

GRANT DEED

596

For and in consideration of the sum of Ten (\$10.00.) Dollars, BERTHA G. CHURCH, a widow, and J. W. MCCRIE, and AMY MCCRIE, his wife, do hereby GRANT to the Riverside Title Company, a corporation, all that real property situated in the City of Riverside, County of Riverside, State of California, described as follows:

A strip of land 60 feet in width lying 30 feet on each side of a line described as follows:

Beginning at the intersection of the center line of St. Lawrence Street and the Elsinore Road, as shown on a map of the Church Subdivision, as recorded in Book 6 of Maps, page 55, records of Riverside County, California, thence South $83^{\circ} 16'$ West 147.54 feet; thence on a curve concave to the North and having a radius of 300 feet, a distance of 64.58 feet, being $12^{\circ} 21'$ of arc; thence North $84^{\circ} 25'$ West 72.78 feet; thence on a curve concave to the South and having a radius of 300 feet, a distance of 82.90 feet, being $15^{\circ} 51'$ of arc; thence South $79^{\circ} 48'$ West 130.59 feet; thence on a curve concave to the North and having a radius of 200 feet, a distance of 112.63 feet, being $32^{\circ} 16'$ of arc; thence North $68^{\circ} 00'$ West 354.49 feet; thence on a curve concave to the North-east and having a radius of 200 feet, a distance of 82.15 feet, being $23^{\circ} 32'$ of arc; thence North $44^{\circ} 28'$ West 424.13 feet; thence on a curve concave to the Southwest and having a radius of 300 feet, a distance of 54.28 feet, being $10^{\circ} 22'$ of arc; thence North $54^{\circ} 50'$ West 106.44 feet; thence on a curve concave to the East and having a radius of 150 feet, a distance of 183.70 feet, being $70^{\circ} 10'$ of arc; thence North $15^{\circ} 20'$ East 692.0 feet; thence on a curve concave to the West and having a radius of 150 feet, a distance of 187.84 feet, being $71^{\circ} 45'$ of arc; thence North $56^{\circ} 25'$ West 411.9 feet to a point in the center line of Central Avenue, said point being 20.2 feet West of a cement point at the Southwest corner of Lot 19 of the Victoria Rancho, as recorded in Book 4 of Maps, page 59, records of Riverside County, California. Said strip of land is more particularly shown on the map hereto attached and made a part hereof, the portion colored red being the strip of land herein deeded.

For the purposes of a public street.

SUBJECT NEVERTHELESS, to the following reservations, covenants, agreements and stipulations which said second party accepts and agrees to keep and perform as part of the

consideration for the transfer of the above described property and as covenants running with the title to the said property:

1st. The party of the second part agrees to pay the State, County and Municipal taxes for the year 1916-17, now assessed but not yet payable.

2nd. The parties of the first part reserve for themselves and the Clear Water Company, a Corporation, their successors and assigns, the right and privilege of excavating said road for the purpose of laying and conducting pipes and culverts under and across said road together with the right of entry to repair, renew, replace and maintain said pipes and culverts.

3rd. The parties of the first part, or their successors in interest, shall be under no expense, or liability by reason of owning property abutting on said road, or property, in any assessment district hereafter created for the purpose of levying taxes or assessments for the purpose of opening, improving, maintaining, draining, lighting, widening or securing the title to said road, but said second party agrees to pay all such taxes and assessments.

All of the above covenants, agreements and stipulations shall inure to and bind the heirs, executors, administrators, successors and assigns of the respective parties, and be a covenant running with the land.

TO HAVE AND TO HOLD to the said grantee its successors and assigns forever:

WITNESS our hands this 5th day of October 1916.

Betha G. Cluech
Jocel Cree
Anna McCarrie

State of California, }
COUNTY OF RIVERSIDE }ss

On this 13th day of December in the year one thousand nine hundred and sixteen before me, Chas. E. Johnson a Notary Public, in and for said County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared Bertha G. Church, J. W. McCrie and Amy McCrie

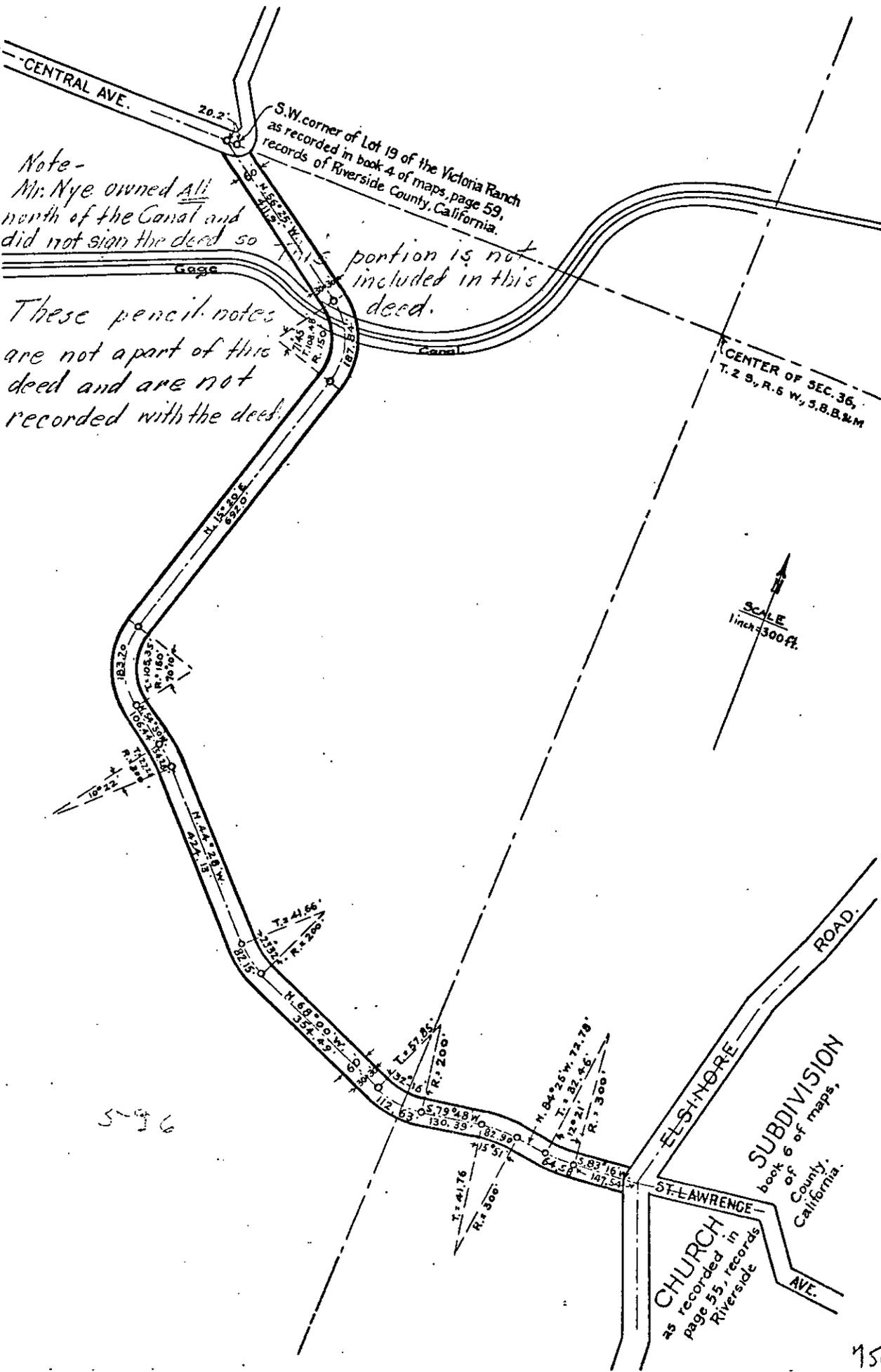
personally known to me to be the personS. described in and whose nameS are subscribed to and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

In Witness Whereof, I have hereunto set my hand and Official Seal at my office in Riverside, in the said County the day and year in this Certificate first above written.

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Chas. E. Johnson
Notary Public in and for Riverside County, State of California

[GENERAL—Walter D. Clark, Printer, 3m 6 15]



Note -
 Mr. Nye owned All
 north of the Canal and
 did not sign the deed so
 This portion is not
 included in this
 deed.
 These pencil notes
 are not a part of this
 deed and are not
 recorded with the deed.

5-9-6

CHURCH
 St. Lawrence
 recorded in
 Page 55, records
 Riverside
 County,
 California.

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CRANE DEED

McBis
BERTHA G. CHURCH, et al.,
to
RIVERSIDE TITLE COMPANY,
a corporation.

Dated: December, 1916.

McFARLAND & IRVING

Attorneys for
SUITE 3-4-5 EVANS BUILDING
RIVERSIDE, CALIFORNIA

WALTER D. CLARK, PROMPT PRINTER

Approved as to description

70 *A P Campbell*
CITY ENGINEER.

Approved as to form

52 *W. W. F.*
W. W. F.
CITY ATTORNEY.

No. *39925*
Fees to return to

RECEIVED FROM RECORD

DEC 15 1916

at *3* o'clock *3* o'clock *P.M.* at

request of

Copied in Book No. *433* of

Deeds page *250* of

req., Records of Riverside County,
California.

LSIGMAN Recorder

By *[Signature]* Deputy Recorder

Fees, \$ *1.35*

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