

155600

When recorded mail to:

CITY CLERK
City of Riverside
3711 Orange - City Hall
Riverside, California

DOCUMENTARY TRANSFER TAX
\$ None
Signature [Signature]
CITY OF RIVERSIDE

CITY DEED NO. _____

3:46

RECEIVED FOR RECORD
NOV 30 1973
11:46 Min. Past 3 o'clock P.M.
At Request of
TITLE INSURANCE & TRUST CO.
Book 1973, Page 155600
Recorded in Official Records
of Riverside County, California
W.H. Dabagh Recorder
FEES \$
INDEXED
none

FOR RECORDER'S OFFICE USE ONLY

8036

GRANT DEED

APPROVED AS TO FORM
[Signature]
CITY ATTORNEY

RANCHO SIERRA INDUSTRIAL PARK, a California General Partnership

, Grantor _____

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:

All those portions of Blocks 1 and 3 and Lot DD (Watt Avenue) vacated by Ordinance No. 4030 of the City of Riverside, recorded July 12, 1973 as Instrument No. 91293 of Official Records of Riverside County, California, of La Sierra Gardens, as shown by map on file in Book 11 of Maps, at pages 42 to 50, inclusive thereof, Records of Riverside County, California, and those portions of Magnolia Avenue and Lot 14 in Block 50 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1 of Maps, at page 70 thereof, Records of San Bernardino County, California, more particularly described as follows:

Beginning at the most southerly corner of Parcel 1, as shown by map on file in Book 9 of Parcel Maps, at page 35 thereof, Records of Riverside County, California;

Thence South 34° 18' 40" East along the southeasterly prolongation of the southwesterly line of said Parcel 1, a distance of 41.00 feet to a line parallel with and distant southeasterly 41.00 feet, measured at right angles, from the northwesterly line of Magnolia Avenue, as shown on said map of the Lands of the Riverside Land and Irrigating Company;

Thence South 55° 41' 30" West along said parallel line, a distance of 1013.33 feet to an intersection with the southeasterly prolongation of the southwesterly line of said Block 1;

Thence North 34° 21' 15" West along said southeasterly prolongation and along said southwesterly line, a distance of 52.00 feet to a line parallel with and distant northwesterly 11.00 feet, measured at right angles, from said northwesterly line of Magnolia Avenue;

Thence North 55° 41' 30" East along said parallel line, a distance of 262.27 feet to a point in the southwesterly line of that certain parcel of land conveyed to Twin Buttes Water Company by deed recorded July 16, 1945, as Instrument No. 1413 of Official Records of Riverside County, California;

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Thence South 34° 22' 45" East along said southwesterly line, a distance of 11.00 feet to the most southerly corner of the parcel so conveyed to the Twin Buttes Water Company, said corner being in said northwesterly line of Magnolia Avenue;

Thence North 55° 41' 30" East along said northwesterly line of Magnolia Avenue and along the southeasterly line of the parcel so conveyed to the Twin Buttes Water Company, a distance of 39.00 feet to the most easterly corner thereof;

Thence North 34° 22' 45" West along the northeasterly line of the parcel so conveyed; a distance of 11.00 feet to a line parallel with and distant northwesterly 11.00 feet, measured at right angles, from said northwesterly line of Magnolia Avenue;

Thence North 55° 41' 30" East along said parallel line, a distance of 712.10 feet to a point in said southwesterly line of Parcel 1;

Thence South 34° 18' 40" East along said southwesterly line, a distance of 11.00 feet to the point of beginning.

DESCRIPTION APPROVAL

By George P. Hutchinson 11/19/73
Surveyor *GS*

RANCHO SIERRA INDUSTRIAL PARK,
a California General Partnership

Dated NOVEMBER 20, 1973

Ray Magnon
General Partner
Charles Sutherland
General Partner
Clare J. Taber
General Partner

TO 442 C
(Partnership)

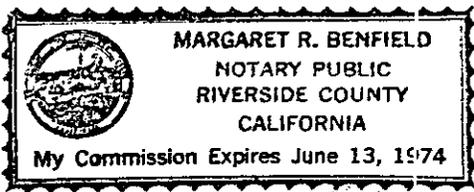
STATE OF CALIFORNIA }
COUNTY OF Riverside } SS.
On November 20, 1973

before me, the undersigned, a Notary Public in and for said State, personally appeared
Raymond Magnon, Charles Sutherland, Clare J. Taber and Wilton K. Newby

known to me
to be Four of the partners of the partnership
that executed the within instrument, and acknowledged to me
that such partnership executed the same.

WITNESS my hand and official seal
Signature Margaret R. Benfield

Name (Typed or Printed)

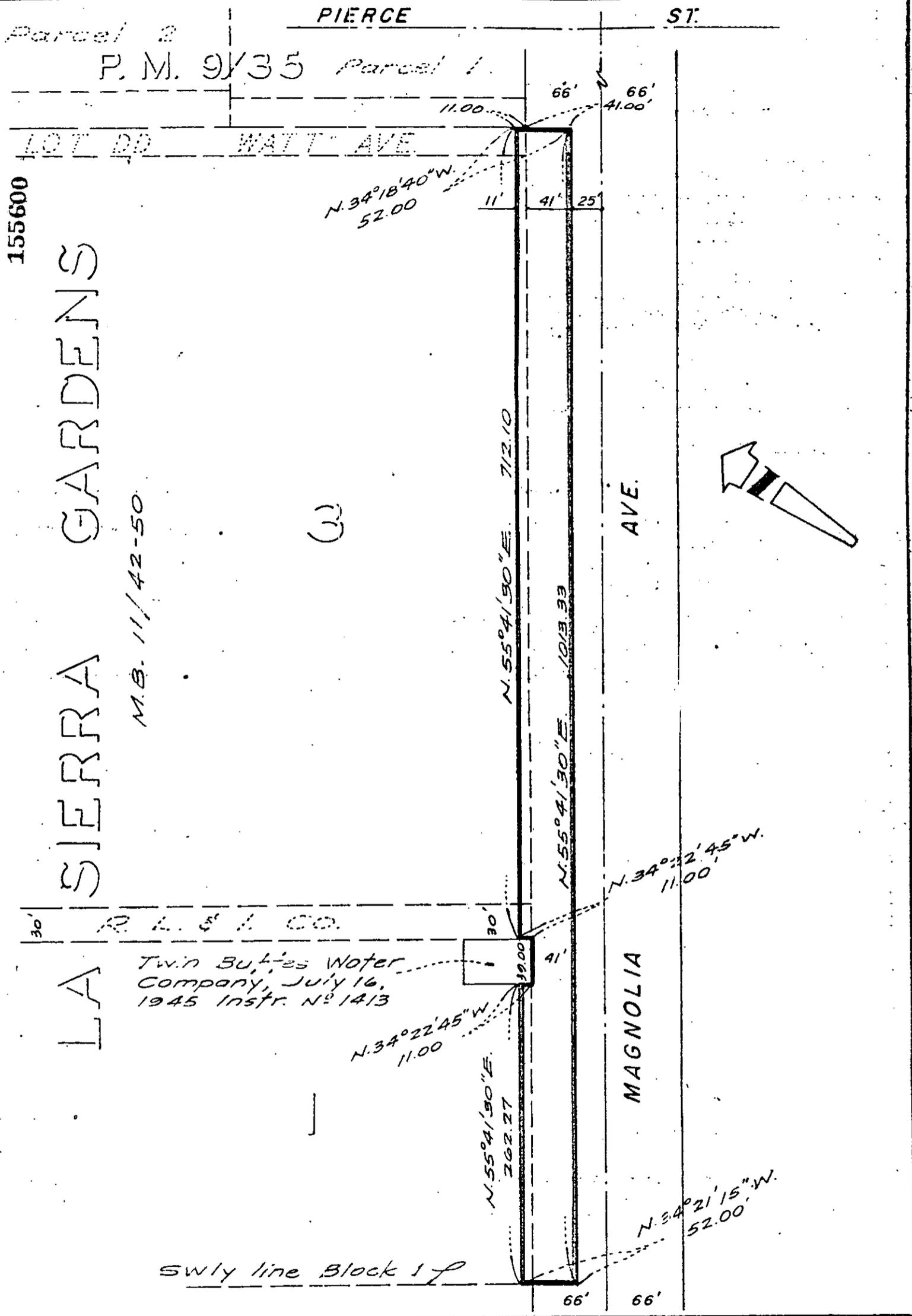


(This area for official notarial seal)

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a
and on
recorded
hereby

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155600
STAPLE HERE



Parcel 2
P. M. 9/35 Parcel 1

PIERCE ST.

LOT DD WATT AVE

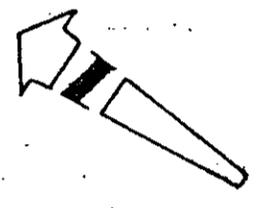
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SIERRA GARDENS

M.B. 11/42-50

(3)

AVE.



30' R. L. & I. CO.

LA

Twin Buttes Water Company, July 16, 1945 Instr. No 1413

N. 34° 22' 45" W. 11.00

N. 55° 41' 30" E. 702.27

N. 34° 22' 45" W. 11.00

MAGNOLIA

swly line Block 1 f

• CITY OF RIVERSIDE, CALIFORNIA •

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 1 OF 1

SCALE: 1" = 100'

DRAWN BY hlm DATE 8/14/73

SUBJECT 12155 MAGNOLIA AVE.

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