

DOCUMENTARY TRANSFER TAX

\$ \_\_\_\_\_  None

Signature *Amrise*

CITY OF RIVERSIDE

6757

GRANT DEED

APPROVED AS TO FORM

*Amrise*  
DEPUTY CITY ATTORNEY

BLAINE L. STRAUSER and DORIS J. STRAUSER, husband and wife.

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 217 of the Lands of the Southern California Colony Association, as shown by map on file in Book 7, Page 3 of Maps, Records of San Bernardino County, California, described as follows:

BEGINNING at the intersection of the Southwesterly line of Bandini Avenue (60.00 feet wide) and the Northwesterly line of Olivewood Avenue (66.00 feet wide);

Thence South 42° 12' 37" West, along the said Northwesterly line of Olivewood Avenue, a distance of 70.40 feet to a point of cusp with a curve, concave Northwesterly and having a radius of 997.00 feet; a radial line through said point of cusp bears South 47° 47' 23" East;

Thence Northeasterly along said curve, through a central angle of 2° 12' 13", an arc length of 38.34 feet to a point of compound curvature with a curve, concave Westerly and having a radius of 32.00 feet; a radial line through said point bears South 49° 59' 36" East;

Thence Northerly along last said curve, through a central angle of 62° 18', an arc distance of 34.80 feet to the said Southwesterly line of Bandini Avenue;

Thence South 60° 55' 05" East, along said Southwesterly line, a distance of 19.45 feet to the POINT OF BEGINNING.

Containing 220 square feet or .005 Acres.

DESCRIPTION APPROVAL

by *Ernest...* 5/14/69 by *B.H.*  
Surveyor

Dated April 14 1969

Witness: *David...*

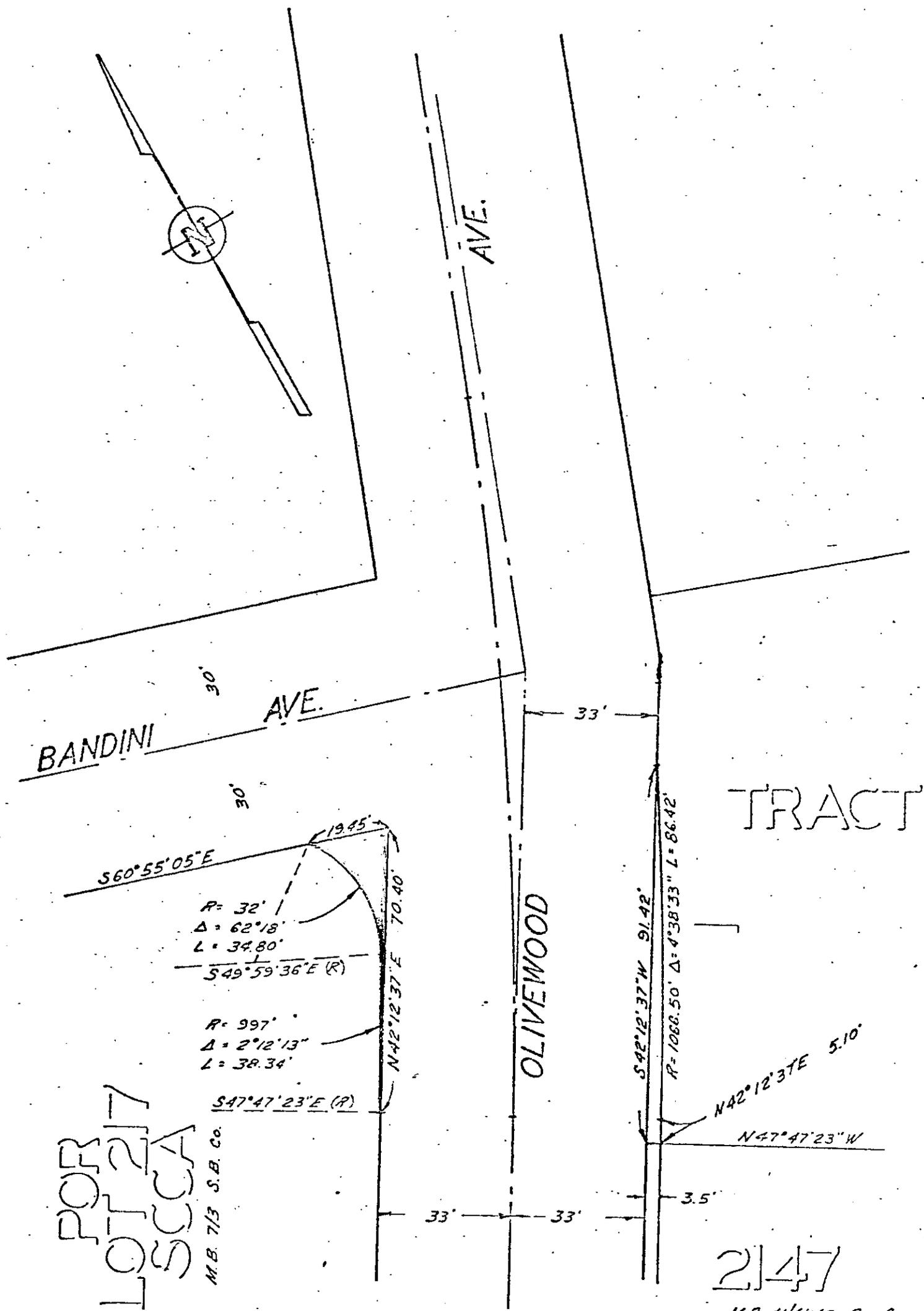
*Blaine L. Strauser*  
BLAINE L. STRAUSER  
*Doris J. Strauser*  
DORIS J. STRAUSER

CL 304-418 (E/66)

*© Olivewood*

*2-23 AB*

*6767*



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 document.

6767

Microfilm recording from 4-1-65 Book and page  
no longer assigned. Identify by account number  
and year of filing.

RECEIVED FOR RECORD

APR 18 1969

24 Min. Past 3 o'clock P M

At Request of

CITY CLERK

Recorded in Official Records  
of Riverside County, California

*W. H. DeLong*

Recorder

FEE \$

*None*

INDEX

PLEASE RECORD ON BEHALF OF AND FOR THE BENEFIT OF THE CITY OF RIVERSIDE. A. M. RICE, PROPERTY SERVICES MGR.

Order No. 1484148-M  
Escrow or Loan No.  
RECORDING REQUESTED BY

70914

When Recorded Mail To:  
City Clerk's Office, City of Riverside,  
City Hall, 3711 Orange St., Riverside,  
California 92501 (Olivewood Ave. Widening,  
Jurupa to Prospect, Parcel 19)

RECEIVED FOR RECORD

JUL 11 1969

10 Min. Past 2 o'Clock P  
At Request of

City Clerk  
Recorded in Official Records  
of Riverside County, California

W. W. Dabogh

Recorder

FEE \$ None  
INDEXED

Microfilm recording from 4-1-65. Book and page no longer assigned. Identify by account number and year of filing.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PARTIAL RECONVEYANCE

THE FIRST AMERICAN FINANCIAL CORPORATION, a Corporation, formerly FIRST AMERICAN TITLE INSURANCE & TRUST COMPANY, Trustee under the Deed of Trust executed by

BLAINE L. STRAUER AND DORIS J. STRAUER, husband and wife

Trustor, and recorded February 9, 1967 as Document No. 10862 in Book

page of Official Records in the Office of the County Recorder of Riverside County, California, having been requested in writing by the holder of the obligation secured by said Deed of Trust, to reconvey a portion of the estate granted to Trustee under 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 Trustee under said Deed of Trust in and to that portion of the property described as follows: AS ATTACHED:

In the County of Riverside, State of California:

That portion of Lot 217 of the Lands of the Southern California Colony Association, as shown by map on file in Book 7 page 3 of Maps, Records of San Bernardino County, California, described as follows:

BEGINNING at the intersection of the Southwesterly line of Bandini Avenue (60.00 feet wide) and the Northwesterly line of Olivewood Avenue (66.00 feet wide); THENCE South 42° 12' 37" West, along the said Northwesterly line of Olivewood Avenue, a distance of 70.40 feet to a point of cusp with a curve, concave Northwesterly and having a radius of 997.00 feet; a radial line through said point of cusp bears South 47° 47' 23" East; THENCE Northeasterly along said curve, through a central angle of 2° 12' 13", an arc length of 38.34 feet to a point of compound curvature with a curve, concave Westerly and having a radius of 32.00 feet; a radial line through said point bears South 49° 59' 36" East; THENCE Northerly along last said curve, through a central angle of 62° 18', an arc distance of 34.80 feet to the said Southwesterly line of Bandini Avenue; THENCE South 60° 55' 05" East, along said Southwesterly line, a distance of 19.45 feet to the POINT OF BEGINNING.

Containing 220 square feet or .005 Acres.

COUNTY OF  
Riverside ss.

By *[Signature]*

Assistant Secretary

On July 7, 1969  
before me, the undersigned, a Notary Public in and for said  
State, personally appeared John D. Lewis

known to me to be the Assistant Secretary of the corporation that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same, as such Trustee.

WITNESS my hand and official seal.  
Signature *[Signature]*

HELEN G. ALLEE  
NOTARY PUBLIC  
RIVERSIDE COUNTY  
CALIFORNIA  
My Commission Expires June 18, 1972

Name (Typed or Printed)

(This area for official notarial seal)

L 307

1321 (11/68)

6767

46022

PLEASE RECORD ON BEHALF OF AND FOR THE BENEFIT OF THE CITY OF RIVERSIDE.

A. M. RICE, PROPERTY SERVICES MGR.

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO:

City Clerk's Office  
City of Riverside  
City Hall, 3711 Orange  
Riverside, Calif. 92501

XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXX

RE #401-001140 - Strauser., Par. 19  
Olivewood Ave. Wid., Jurupa to Prospect

Microfilm recorded from 4-1-65. Book and no longer assigned. Identify by account number and serial of filing.

RECEIVED FOR RECORDER

MAY 9 1969

40 Min. Past 1 o'clock P  
At Request of

CITY OF RIVERSIDE  
Recorded in Official Records  
of Riverside County, California

W.H. Dalrymple

Recorder  
FEE \$ NONE

INDEXED

SP. ABOVE THIS LINE FOR RECORDER'S USE

# Deed of Partial Reconveyance

## Know All Men By These Presents:

Whereas, on February 6th, 1967, Blaine L. Strauser and Doris J. Strauser, Husband and Wife made, executed and delivered a Deed of Trust to Continental Auxiliary Company, a California Corporation as Trustee for Bank of America National Trust and Savings Association as Beneficiary, which Deed of Trust was recorded on February 9, 1967, in the office of the County Recorder of Official Records County of Riverside State of California, in Instrument No. 10861 of at Page set seq.; and

Whereas, CONTINENTAL AUXILIARY COMPANY, a California Corporation, is now the Trustee under said Deed of Trust and;

Whereas, pursuant to the terms of said Deed of Trust, the CONTINENTAL AUXILIARY COMPANY has been requested to execute a partial reconveyance, and is authorized to reconvey the real property hereinafter described, conveyed to it by said Deed of Trust;

Now Therefore, said CONTINENTAL AUXILIARY COMPANY, as Trustee, does hereby remise, grant, release and reconvey to the person or persons legally entitled thereto all of the estate and interest derived by it through or under said Deed of Trust, in and to the following described portion of the premises therein described, to-wit:

(Description) Per Attached:

That portion of Lot 217 of the Lands of the Southern California Colony Association, as shown by map on file in Book 7, Page 3 of Maps, Records of San Bernardino County, California, described as follows:

BEGINNING at the intersection of the Southwesterly line of Bandini Avenue (60.00 feet wide) and the Northwesterly line of Olivewood Avenue (66.00 feet wide);

Thence South 42° 12' 37" West, along the said Northwesterly line of Olivewood Avenue, a distance of 70.40 feet to a point of cusp with a curve, concave Northwesterly and having a radius of 997.00 feet; a radial line through said point of cusp bears South 47° 47' 23" East;

Thence Northeasterly along said curve, through a central angle of 2° 12' 13", an arc length of 38.34 feet to a point of compound curvature with a curve, concave Westerly and having a radius of 32.00 feet; a radial line through said point bears South 49° 59' 36" East;

Thence Northerly along last said curve, through a central angle of 62° 18', an arc distance of 34.80 feet to the said Southwesterly line of Bandini Avenue;

Thence South 60° 55' 05" East, along said Southwesterly line, a distance of 19.45 feet to the POINT OF BEGINNING.

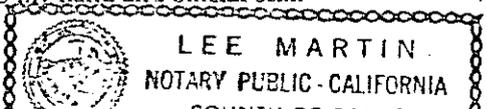
Containing 220 square feet or .005 Acres.

By *[Signature]* Its Agent.

STATE OF CALIFORNIA,  
County of Orange } ss

On this 30th day of April, 1969, before me, Lee Martin, a Notary Public in and for said Orange County, personally appeared Manuel Esqueda

an officer to-wit: Assistant Manager of BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, and ex-officio agent of CONTINENTAL AUXILIARY COMPANY, a corporation, known to me to be the person who executed the within instrument on behalf of CONTINENTAL AUXILIARY COMPANY, a corporation, therein named, and acknowledged to me that said CONTINENTAL AUXILIARY COMPANY, a corporation, executed the same, as such trustee.

WITNESS my hand and official seal.  
  
LEE MARTIN  
NOTARY PUBLIC - CALIFORNIA  
COUNTY OF ORANGE

*[Signature]*  
Notary public in and for said County and State  
My Commission expires August 2, 1971 6767