

MARTIN ET AL TO ROY MARTIN - CONTINUED

s.B.B. & M., containing 20 acres, more or less.

EXCEPTING therefrom a strip of land 50 feet wide along south side to be used for a road, and also a strip 25 feet in width along the east end to be used for the same purpose.

SUBJECT TO: Rights of way, reservations and restrictions of record.

Bank of America
S.T. & S. Association
To
To Mabel M. Stearns

e } GRANT DEED
Official Book 614, Page 176
Recorded Feb. 8, 1944

6/2/19

Description

PARCEL 1: Beginning at the intersection of the center lines of Lot C and Lot M, as shown by Map of Tract No. 2, of La Sierra Heights on file in Book 7 page 66 of Maps, Riverside County Records, and running from said intersection N.31°41'W., 2121 feet; thence along a curve to the left with a radius of 2178.5 feet, 399.1 feet; thence N.42°10' W., 79.3 feet for the point of beginning; thence from said point of beginning N.42°10' West, 271.7 feet; thence along a curve to the left with a radius of 965.2 feet, 308.8 feet; thence along a curve to the right with a radius of 789 feet, 307.5 feet; thence N.38°10' W., 349.5 feet to the northeasterly corner of the Tract; thence S.59°46' West, 1076.6 feet; thence S.40°26' East, 190.1 feet; thence S.06°08' E., 164.9 feet; thence S.37°12' E; 202 feet; thence S.18°38' W., 132.1 feet; thence S.48°53' W., 135.7 feet; thence S.49°57' E., 280 feet; thence N.76°00' E., 171.7 feet; thence S.70°01' East, 312.7 feet; thence S.40°26' E., 193.2 feet; thence N.49°34' E., 1159.9 feet to the point of beginning. EXCEPTING a strip of land 20 feet wide along the easterly boundary of said Tract for highway and other public purposes.

PARCEL 2: Beginning at the intersection of the center lines of Lot C and Lot M, as shown by map of Tract No. 2 of La Sierra Heights on file in Book 7, page 66 of Maps, Riverside County Records; thence N.31°41' West, 2121 feet; thence along

C O N T I N U E D

BANK OF AMERICA N.T. & S. ASS'N. TO MAEEL M. STEARNS (CONT'D.)

a curve to the left with a radius of 2178.5 feet; 399.1 feet; thence N.42°10' W., 351 feet; thence along a curve to the left with a radius of 965.2 feet, 308.8 feet; thence along a curve to the right with a radius of 789 feet, 307.5 feet; thence N.38°10' W., 349.5^{feet} for the point of beginning, said point being the southeasterly corner of said Tract; thence from this point N.38°10' West, 1324.3 feet; thence S.50°54' West, 1168.7 feet; thence S.53°24' E., 267.6 feet; thence S.58°54' E., 331.7 feet; thence S.33°02' E., 545 feet; thence S.03°14' E., 57.5 feet; thence N.59°46' E., 1076.6 feet to the point of beginning.

EXCEPTING a strip of land 20 feet wide along the easterly boundary of the above described tract for highway and other public purposes.

PARCEL 3: That portion of Section 4, T. 3 S., R. 6 W., N.B.B. & M., as shown by U. S. Government Survey, described as follows: Beginning at the southwesterly corner of land conveyed to J. F. Lobingier by deed recorded June 20, 1919, in Book 504, page 283 of Deeds, Records of said Riverside County; thence N.40°26' West, 193.2 feet; thence N.70°02' West, 312.7 feet to the true point of beginning of land herein described; running from said point of beginning S.76°00' W., 171.7 feet; thence N.49°57' W., 280 feet; thence N.48°53' E., 135.7 feet; thence N.18°38' E., 132.1 feet; thence N.37°12' West, 202 feet; thence S.06°08' E., 177 feet; thence S.11°46' W., 202.9 feet; thence S.41°27' E., 267.5 feet; thence N.73°08' E., 213.1 feet to the point of beginning.

SUBJECT TO ALL taxes, assessments, etc., etc.

SUBJECT ALSO to rightsof way, restrictions, reservations and easements existing or of record.

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