

144229

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall - 3711 Orange St  
Riverside, Calif. 92501  
Bldg. Permit - 2400 Knob Hill Dr.

DOCUMENTARY TRANSFER TAX
\$ <u>          </u> <input checked="" type="checkbox"/> None
Signature <u><i>[Signature]</i></u>
CITY OF RIVERSIDE

Microfilm recording from 4-1-69, Book 44, Page 10 of 11. no longer assigned. Identify

RECEIVED FOR RECORDING

DEC 17 1971

Min. Past 12 o'clock A M  
At Request of

CITY CLERK  
Recorded in Official Records  
of Riverside County, California

*W.H. Dabugh*

Recorder  
FEE \$           

INDEXED

*[Handwritten signature]*

FOR RECORDER'S OFFICE USE ONLY

CITY DEED NO. \_\_\_\_\_

GRANT DEED

APPROVED BY FORM  
*[Signature]*  
CITY ATTORNEY

7520

LEROY D. BAIN and JEAN H. BAIN, husband and wife as joint tenants,

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 the SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP  
2 SOUTH, RANGE 5 WEST, San Bernardino Meridian, described as  
follows:

Beginning at the southeast corner of that certain parcel of  
land conveyed to the City of Riverside, a municipal corporation,  
by a deed recorded April 8, 1966 as Instrument Number 37192  
of Official Records, records of Riverside County, California;  
said corner also being in the north line of Lot F of Tract 2109  
as shown by map on file in Book 44, pages 27 and 28 of Maps,  
records of said Riverside County;

Thence N 10° 31' 30" W, along the east line of said parcel of  
land conveyed to the City of Riverside, 20.05 feet to the  
northeast corner of said parcel;

Thence N 83° 36' 00" E, 0.74 feet to the beginning of a  
tangent curve concave to the northwest with a radius of  
85.00 feet;

Thence northeast, along said curve, an arc length of 44.61  
feet thru a central angle of 30° 04' 00" to the end thereof;

Thence N 53° 32' 00" E, 10.78 feet to the west line of that  
certain parcel of land conveyed to Dorothy Clemens by a deed  
recorded December 31, 1970 as Instrument Number 131690 of  
Official Records, records of said Riverside County;

Thence S 33° 40' 00" E, along said west line, 20.02 feet to  
said north line of Lot F;

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Thence S 53° 32' 00" W (recorded S 53° 27' 20" W), along said north line of Lot F, 38.00 feet to an angle point;

Thence S 83° 36' 00" W (recorded S 83° 31' 50" W), along said north line of Lot F, 27.50 feet to said point of beginning.

The above described parcel of land contains an area of 1,271.49 square feet or 0.029 acres.

DESCRIPTION APPROVAL  
by George P. Hutchinson 11/23/71 by [Signature]  
Surveyor

Dated 7 Dec 71

[Signature: Leroy D. Bain]  
LERROY D. BAIN

[Signature: Jean H. Bain]  
JEAN H. BAIN

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated December 7, 1971 from Leroy D. Bain & Jean H. Bain, husband & wife as joint tenants for Por. SW 1/4 of Sec. 36, T5 2 S., R. 5 W., SBM

to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 by Inst. No. 123450, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 12-17-71

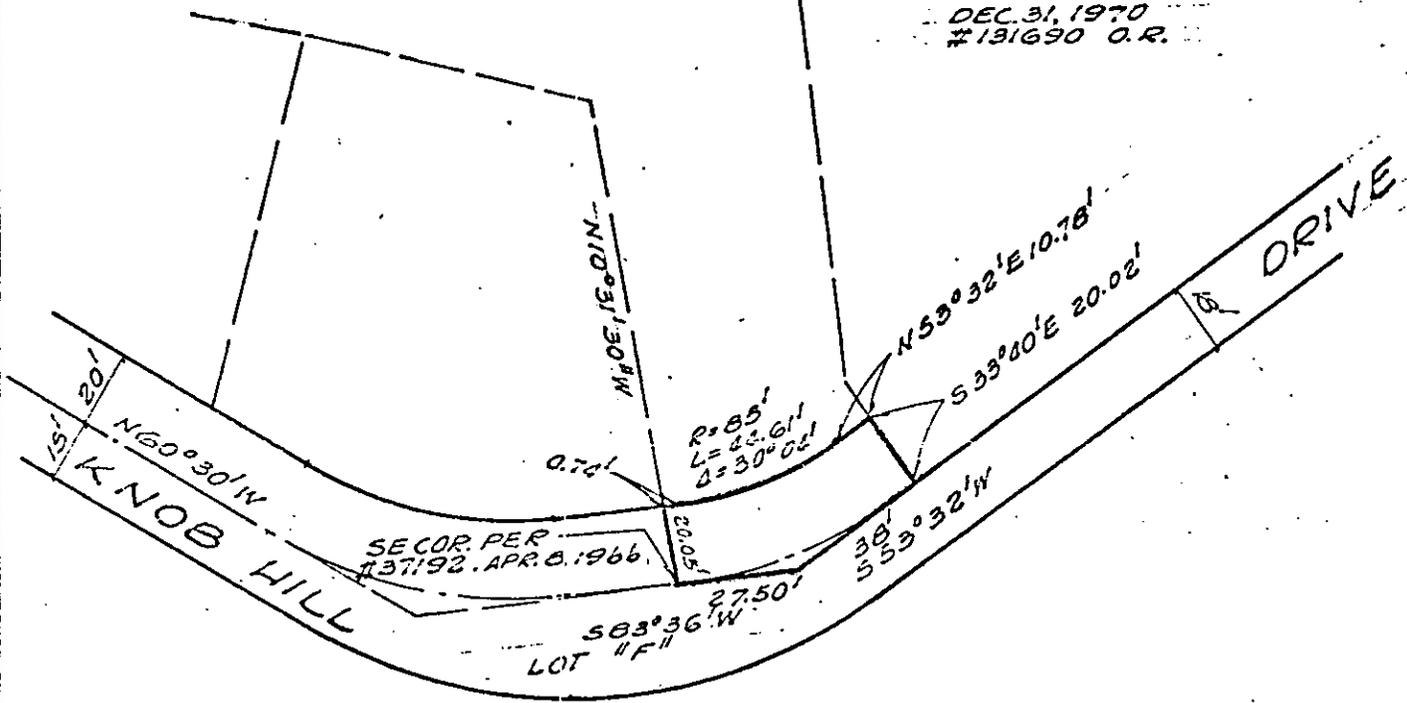
[Signature]  
Property Services Manager

SW 1/4 SEC 36 T2S R5W  
SBM



AUG. 11, 1969  
# 51829 O.R.

DEC. 31, 1970  
# 131690 O.R.



TR. 2109  
M. B. 44/27-28

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED  
IN THE ATTACHED DOCUMENT

4/40-3

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.

SHEET

11  
OF SHEETS

SCALE: 1" = 100'

DRAWN 11-22-71 BY G.S.

SUBJECT 2600 KNOB HILL DR?

7520