

When recorded mail to:

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

DOC # 2011-0112592  
03/11/2011 02:24P Fee:NC  
Page 1 of 10  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



**FREE RECORDING**

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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			10						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CC						T:	CTY	UNI	029

APN: 230-320-084

~~DX~~

**GRANT DEED**

D-16566



FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, CALIFORNIA, a public body corporate and politic, as Grantor, does hereby grant to THE HOUSING AUTHORITY OF THE CITY OF RIVERSIDE, a public agency, the real property as granted to the Redevelopment Agency of the City of Riverside in Instrument 2008-0573036, recorded on 10/28/2008, located in the City of Riverside, County of Riverside, State of California.

Dated: March 8, 20 11

THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, a public body corporate and politic

By: Belinda J. Graham  
Belinda J. Graham, Assistant City Manager  
for Bradley J. Hudson, Executive Director

APPROVED AS TO FORM:

[Signature]  
AGENCY GENERAL COUNSEL

Attest: Colleen J. Nicol  
Colleen J. Nicol, Agency Secretary

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

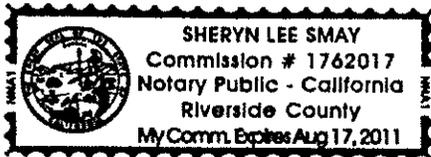
State of California

County of RIVERSIDE

On MARCH 11, 2011 before me, SHERYN LEE SMAY, NOTARY PUBLIC

personally appeared BELINDA J. GRAHAM

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Sheryn Smay  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_

Individual  Individual

Partner —  Limited  General  Partner —  Limited  General

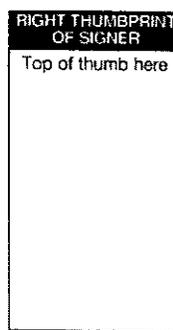
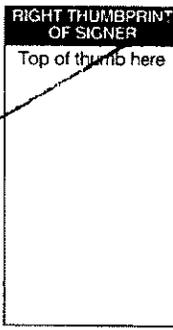
Attorney in Fact  Attorney in Fact

Trustee  Trustee

Guardian or Conservator  Guardian or Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

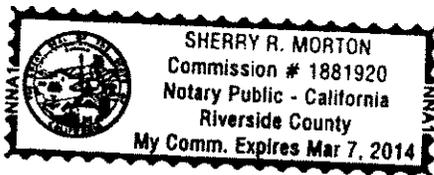


16566

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

State of California }  
 County of Riverside }  
 On March 11, 2011 before me, Sherry R Morton, Notary Public,  
Date Here Insert Name and Title of the Officer  
 personally appeared Colleen J. Nicol  
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Sherry R. Morton  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_

Individual  Individual

Partner –  Limited  General  Partner –  Limited  General

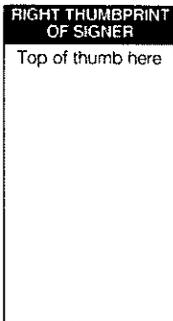
Attorney in Fact  Attorney in Fact

Trustee  Trustee

Guardian or Conservator  Guardian or Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

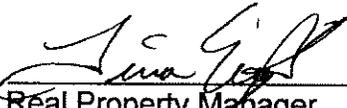


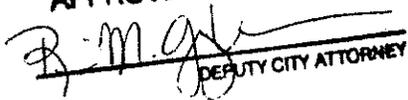
**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to The Housing Authority of the City of Riverside, California, a public agency, is hereby accepted by the undersigned officer on behalf said Authority pursuant to authority conferred by Resolution No. 006 of said Authority adopted March 8, 2011, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: MAR 11, 2011

HOUSING AUTHORITY OF  
THE CITY OF RIVERSIDE

By:   
Real Property Manager

**APPROVED AS TO FORM**  
  
DEPUTY CITY ATTORNEY

137578

LEGAL DESCRIPTION

LOT 17, OF TRACT 27618, IN THE CITY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 256, PAGES 15, 16 AND 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



2008-0573936  
10/20/2008 08:00A  
4 of 6

Exhibit A

16566

WHEN RECORDED MAIL TO:

City Clerk  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

Property Address:

3236 Washington Street  
Riverside, California 92504

Exempt from Recording Fees per  
Gov't. Code § 6103

DOC # 2008-0573036

10/28/2008 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			6						
M	A	L	465	426	PCOR	NCOR	SMR	NCHG	EXAM 513
NCHG									

**DEED IN LIEU OF FORECLOSURE SUBJECT TO RIGHT OF TERMINATION  
INDEMNITY AND RELEASE**

Ⓟ

**C**  
513

This Deed in Lieu of Foreclosure, Indemnity and Release is made by GLORIA RAMOS ("Debtor") and the REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE ("Lender") with reference to the following.

**RECITALS**

A. Debtor is the owner of (i) that certain real property, together with all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, and water rights appurtenant thereto, (collectively, the "Real Property") located in the County of Riverside, California, which has the address: 3236 Washington Street, California, and which is more particularly described in Exhibit "A" attached hereto, and (ii) all the improvements erected on the Real Property, together with any and all fixtures, furniture, furnishings, equipment, machinery, and other personal property located on the Real Property (collectively, the "Improvements"). The Real Property and the Improvements are collectively referred to as the "Property."

B. On or about February 21, 2003, Lender made a loan in the principal amount of Sixty Three Thousand Dollars (\$63,000.00) to Debtor (the "Loan"). The Loan was evidenced by that certain Promissory Note dated February 21, 2003, executed by Debtor in favor of Lender (the "Note"). The Loan was secured by a deed of trust dated February 21, 2003, covering the Property (the "Deed of Trust") recorded as instrument No. 2003-130154 in the Official Records of Riverside County.

16566

C. Debtor is in default of its obligations under the Loan and the Note, and the entire principal balance together with unpaid interest thereupon is presently due and owing.

D. Debtor voluntarily elects to convey its interest to the Lender in lieu of any rights Debtor may have to redemption and/or reinstatement of the Loan; and in lieu of paying the balance due under the Loan and the Note on an accelerated basis or otherwise.

**NOW THEREFORE**, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Debtor hereby agrees as follows:

### Section 1. Release

(a) Debtor and each of its successors and assigns do hereby forever release, discharge, and acquit Lender, its parent, subsidiary and affiliate corporations, and their officers, directors, shareholders, agents and employees, and their successors, heirs, and assigns, and each of them, of and from any and all claims, demands, obligations, liabilities, indebtedness, breaches of contract, breaches of duty or any relationship, acts, omissions, misfeasance, malfeasance, cause or causes of action, debts, sums of money, accounts, compensations, contracts, controversies, promises, damages, costs, losses, and expenses, of every type, kind, nature, description, or character, and irrespective of how, why, or by reason of what facts, whether heretofore, now existing, or hereafter arising, or that could, might, or may be claimed to exist, of whatever kind or name, whether known or unknown, suspected or unsuspected, liquidated or unliquidated, each as though fully set forth herein at length, that in any way arise out of, are connected with, or relate to (i) the Loan, the Note, the Deed of Trust or the Transfer Agreement; or (ii) any documents executed in connection with or any transactions contemplated by the Loan, the Note, the Deed of Trust, or the Transfer Agreement. (Subsections (i) and (ii) are hereafter collectively referred to as the "Subject Matter.")

This deed is an absolute conveyance, the Debtor having sold the above-described real property to the Lender for a fair and adequate consideration, such consideration being full satisfaction of all obligations secured by the deed of trust heretofore executed by Debtor. Debtor declares that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this deed between Debtor and Lender with respect to the above-described real property.

### Section 2. Indemnification

Debtor shall indemnify and defend Lender against, and hold Lender harmless of and from, any and all losses, liability, claims, damages, costs, and expenses (including, but not limited to, reasonable attorneys' fees and court costs) that Lender may suffer or incur, or to which Lender may be subjected, by reason of, arising out of, or in connection with the transfer by Debtor pursuant to this Deed in Lieu of Foreclosure Indemnity and Release. This indemnity includes but is not limited to any claims and causes of action brought by existing encumbrancers. Upon demand by Lender, Debtor shall defend any action or proceeding brought against Lender



in connection with any of the foregoing, or Lender may elect to conduct its own defense at the expense of Debtor. In any event, Debtor promptly shall reimburse Lender in full for all costs reasonably incurred by Lender in investigating, preparing, or defending any action or proceeding, commenced or threatened, in connection with any of the foregoing matters, or incurred in settlement of any such action or proceeding (whether commenced or threatened). This section shall survive the execution of this Deed in Lieu of Foreclosure Indemnity and Release and the consummation of the transactions contemplated hereby.

**Section 3. Grant of Interest**

This Deed in Lieu of Foreclosure Indemnity and Release is an absolute conveyance in fee, subject only to pre-existing encumbrances. GLORIA RAMOS (GRANTOR) hereby GRANT(S) to the REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, a public body corporate and politic ("GRANTEE"), the following described real property in the City of Riverside, County of Riverside, California:

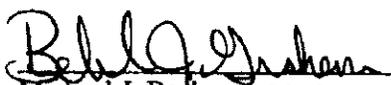
**Section 4. Right of Termination**

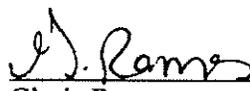
This Deed In Lieu of Foreclosure is subject to a right of termination by GRANTOR. Upon proper exercise by GRANTOR of GRANTOR's right of termination, GRANTEE shall prepare and record a quitclaim deed which shall supersede this Deed In Lieu of Foreclosure. Pursuant to that LOI dated on or about September 30, 2008 by and between the parties hereto, GRANTOR must exercise the right of termination, if at all, not later than September 20, 2011. Thereafter, GRANTEE may freely transfer a fee simple interest in and to the Real Property.

**SEE EXHIBIT "A"**

REDEVELOPMENT AGENCY OF THE  
CITY OF RIVERSIDE

GLORIA RAMOS

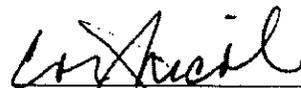
  
~~Michael J. Beck~~ Belinda J. Graham  
Executive Director

  
Gloria Ramos

Dated: October 21, 2008

Dated: 10-3-08

ATTEST:

  
Agency Secretary

APPROVED AS TO FORM:  
  
AGENCY GENERAL COUNSEL

APPROVED AS TO FORM:



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

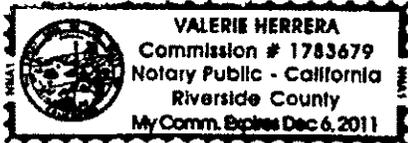
State of California

County of Riverside

On October 21, 2008  
Date

before me, Valerie Herrera, Notary Public  
Here Insert Name and Title of the Officer

personally appeared Belinda J. Graham and Colleen J. Nicol  
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature Valerie Herrera  
Signature of Notary Public

**OPTIONAL**

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**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

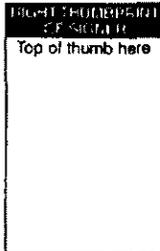
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_



16566

ACKNOWLEDGMENT

State of California

County of RIVERSIDE

On 10/03/2009 before me, JANET S. MCFALL, NOTARY PUBLIC

A Notary Public in and for said State personally appeared GLORIA RAMOS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

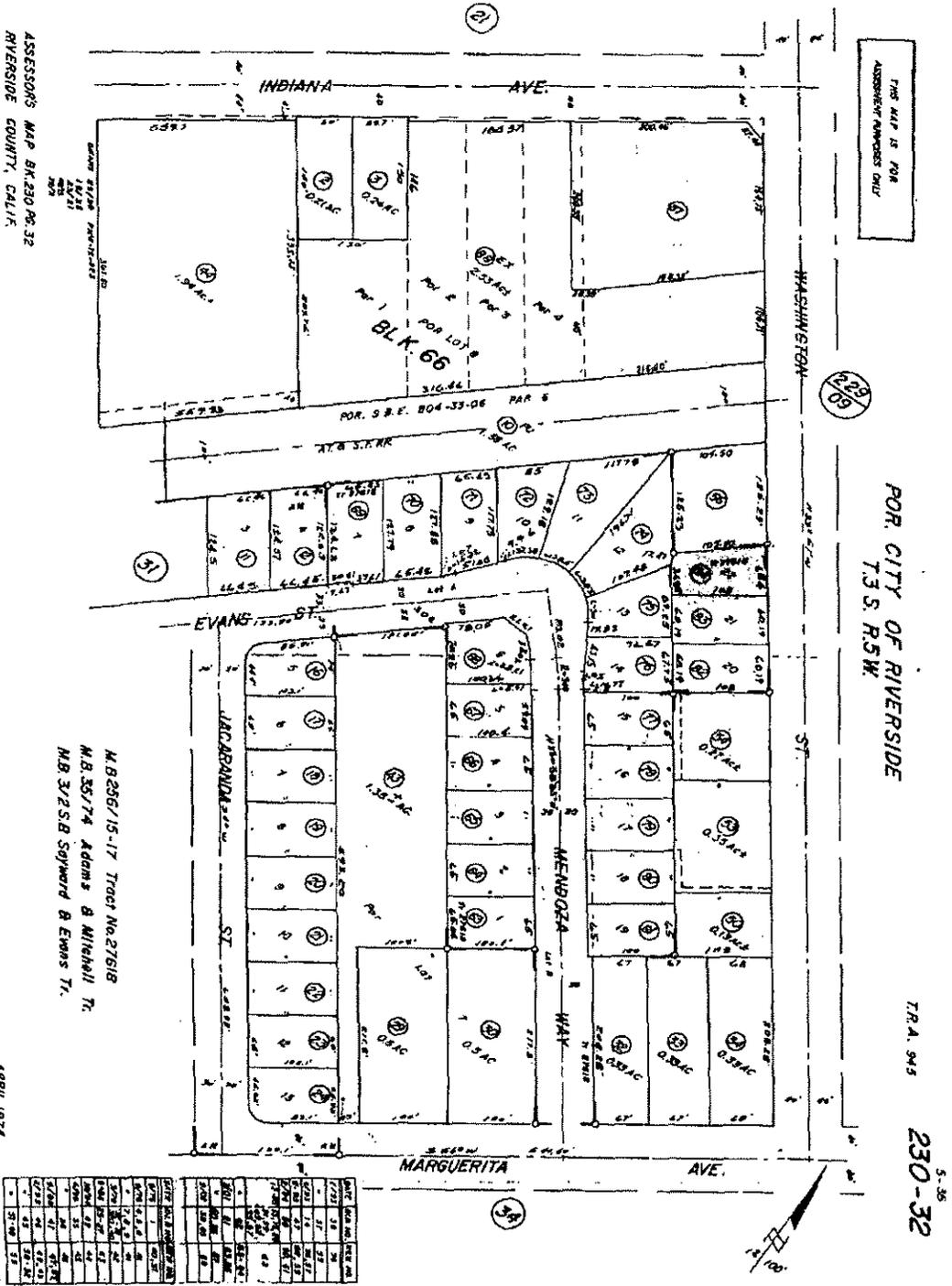
WITNESS my hand and official seal.

Signature Janet McFall



(Seal)





Courtesy of Chicago Title  
Offered by Chicago Title Insurance Company  
All information produced is deemed reliable but is not guaranteed.