

Commonwealth Land Title Company

When recorded mail to:

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

This document was electronically submitted to the County of Riverside for recording
Received by: MABRERA

FREE RECORDING

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

9305020
Project: Tyler Street Widening
POR. APN: 147-333-003 TRA 009-175
Address: Vacant

FOR RECORDER'S OFFICE USE ONLY

D - 16953

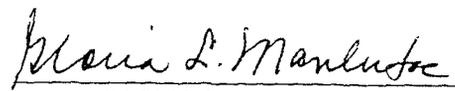
GRANT OF EASEMENT

FERNANDO C. MANLUTAC and GLORIA L. MANLUTAC, as Trustees of the Fernando C. Manlutac and Gloria L. Manlutac Living Trust dated December 30, 1998, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns, an easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, in, under, upon, over and along that certain 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 1-25-2013

FERNANDO C. MANLUTAC and GLORIA L. MANLUTAC, as Trustees of the Fernando C. Manlutac and Gloria L. Manlutac Living Trust dated December 30, 1998


FERNANDO C. MANLUTAC, Trustee


GLORIA L. MANLUTAC, Trustee

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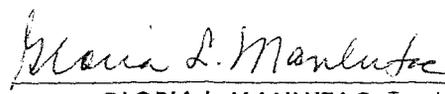
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FERNANDO C. MANLUTAC, Trustee


GLORIA L. MANLUTAC, Trustee

ACKNOWLEDGEMENT

State of California
County of Los Angeles } ss

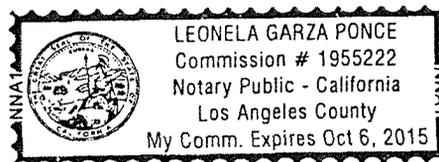
On January 25, 2013, before me Leonela Garza Ponce, Notary Public,
notary public, personally appeared Gloria De Leon Manlutac,

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.

Leonela Garza
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 6, 2005, and the grantee consents to recordation thereof by its duly
authorized officer.

Dated 2-26-13

CITY OF RIVERSIDE
By [Signature]
David Welch
Real Property Services Manager

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT A

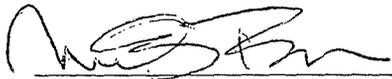
POR. APN: 147-333-003
Street & Highway Easement

That certain real property located in the City of Riverside, Riverside County, California, described as follows:

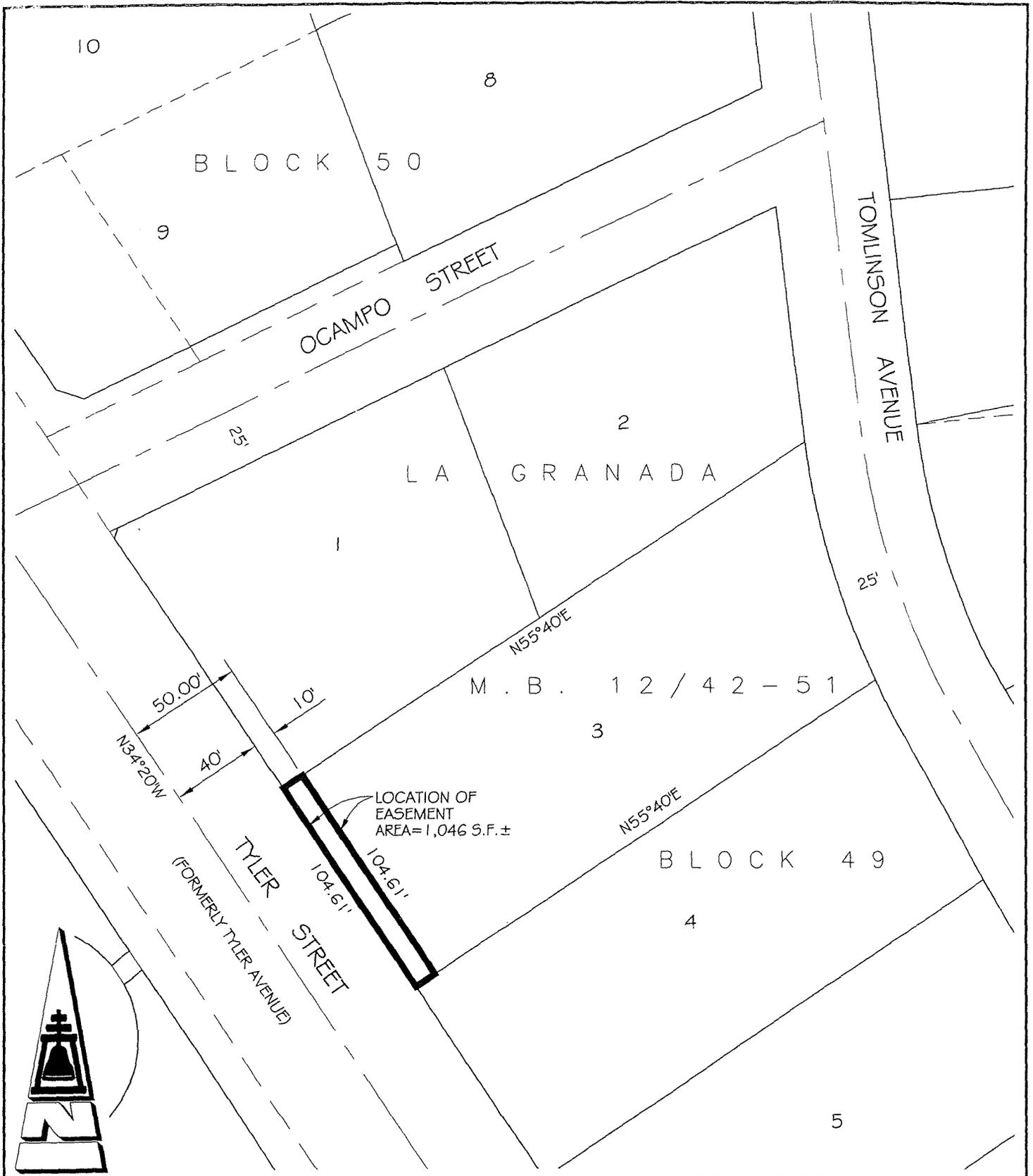
All that portion of Lot 3 in Block 49 of La Granada, as shown by map on file in Book 12, Pages 42 through 51, inclusive, of Maps, records of said Riverside County, lying southwesterly of a line that is parallel with and distant 50.00 feet northeasterly, as measured at right angles, from the centerline of Tyler Street (formerly Tyler Avenue) as shown on said map.

Containing 1,046 S.F., more or less.

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

 12/29/09 Prep. _____
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/11





• CITY OF RIVERSIDE, CALIFORNIA •

D-16953

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: 08/06/09 SUBJECT: TYLER STREET WIDENING - APN 147-333-003



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 -- 333 -- 003
Property Address: 4475 Tyler St Riverside CA 92505

I declare that the documentary transfer tax for this transaction is: \$ 0.00.

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 19 day of November, 2013 at Newport Beach CA.
City State

Mary M Bates
Signature of Affiant

Mary M. Bates
Printed Name of Affiant

Commonwealth/Lawyers Title Company
Name of Firm (if applicable)

4100 Newport Place Dr. Newport Beach CA 92660
Address of Affiant

(949) 724-3155
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

D-16953