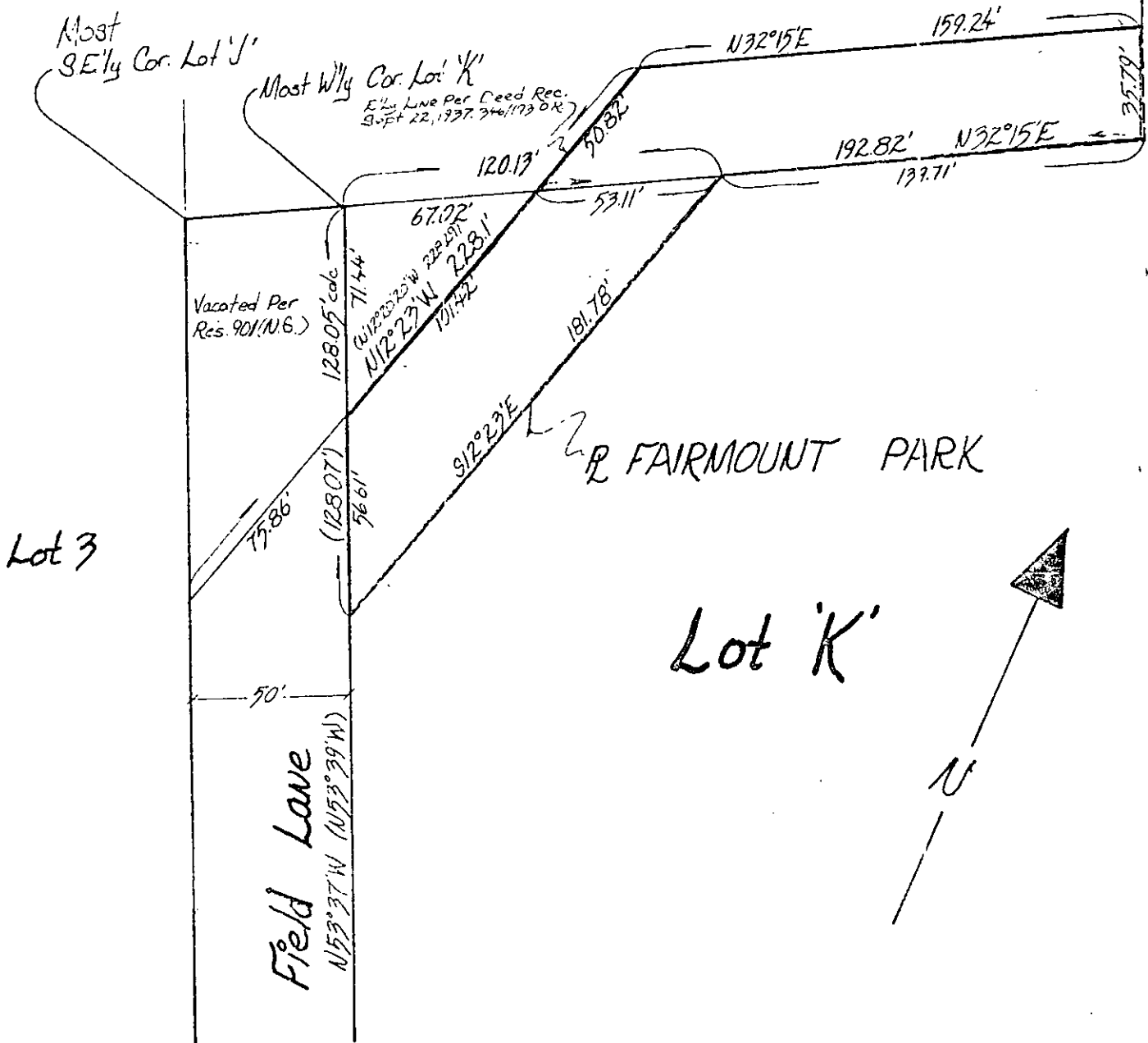
Eva A. Johnson
EVA A. JOHNSON
Dr. Truman Johnson
Truman R. Johnson
attorney in fact for
Truman R. Johnson and
Eva A. Johnson

Dated June 28, 1974
Ruth D. Dwire
Property Services Mgr.

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AMENDED MAP
OF
INDIAN HILL TRACT
4.8.10/9 Riv. Co.

Lot 'J'



◦ 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

1-20

SCALE: 1" = 50'

DRAWN BY V.L. DATE 5/2/74

SUBJECT P.M. #125

81344

69516

RECORDING REQUESTED BY

Truman R. Johnson

WHEN RECORDED MAIL TO

Name Mr. Truman Johnson
Address 2599 Field Lane
City Riverside, California 92501

RECEIVED FOR RECORD

JUL 9 1969

AT 9:00 CLOCK A.M.

FIRST AMERICAN TITLE COMPANY

INSIDE

Recorder's Office, Recorder
of Riverside County, California

W.D. Balogh

RECORDED

INDEXED

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

POWER OF ATTORNEY GENERAL

Know All Men by These Presents: That Truman R. Johnson and Eva A. Johnson - -

the undersigned (jointly and severally, if more than one) hereby make, constitute and appoint - - -

"Doctor Truman Johnson" - - -

my true and lawful Attorney for me and in my name, place and stead and for my use and benefit:

- (a) To ask, demand, sue for, recover, collect and receive each and every sum of money, debt, account, legacy, bequest, interest, dividend, annuity and demand (which now is or hereafter shall become due, owing or payable) belonging to or claimed by me, and in use and take any lawful means for the recovery thereof by legal process or otherwise, and to execute and deliver a satisfaction or release therefor, together with the right and power to compromise or compound any claim or demand;
- (b) To exercise any or all of the following powers as to real property, any interest therein and/or any building thereon: To contract for, purchase, receive and take possession thereof and of evidence of title thereto; to lease the same for any term or purpose, including leases for business, residence, and oil and/or mineral development; to sell, exchange, grant or convey the same with or without warranty, and to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure payment of a negotiable or non-negotiable note or performance of any obligation or agreement;
- (c) To exercise any or all of the following powers as to all kinds of personal property and goods, wares and merchandise, choses in action and other property in possession or in action: To contract for, buy, sell, exchange, transfer and in any legal manner deal in and with the same; and to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure payment of a negotiable or non-negotiable note or performance of any obligation or agreement;
- (d) To borrow money and to execute and deliver negotiable or non-negotiable notes therefor with or without security; and to loan money and receive negotiable or non-negotiable notes therefor with such security as he shall deem proper;
- (e) To create, amend, supplement and terminate any trust and to instruct and advise the trustee of any trust wherein I am or may be trustee or beneficiary; to represent and vote stock, exercise stock rights, accept and deal with any dividend, distribution or bonus, join in any corporate financing, reorganization, merger, liquidation, consolidation or other action and the extension, compromise, conversion, adjustment, enforcement or foreclosure, singly or in conjunction with others of any corporate stock, bond, note, debenture or other security; to compound, compromise, adjust, settle and satisfy any obligation, secured or unsecured, owing by or to me and to give or accept any property and/or money whether or not equal to or less in value than the amount owing in payment, settlement or satisfaction thereof;
- (f) To transact business of any kind or class and as my act and deed to sign, execute, acknowledge and deliver any deed, lease, assignment of lease, covenant, indenture, indemnity, agreement, mortgage, deed of trust, assignment of mortgage or of the beneficial interest under deed of trust, extension or renewal of any obligation, subordination or waiver of priority, hypothecation, bottomry, charter-party, bill of lading, bill of sale, bill, bond, note, whether negotiable or non-negotiable, receipt, evidence of debt, full or partial release or satisfaction of mortgage, judgment and other debt, request for partial or full reconveyance of deed of trust and such other instruments in writing of any kind or class as may be necessary or proper in the premises.

Giving and Granting unto my said Attorney full power and authority to do and perform all and every act and thing whatsoever requisite, necessary or appropriate to be done in and about the premises as fully to all intents and purposes as I might or could do if personally present, hereby ratifying all that my said Attorney shall lawfully do or cause to be done by virtue of these presents. The powers and authority hereby conferred upon my said Attorney shall be applicable to all real and personal property or interests therein now owned or hereafter acquired by me and wherever situate.

My said Attorney is empowered hereby to determine in his sole discretion the time when, purpose for and manner in which any power herein conferred upon him shall be exercised, and the conditions, provisions and covenants of any instrument or document which may be executed by him pursuant hereto; and in the acquisition or disposition of real or personal property, my said Attorney shall have exclusive power to fix the terms thereof for cash, credit and or property, and if on credit with or without security.

The undersigned, if a married woman, hereby further authorizes and empowers my said Attorney, as my duly authorized agent, to join in my behalf, in the execution of any instrument by which any community real property or any interest therein, now owned or hereafter acquired by my spouse and myself, or either of us, is sold, leased, encumbered, or conveyed.

When the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

WITNESS my hand this 8th day of July 1969

Truman R. Johnson
Truman R. Johnson

State of California, }
County of Riverside } SS.

On July 8, 1969 before me, the undersigned, a Notary Public in and for said State, personally appeared Truman R. Johnson and Eva A. Johnson

known to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that they executed the same.

Witness my hand and official seal.
Barbara B. Simms
Barbara B. Simms

(Seal) OFFICIAL SEAL
BARBARA B. SIMMS
NOTARY PUBLIC
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Commission Expires Jan. 2, 1973

POWER OF ATTORNEY-GENERAL
WOLCOTT'S FORM 1400-REV. 10-62
This standard form covers most usual problems in the field and, used before you can read it, fill in all blanks, and make changes proper to your transaction. Consult a lawyer if you doubt the form's fitness for your purpose.

END RECORDED DOCUMENT, W. D. BALOGH, COUNTY RECORDER

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This is to certify, when stamped with the seal of the Riverside County Recorder, that this is a true copy of the permanent record on file in this office.

Date SEP 11 1973

W.D. Balogh

Recorder
RIVERSIDE COUNTY, CALIF.

