



Rev 2²⁰

40298

GRANT DEED

APPROVED AS TO FORM

5354

M. Noel Singer
DEPUTY CITY ATTORNEY

V. W. GRUBBS and DORIS M. GRUBBS husband and wife

JENNINGS LAND COMPANY, a limited partnership

(Grantors - 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: --

That portion of Lot 3 Block 35 of Riverview Addition, Tract No. 5 as shown by map on file in Book 7, page 7 of Maps, Records of Riverside County, California, being described as follows:
Commencing at the northeasterly corner of Lott 77 of McClaskey Tract as shown by map on file in Book 10, pages 36 and 37 of Maps, Records of Riverside County, California;
Thence northerly along the westerly line of Marion Street as vacated by Resolution 7360 of the City Council of the City of Riverside, dated August 7, 1956 (recorded N00°01'30"E), 550.00 feet to the southeasterly corner of that certain parcel of land conveyed to Walker Smith, et al, by Deed filed for record October 13, 1960 in the Office of the County Recorder of Riverside County, California as Instrument No. 88275;
Thence S76°17'21"E (recorded S76°58'30"E), 2010.54 feet to a point in the easterly line of Lot 1 in Block 35 of said Riverview Addition Tract No. 5 and the true point of beginning;
Thence continuing S76°17'21"E, 375.16 feet to a point in the southerly line of Lot 3 of said Block 35;
Thence S89°37'02"E, 206.86 feet along the southerly line of said Lot 3 to a point in the southwesterly right of way line of a strip of land 150.00 feet wide, conveyed to the Metropolitan Water District by Deed filed for record September 12, 1935 as Instrument No. 5804 in the Office of the County Recorder, Riverside County, California;
Thence N15°58'01"W (recorded N17°33'09"W) along the southwesterly line of said right of way, 28.05 feet;
Thence N76°16'41"W, 578.42 feet to a point in the easterly line of Lot 1 of said Block 35;
Thence S01°14'53"W, 78.16 feet along the easterly line of said Lot 1 to the point of beginning.

APPROVED AS TO DESCRIPTION
I. F. MARTINEK
Director of Public Works

By W. F. [Signature]
Assistant City Engineer
BY 7/2P-2-5-65

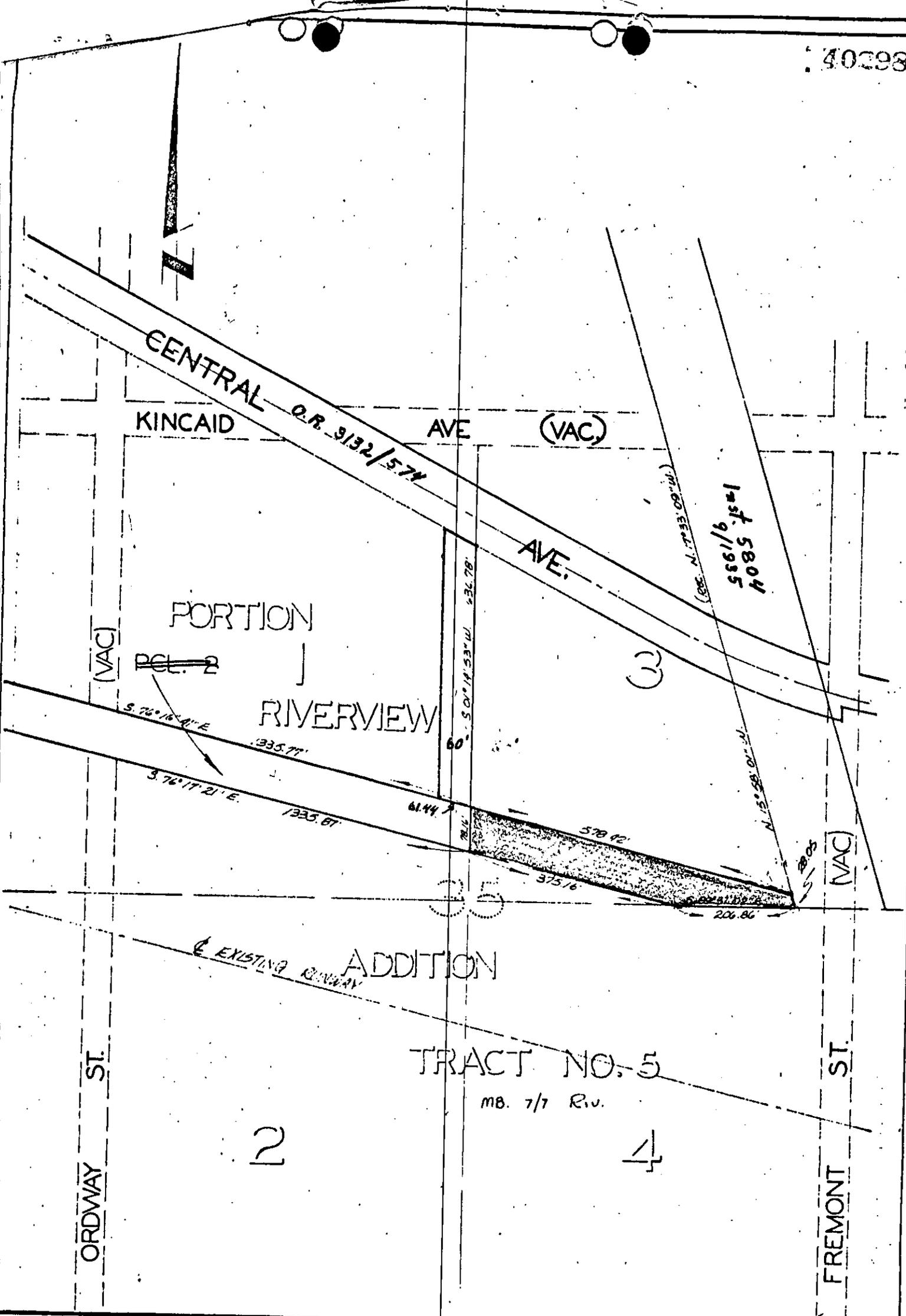
Dated: 3/1 1965

V. W. Grubbs
V. W. GRUBBS
Doris M. Grubbs
DORIS M. GRUBBS

APR 8 1965

JENNINGS LAND COMPANY
By [Signature]
GENERAL PARTNER

40298



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.

336 035/49611 B
City Clerk
City Hall
Riverside, Calif

40298

RECEIVED FOR RECORD

APR 8 1965

AT 9:00 O'CLOCK A.M.

At Request of
SECURITY TITLE INSURANCE CO.
Recorded in Official Records
of Riverside County, California

W.H. Dabugh

FEE \$
Recorder

INDEXED

MICRO-FILMED

5354

name