

DOC # 2011-0446695  
10/11/2011 11:03 AM Fees: \$37.00  
Page 1 of 5  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

When recorded mail to:

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

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

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: CARAGON

DOCUMENTARY TRANSFER TAX \$-0- ~~0~~

FOR RECORDER'S OFFICE USE ONLY

Project: Tyler Avenue Widening  
APN: 147-281-022-1  
Address: 10307 Cook Avenue  
TRA NO. 009-175

D - 16715

## GRANT DEED

RUKHSANA K. ARSHAD AKA RUKHSANA ARSHAD, as Trustee for the Cook Trust UDT  
October 6, 2008, Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby  
acknowledged, does hereby grant to the CITY OF RIVERSIDE, a California charter city and  
municipal corporation, as Grantee, its successors and assigns, the real property as described  
in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of  
Riverside, County of Riverside, State of California.

Dated: 9-20-11

Cook Trust  
By: Rukhsana K Arshad  
RUKHSANA K. ARSHAD, TRUSTEE  
AKA RUKHSANA ARSHAD

When recorded mail to:

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

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**D -**

**GRANT DEED**

**RUKHSANA K. ARSHAD AKA RUKHSANA ARSHAD, as Trustee for the Cook Trust UDT October 6, 2008, Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns, the real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.**

Dated: 9-20-11

**COOK TRUST**  
By: Rukhsana K Arshad  
RUKHSANA K. ARSHAD, TRUSTEE  
AKA RUKHSANA ARSHAD

ACKNOWLEDGEMENT

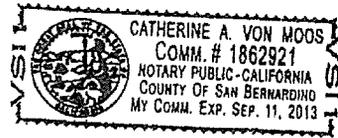
State of California  
County of San BERNARDINO } ss

On 9-20-11, before me CATHERINE A. VON MOOS, NOTARY PUBLIC  
personally appeared Rukhsana K. Arshad  
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.

Catherine A. Von Moos  
Notary Signature



CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the  
City of Riverside, a California charter city and municipal corporation, is hereby accepted by the  
undersigned officer on behalf of the City Council of said City pursuant to authority conferred by  
Resolution No. 21027 of said City Council adopted September 06, 2005 and the grantee  
consents to recordation thereof by its duly authorized officer.

Dated: 9/28/11

CITY OF RIVERSIDE

By: [Signature]

David Welch  
Real Property Services Manager

APPROVED AS TO FORM  
[Signature]  
SUPERVISING DEPUTY CITY ATTORNEY

**EXHIBIT A**

APN: 147-281-022  
FEE SIMPLE INTEREST

THAT PORTION OF LOT 11, BLOCK 11, OF LA GRANADA, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN BOOK 12 PAGES 42 TO 51, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

ALL OF THAT CERTAIN REAL PROPERTY DESCRIBED IN TRUSTEE'S DEED IN FAVOR OF MUHAMMAD YUNIS, BY DOCUMENT RECORDED OCTOBER 10, 2008, AS DOCUMENT NO. 2008-0548242 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND DESCRIBED IN SAID DOCUMENT AS FOLLOWS:

**PARCEL NO. 1**

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID LOT;

THENCE SOUTHWESTERLY, A DISTANCE OF 149.50 FEET ALONG THE NORTHERLY LINE OF COOK AVENUE;

THENCE NORTHWESTERLY AND PARALLEL WITH THE WEST LINE OF TYLER STREET (FORMERLY TYLER AVENUE), TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT;

THENCE NORTHEASTERLY 149.50 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT (TO) THE MOST NORTHERLY CORNER THEREOF;

THENCE SOUTHEASTERLY 168.77 FEET ALONG THE WESTERLY LINE OF TYLER STREET (FORMERLY TYLER AVENUE) TO THE **POINT OF BEGINNING**;

EXCEPT THE NORTHWESTERLY 68.77 FEET MEASURED ALONG THE WESTERLY LINE OF TYLER STREET (FORMERLY TYLER AVENUE).

ALSO EXCEPT THAT PORTION LYING SOUTHWESTERLY OF THE NORTHEASTERLY 79.50 FEET MEASURED ALONG THE NORTH LINE OF COOK AVENUE;

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 15, 1992, AS INSTRUMENT NO. 134781 OF OFFICIAL RECORDS (OF SAID COUNTY);

EXCEPTING THEREFROM ALL WATER STANDING, FLOWING, PERCOLATING OR OTHER WATER OR WATERS IN OR UNDER SAID LAND, TOGETHER WITH THE RIGHT TO DEVELOP SAME AS RESERVED IN THE DEED EXECUTED BY SECURITY-FIRST NATIONAL BANK OF LOS ANGELES IN FAVOR OF FRED QUERREN, AND DELORES MCAMBER, DATED APRIL 9, 1928 AND RECORDED JUNE 13, 1929, IN BOOK 816, PAGE 322 OF DEEDS, RIVERSIDE COUNTY RECORDS, AND IN THE

DEED FROM SECURITY FIRST NATIONAL BANK OF LOS ANGELES, TO W. A. CALDWELL AND WINNIE L. JACKSON, DATED AUGUST 25, 1941, AND FILED FOR RECORD SEPTEMBER 10, 1941, RIVERSIDE COUNTY RECORDS.

NOTE: THE INFORMATION SHOWN IN PARENTHESIS WAS ADDED TO THE DESCRIPTION FOR CLARITY.

**PARCEL 2**

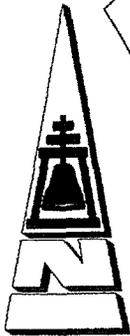
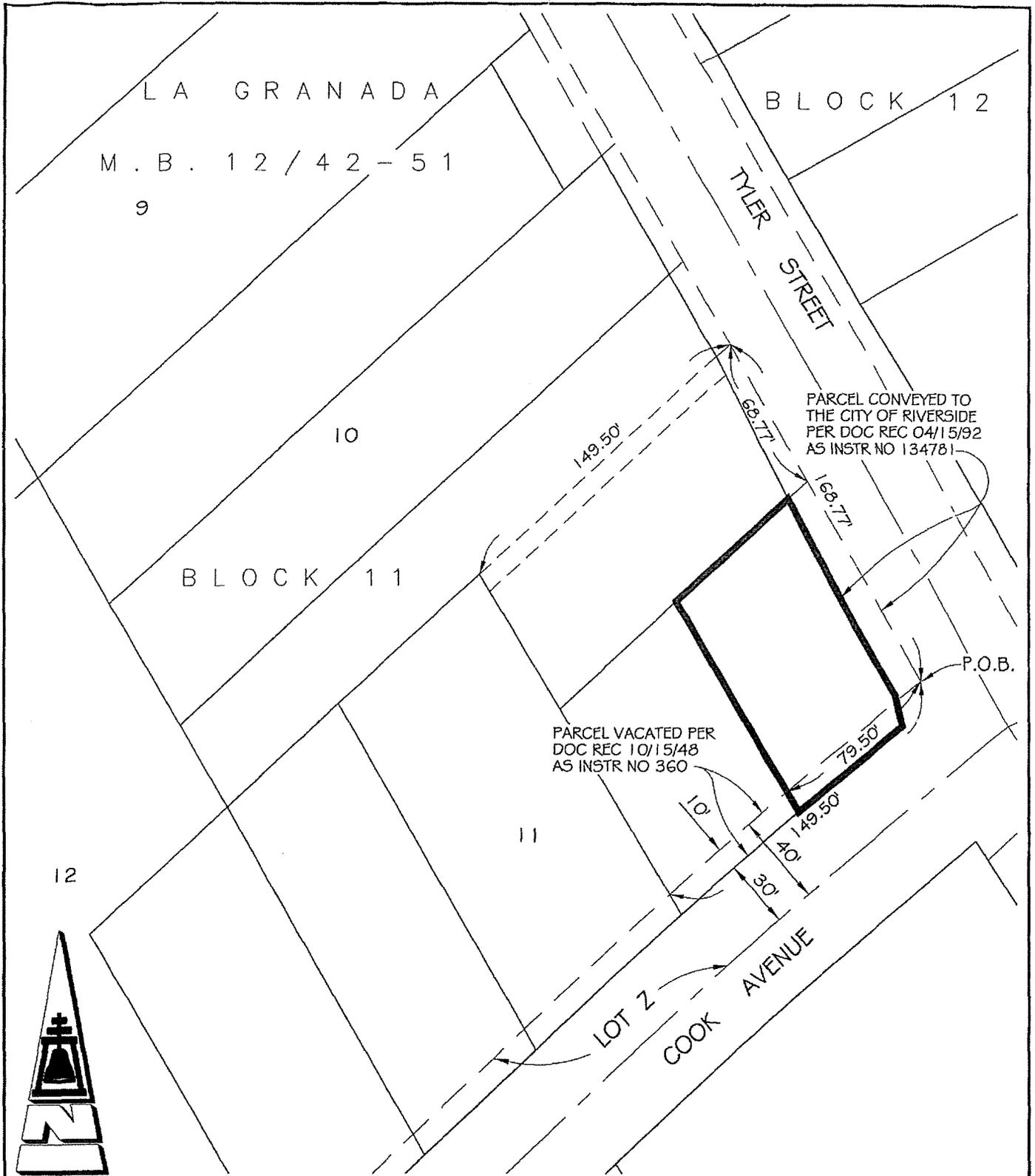
THE NORTHWESTERLY 10 FEET OF COOK AVENUE, (LOT Z), AS SHOWN BY MAP OF LA GRANADA, ON FILE IN BOOK 12 OF MAPS, PAGES 42 THROUGH 51, INCLUSIVE, RECORDS OF SAID COUNTY, ADJACENT PARCEL NO. 1 ABOVE DESCRIBED, AS VACATED BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS, A CERTIFIED COPY OF WHICH WAS RECORDED OCTOBER 15, 1948 AS INSTRUMENT NO. 360;

**EXCEPTING THEREFROM** THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 15, 1992 AS INSTRUMENT NO. 134781, OFFICIAL RECORDS.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 12/23/09 Prep. \_\_\_\_\_  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/11





● 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"=60' DRAWN BY: RICH DATE: 07/27/09 SUBJECT: TYLER STREET WIDENING - APN 147-281-022

16715



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

Website: www.riversideacr.com

DOCUMENTARY TRANSFER TAX AFFIDAVIT

WARNING

ANY PERSON WHO MAKES ANY MATERIAL MISREPRESENTATION OF FACT FOR THE PURPOSE OF AVOIDING ALL OR ANY PART OF THE DOCUMENTARY TRANSFER TAX IS GUILTY OF A MISDEMEANOR UNDER SECTION 5 OF ORDINANCE 516 OF THE COUNTY OF RIVERSIDE AND IS SUBJECT TO PROSECUTION FOR SUCH OFFENSE.

ASSESSOR'S PARCEL NO. 147 --281 --022-1 I declare that the documentary transfer tax for this  
Property Address: 10307 COOK AVENUE transaction is: \$ 0  
RIVERSIDE, CA 92505

If this transaction is exempt from Documentary Transfer Tax, the reason must be identified below.

I CLAIM THAT THIS TRANSACTION IS EXEMPT FROM DOCUMENTARY TRANSFER TAX BECAUSE: (The Sections listed below are taken from the Revenue and Taxation Code. Please check one or explain in "Other".)

1.  Section 11911. The document is a lease for a term of less than thirty-five (35) years (including options).
2.  Section 11911. The easement is not perpetual, permanent, or for life.
3.  Section 11921. The instrument was given to secure a debt.
4.  Section 11922. The conveyance is to a governmental entity or political subdivision.
5.  Section 11925. The transfer is between individuals and a legal entity, or between legal entities, and does not change the proportional interests held.
6.  Section 11926. The instrument is from a trustor to a beneficiary, in lieu of foreclosure, and no additional consideration was paid.
7.  Section 11926. The grantee is the foreclosing beneficiary and the consideration paid by the foreclosing beneficiary does not exceed the unpaid debt.
8.  Section 11927. The conveyance relates to a dissolution of marriage or legal separation.
9.  Section 11930. The conveyance is an *inter vivos* gift\* or a transfer by death.  
\*Please be aware that information stated on this document may be given to and used by governmental agencies, including the Internal Revenue Service. Also, certain gifts in excess of the annual Federal gift tax exemption may trigger a Federal Gift Tax. In such cases, the Transferor (donor/grantor) may be required to file Form 709 (Federal Gift Tax Return) with the Internal Revenue Service.
10.  Section 11930. The conveyance is to the grantor's revocable living trust.
11.  Other (Include explanation and authority) \_\_\_\_\_

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Executed this 7<sup>th</sup> day of October, 2011 at San Bernardino, CA.  
City State

Catherine A Von Moos CATHERINE A. VONMOOS  
Signature of Affiant Printed Name of Affiant

Orange Coast Title 1955 Hunts Lane #100, San Bernardino,  
Name of Firm (if applicable) Address of Affiant CA 92408

909-554-6123  
Telephone Number of Affiant (including area code)

This form is subject to the California Public Records Act (Government Code 6250 et. seq.)

For Recorder's Use:

Affix PCOR Label Here