

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

115595

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code 6103)

RECEIVED FOR RECORD
4/20 Min. Past 2 o'clock P.M.
At Registry
City Clerk
Book 1396, Page 115595
JUN - 5 1979
Recorded in Official Records
of Riverside County, California
D. J. ...
FEES \$

FOR RECORDER'S OFFICE USE ONLY

Project: 10440 Wells Avenue
Building Permit

GRANT DEED

9596

JUAN FARFAN and AURORA FARFAN, husband and wife, as joint tenants,
Grantor s,

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 those portions of Lot 17 of El Rincon, as shown by map on file in Book 11 of Maps, at Page 85 thereof, records of said Riverside County, more particularly described as follows:

Parcel 1

BEGINNING at a point in the northwesterly line of said Lot, South 48° 59' 45" West, 255.66 feet from the most northerly corner of said Lot; said point being also the most northerly corner of that certain parcel of land conveyed to John M. Hall, et ux., by deed recorded May 4, 1949, in Book 1073, Page 344, et seq., of Official Records of said Riverside County;

THENCE South 41° 00' 15" East, along the northeasterly line of said parcel so conveyed to John M. Hall, et ux., 8.00 feet to a line which is parallel with and distant 8.00 feet southeasterly, as measured at right angle, from said northwesterly line of Lot 17;

THENCE North 48° 59' 45" East, along said parallel line 60.00 feet;

THENCE North 41° 00' 15" West, 8.00 feet to said northwesterly line of Lot 17;

THENCE South 48° 59' 45" West, along said northwesterly line of Lot 17 a distance of 60.00 feet to the point of beginning.

Area - 0.011 of an acre.

Parcel 2

BEGINNING at a point in the easterly line of said Lot, South 01° 41' 26" West, 377.03 feet from the most northerly corner of said Lot; said point being also the most southerly corner of that certain parcel of land conveyed to Juan Farfan, et ux., by deed recorded March 13, 1973, as Instrument No. 31352 of Official Records of said Riverside County;

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THENCE North 41° 00' 15" West, along the southwesterly line of said parcel so conveyed to Juan Farfan, et ux., 11.80 feet to a line which is parallel with and distant 8.00 feet westerly, as measured at right angle, from said easterly line of Lot 17;

THENCE North 01° 41' 26" East, along said parallel line 88.48 feet to the northeasterly line of said parcel so conveyed to Juan Farfan, et ux.;

THENCE South 41° 00' 15" East, along said northeasterly line 11.80 feet to said easterly line of Lot 17;

THENCE South 01° 41' 26" West, along said easterly line of Lot 17 a distance of 88.48 feet to the point of beginning.

Area - 0.016 of an acre.

DESCRIPTION APPROVAL
by Henry H. H. H. 5/29/79 by [Signature]
Notary

Dated 6/1/79

Juan Farfan
JUAN FARFAN

Aurora Farfan
AURORA FARFAN

APPROVED AS TO FORM

Clarice Sumner
SENIOR DEPUTY CITY ATTORNEY

STATE OF CALIFORNIA, }
COUNTY OF RIVERSIDE } ss.

115595

ON JUNE 1, 19 79,
before me, the undersigned, a Notary Public in and for said State, personally appeared
JUAN FARFAN AND AURORA FARFAN
_____, known to me,
to be the person E whose name S ARE subscribed to the within instrument,
and acknowledged to me that I he Y executed the same.

WITNESS my hand and official seal.

Christine B. Deurr
Notary Public in and for said State.

OFFICIAL SEAL
CHRISTINE B. DEURR
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Commission Expires Dec. 28, 1981

ACKNOWLEDGMENT - CAR 779 - VEHICLES FORM 223 - REV. 3-64

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THENCE North 41° 00' 15" West, along the southwesterly line of said parcel so conveyed to Juan Farfan, et ux., 11.80 feet to a line which is parallel with and distant 8.00 feet westerly, as measured at right angle, from said easterly line of Lot 17;

THENCE North 01° 41' 26" East, along said parallel line 88.48 feet to the northeasterly line of said parcel so conveyed to Juan Farfan, et ux.;

THENCE South 41° 00' 15" East, along said northeasterly line 11.80 feet to said easterly line of Lot 17;

THENCE South 01° 41' 26" West, along said easterly line of Lot 17 a distance of 88.48 feet to the point of beginning.

Area - 0.016 of an acre.

DESCRIPTION APPROVAL
by *Reginald H. Smith* 5/31/79 by *[Signature]*
Recorder

Dated 6/1/79

Juan Farfan
JUAN FARFAN

Aurora Farfan
AURORA FARFAN

APPROVED AS TO FORM

Clarice Sumner
SENIOR DEPUTY CITY ATTORNEY

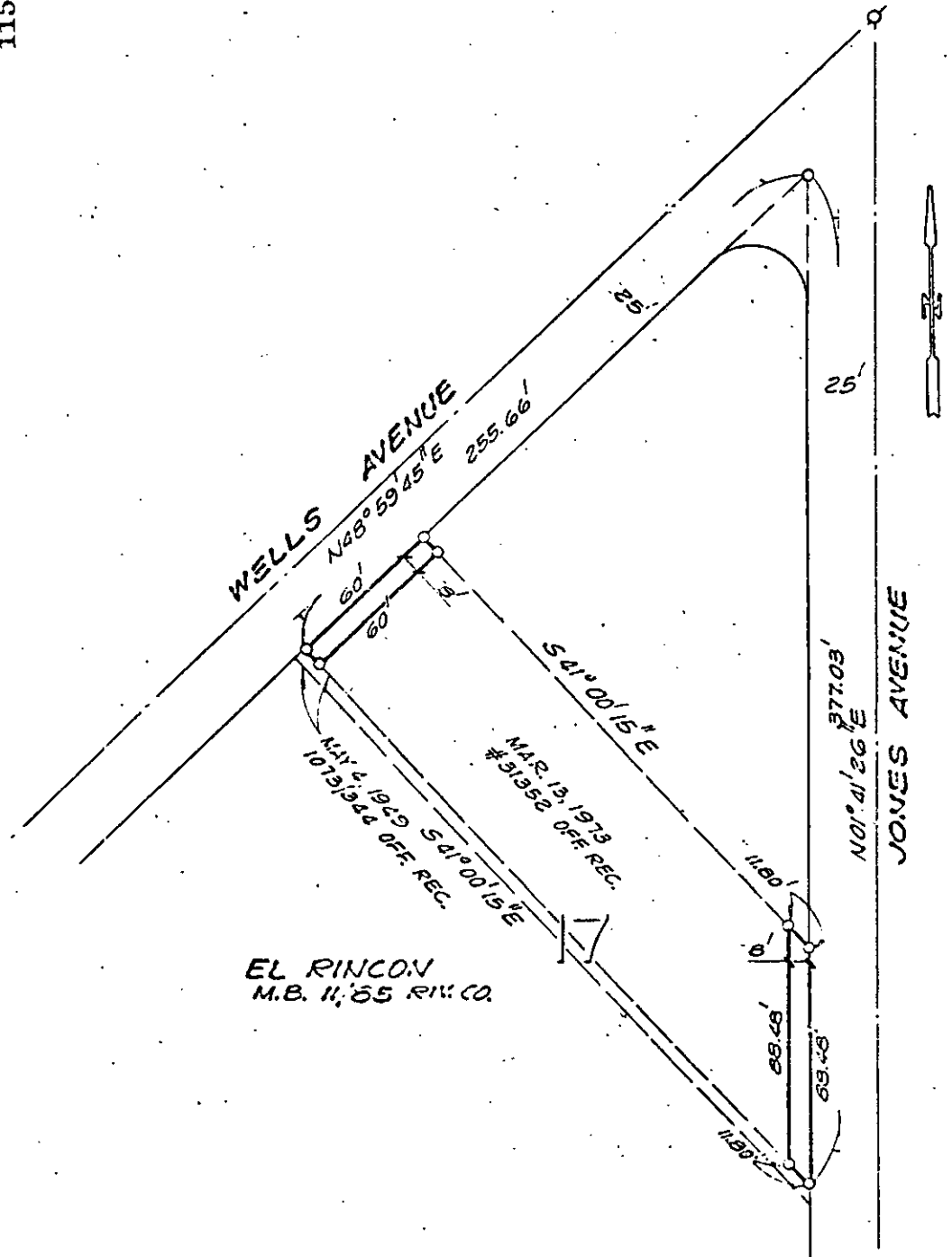
CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this Instrument 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 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 6/5/79

[Signature]
Property Services Manager

115595



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

SCALE: 1" = 50'

DRAWN BY GS DATE 5/31/79

SUBJECT 10440 WELLS AVE, BLDG. PERMIT