

RECEIVED FOR RECORD

OCT 16 1964

Min. Past 1 o'clock  
At Request of

Grantee  
Recorded in Official Records

BOOK 3829 PAGE 188  
Et Seq. Records of Riverside County, California

W. D. DeBetta  
Recorder  
FEES \$ 1.00

APPROVED AS TO FORM

*[Signature]*  
ASST. CITY ATTORNEY

126170

GRANT DEED

A. J. DiBETTA and PERINA DiBETTA, husband and wife

(~~GRANTOR~~ - Grantors)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
do        hereby grant to the CITY OF RIVERSIDE, a municipal corporation, the  
real property in the City of Riverside, County of Riverside, State of  
California, described as follows: -- See attached description.

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property  
conveyed by the Deed or Grant dated 10-1-64  
From: A. J. DiBetta & Perina DiBetta  
For: 4th, 3rd, 3rd, 7th, 8th, 9th, 10th, 11th

to the City of Riverside, a municipal corporation, is here-  
by accepted for and on behalf of said City pursuant  
to Resolution of the City Council thereof recorded on  
12-3-58 in Bk. 2374 O.R. pg. 339 Et Seq. Riverside County  
Records, and the Grantee hereby consents to recordation  
of this instrument through the undersigned.

Dated 10-16-64  
J. H. Hawley  
Property Management Officer

Return Deed to: Office of City Clerk  
Riverside, California

BOOK 3829 PAGE 189

RECORDED OCT 16 1964  
BOOK 3829 PAGE 188  
OFFICIAL RECORDS, RIV. CO.  
INSTRUMENT NO. 126170

Dated October 1 1964

A. J. DiBetta  
A. J. DiBETTA  
Perina DiBetta  
PERINA DiBETTA

That portion of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of the  $NW\frac{1}{4}$  of Section 34, T2S, R5W, SBB&M per United States Government Survey thereof, described as follows:

Commencing at a  $1\frac{1}{2}$ -inch iron pipe at the intersection of the center lines of Magnolia Avenue and Central Avenue as shown by Assessors' Map Number 5 on file in Book 2, page 10 of Maps, Records of Riverside County, California;

Thence  $N27^{\circ}36'E$ , 107.81 feet along said center line of Magnolia Avenue;

Thence  $S62^{\circ}24'E$ , 50 feet to the southeasterly line of said Magnolia Avenue and the TRUE POINT OF BEGINNING, last said point being the beginning of a non-tangent curve, concave northeasterly, having a radius of 35 feet, the initial radial line to said curve bears  $S80^{\circ}09'06"W$ ;

Thence southeasterly, 36.68 feet, along said curve through a central angle of  $60^{\circ}02'16"$  to an end thereof, the terminal radial to said curve bears  $S20^{\circ}06'54"W$ ;

Thence  $N89^{\circ}16'E$ , 165.71 feet parallel with and 44 feet northerly of said center line of Central Avenue (basis of bearing for the description herein) to the westerly line of that certain parcel of land described by deed to Eugene A. Mills, et al, and filed for record June 13, 1958 as Instrument Number 42170, Official Records of Riverside County, California;

Thence  $S0^{\circ}44'E$ , 1 foot along said westerly line of Mills parcel to the southwesterly corner thereof;

Thence  $S89^{\circ}16'W$ , 142 feet, parallel with and 43 feet northerly of said center line of Central Avenue;

Thence  $S00^{\circ}44'E$ , 13 feet, to a point 30 feet northerly of said center line of Central Avenue;

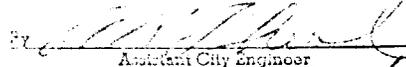
Thence  $S89^{\circ}16'W$ , 68 feet, parallel with and 30 feet northerly of said center line of Central Avenue to said southeasterly line of Magnolia Avenue;

Thence  $N27^{\circ}36'E$ , 40.77 feet, along said southeasterly line of Magnolia Avenue to the point of beginning.

APPROVED AS TO DESCRIPTION

L. E. MARTINEZ

Director of Public Works

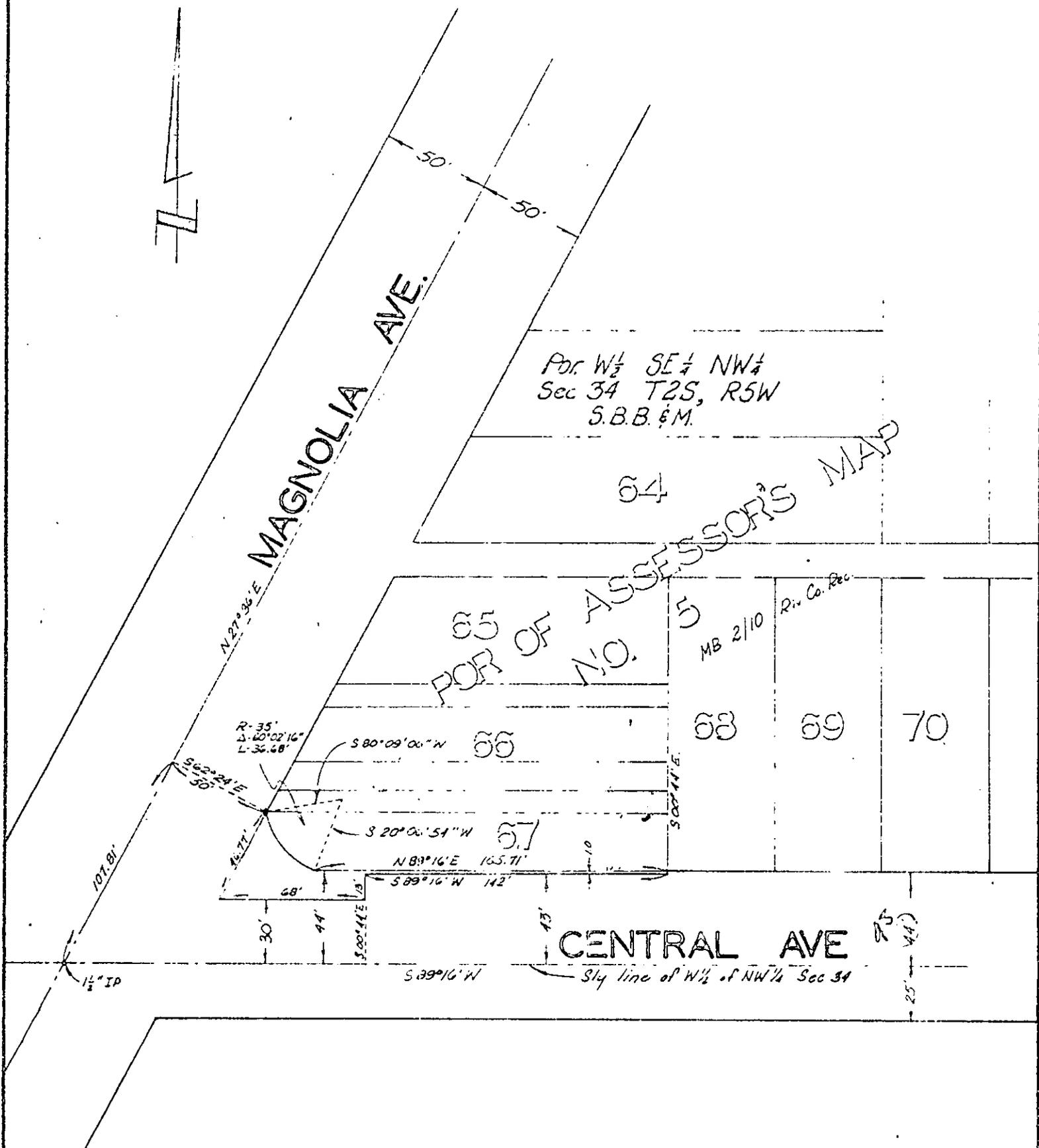
  
Assistant City Engineer

by

ES 9/15/69

5160-2

# NELY COR CENTRAL & MAGNOLIA



CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED  
IN THE ATTACHED DOCUMENT

*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.*

SCALE: 1" = 60'

DRAWN 9/15/64 BY RGM

SUBJECT NELY Cor Central & Magnolia

126521

City of Riverside  
Property Management Division  
City Hall  
Riverside, California

Attention: A. M. Rice, Jr.

Escrow No. \_\_\_\_\_  
Order No. 330622#1 (DI BETTA)

*[Handwritten signature]*

RECEIVED FOR RECORD  
OCT 19 1964  
AT 9:00 O'CLOCK A.M.  
At Request of  
SECURITY TITLE INSURANCE CO.  
- Recorded in Official Records

BOOK 3830 PAGE 508  
Et. Sec., Records of Riverside County, California  
*W. D. [Signature]*  
FEE \$5.00

INDEXED  
BOOK & PAGE

SPACE ABOVE FOR RECORDER'S USE ONLY

### Partial Reconveyance

67103

Register No. \_\_\_\_\_

*Central Widening - at Magnolia - Di Betta Proj.*

SECURITY TITLE INSURANCE COMPANY, a corporation, as trustee under the deed of trust made by Grace F. Connolly, Harry H. Iversen and Mary T. Iversen and Franklin A. Logan and Ann H. Logan, trustor,

and recorded as Instrument No. 68282, on July 1, 1963, in Book 3431, Page 321, of Official Records in the office of the County Recorder of Riverside County California having been requested in writing by the holder of the obligations secured by said deed of trust, DOES HEREBY RECONVEY unto the person or persons legally entitled thereto, without warranty, all the estate, title and interest acquired by said trustee under that deed of trust in and to that portion of the property described as follows:

That portion of the West half of the Southeast quarter of the Northwest quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Base and Meridian per United States Government Survey thereof, described as follows:  
Commencing at a 1 1/2 inch iron pipe at the intersection of the center lines of Magnolia Avenue and Central Avenue as shown by Assessors' Map Number 5 on file in Book 2 page 10 of Maps, Records of Riverside County, California; Thence North 27° 36' East, 107.81 feet along said center line of Magnolia Avenue; Thence South 62° 24' East, 50 feet to the southeasterly line of said Magnolia Avenue and the true point of beginning, last said point being the beginning of a non-tangent curve, concave northeasterly, having a radius of 35 feet, the initial radial line to said curve bears South 80° 09' 06" West; Thence southeasterly, 36.68 feet, along said curve through a central angle of 60° 02' 16" to an end thereof, the terminal radial to said curve bears South 20° 06' 54" West; Thence North 89° 16' East, 165.71 feet parallel with and 44 feet northerly of said center line of Central Avenue (basis of bearing for the description herein) to the westerly line of that certain parcel of land described by deed to Eugene A. Mills, et al, and filed for record June 13, 1958 as Instrument Number 42170, Official Records of Riverside County, California; Thence South 0° 44' East, 1 foot along said westerly line of Mills parcel to the Southwesterly corner thereof; Thence South 89° 16' West, 142 feet, parallel with and 43 feet northerly of said center line of Central Avenue; Thence South 00° 44' East, 13 feet, to a point 30 feet northerly of said center line of Central Avenue; Thence South 89° 16" West, 68 feet, parallel with and 30 feet northerly of said center line of Central Avenue to said southeasterly line of Magnolia Avenue; Thence North 27° 36' East, 46.77 feet, along said southeasterly line of Magnolia Avenue to the point of beginning.

The remaining property described in said deed of trust shall continue to be held by said trustee under the terms thereof. As provided in said deed of trust this Partial Reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by said deed of trust.

SECURITY TITLE INSURANCE COMPANY

Dated October 16, 1964

By *Lris T. Wright*  
Assistant Secretary

STATE OF CALIFORNIA  
COUNTY OF

SS.

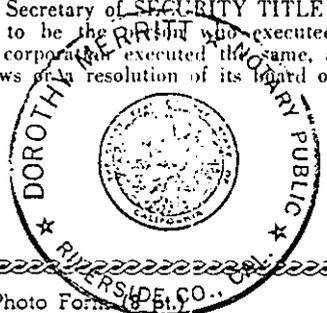
Riverside

On October 16, 1964

before me, the undersigned, a Notary Public in and for said County and State, personally appeared *Lois N. Wright*

known to me to be an Assistant Secretary of SECURITY TITLE INSURANCE COMPANY, the corporation that executed the within instrument, and known to me to be the party who executed said instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

(Seal)



\_\_\_\_\_  
(Notary signature line)

DOROTHY MERRITT

("His name (notary's) shall be typed or legibly printed")  
(Sec. 8205 - Government Code 1959)

5163

**SECURITY TITLE INSURANCE COMPANY**

*a California corporation, herein called the Company,*

Insures the parties named as insured in Schedule A, the heirs, devisees, personal representatives of such insured, or, if a corporation, its successors by dissolution, merger or consolidation, against loss or damage not exceeding the amount stated in Schedule A, together with costs, attorneys' fees and expenses which the Company may become obligated to pay as provided in the Conditions and Stipulations hereof, which the insured shall sustain by reason of the matters numbered 1 to 4 in Part Three of Schedule B of this policy.

CLTA-1963

SCHEDULE A

STANDARD COVERAGE

Insured:

CITY OF RIVERSIDE

Policy No: 330622

Consideration paid for this policy: \$ 104.00

Effective date: October 20, 1964 at 9:00 A.M. Amount of liability: \$ 15,000.00

The estate or interest in the land described or referred to in this schedule covered by this policy is:

A fee

Title to the estate or interest covered by this policy at the date hereof is vested in:

CITY OF RIVERSIDE, a Municipal Corporation

The land referred to in this policy is situated in the State of California, County of Riverside and is described as follows:

Description on Page 2, this Schedule A.

Page 2 of Schedule A

That portion of the West half of the Southeast quarter of the Northwest quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Base and Meridian, described as follows:

Commencing at a 1-1/2 inch iron pipe at the intersection of the center lines of Magnolia Avenue and Central Avenue as shown by Assessors' Map No. 5 on file in Book 2 page 10 of Maps, Records of Riverside County, California; thence North 27° 36' East, 107.81 feet along said center line of Magnolia Avenue; thence South 62° 24' East, 50 feet to the Southeasterly line of said Magnolia Avenue and the true point of beginning, last said point being the beginning of a non-tangent curve, concave Northeasterly, having a radius of 35 feet, the initial radial line to said curve bears South 80° 09' 06" West, thence Southeasterly, 36.68 feet, along said curve through a central angle of 60° 02' 16" to an end thereof, the terminal radial to said curve bears South 20° 06' 54" West; thence North 89° 16' East, 165.71 feet parallel with the Northerly line of Central Avenue to the Westerly line of that certain parcel of land described by deed to Eugene A. Mills, et al, and filed for record June 13, 1958 as Instrument No. 42170, in the office of the Riverside County Recorder; thence South 0° 44' East, 1 foot along said Westerly line of Mills parcel to the Southwesterly corner thereof; thence South 89° 16' West 142 feet, parallel with the Northerly line of Central Avenue; thence South 00° 44' East, 13 feet, to the Northerly line of Central Avenue; thence South 89° 16' West, 68 feet, along the Northerly line of Central Avenue to said Southeasterly line of Magnolia Avenue; thence North 27° 36' East, 46.77 feet, along said Southeasterly line of Magnolia Avenue to the true point of beginning.

NOTE: Said property is also situated in the City of Riverside.

5169

