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**GRANT DEED**

SUSAN PATTERSON, a widow, grants to the COUNTY OF RIVERSIDE in fee simple for a freeway and other road purposes the real property in the County of Riverside, State of California, described as follows:

ALL that portion of Lot 39, North Van Buren Street, and Morris Street, as shown by map on file in Book 10, page 37 of maps, records of the Recorder of Riverside County, California, described by metes and bounds as follows:

Beginning at the point of intersection of the center line of said North Van Buren Street and Morris Street; thence S. 89°41'55" W., along the center line of said Morris Street a distance of 149.58 feet; thence south-easterly on the arc of a 1,952 foot radius curve, tangent to a line that bears S. 19°52'08" E. and concave to the southwest, through an angle of 20°09'33" for an arc distance of 666.80 feet to a point on the westerly line of said North Van Buren Street;

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Thence S. 89°42'35" E., a distance of 30 feet to a point on the center line of said North Van Buren Street; thence S. 0°17'25" E. along said center line a distance of 674.27 feet to the point of beginning.

EXCEPTING THEREFROM any portion included within that certain parcel of land conveyed to Max M. Patterson by Deed from Susan Patterson, dated February 24, 1953 and recorded February 24, 1953, in Book 1444, page 41, of Official Records of Riverside County, California.

Also, the underlying fee interest appurtenant to the above described parcel in the public highways (heretofore known as Van Buren Street and Morris Street) adjoining said parcel on the east and north respectively.

Containing 0.531 acres, more or less, in addition to the part thereof in said public highway.

Together with any abutter's rights of access, appurtenant to the remaining portion of the above described property, in and to said freeway, and over and across the south-westerly line of the parcel herein conveyed and the north-westerly prolongation thereof to the northerly line of said Morris Street.

The Grantor, for herself, her successors and assigns, hereby waives all claims for damages to her remaining property contiguous to the property herein conveyed by reason of the location, construction, landscaping and maintenance of the freeway on the land herein conveyed and any and all claims arising out of

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