

40037

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3711 Orange Street  
Riverside, CA 92501

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

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

RECEIVED FOR RECORD

APR 5 1974

Min. Past o'clock  
Request of  
CITY CLERK

Book 1974, Page 40037

Recorded in Official Records of Riverside County, California

*W. D. Dabugh* Recorder

FEES \$

INDEXED

FOR RECORDER'S OFFICE USE ONLY

8135

GRANT DEED

JAMES M. MAURER and HASELTINE R. MAURER, husband and wife, CARLTON L. FRENCH and BARBARA J. FRENCH, husband and wife, and B.B.R. & M. INVESTMENT CO., INC., a California Corporation, Grantor<sub>s</sub>,

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 that portion of the north half of the northwest quarter of Section 20, Township 2 South, Range 4 West, San Bernardino Base and Meridian, more particularly described as follows:

Beginning at the intersection of a line parallel with and distant easterly 33.00 feet, measured at right angles, from the west line of said Section 20 with a curved line concave to the northeast, having a radius of 5846.65 feet, said curved line being concentric with the southwesterly right of way line of the Atchison, Topeka, and Santa Fe Railway Company and distant southwesterly 67.00 feet, measured radially, from said southwesterly right of way line, said southwesterly line has a radius of 5779.65 feet;

Thence South 00° 11' 00" East along said parallel line, a distance of 189.83 feet to the beginning of a non-tangent curve, concave to the southeast, having a radius of 167.00 feet, from which the center of said curve bears North 89° 49' 00" East;

Thence northerly along said curve, to the right, through a central angle of 35° 00' 08", an arc distance of 102.02 feet to a point therein, from which the center of said curve bears South 55° 10' 52" East;

Thence South 89° 50' 48" East, a distance of 32.90 feet to a point in said curved line mentioned hereinabove, having a radius of 5846.65 feet, from which the center of said curve bears North 55° 27' 06" East;

Thence northwesterly along said curved line, to the right, through a central angle of 01° 06' 41", an arc distance of 113.41 feet to the point of beginning, from which the center of said curve bears North 56° 33' 47" East.

DESCRIPTION APPROVAL  
by *[Signature]* 12/23/71 by *[Signature]*  
Surveyor

8135

40037

B. B. R. & M. INVESTMENT CO., INC.,  
a California corporation,

By: R. G. Beck President

By: Marcelle L. Beck Sec.



APPROVED AS TO FORM  
John Woodard  
CITY ATTORNEY

Dated Jan 8 1974

James M. Maurer  
JAMES M. MAURER

Haseltine R. Maurer  
HASELTINE R. MAURER

Carlton L. French  
CARLTON L. FRENCH

WITNESS: Wm. Steven Wixon

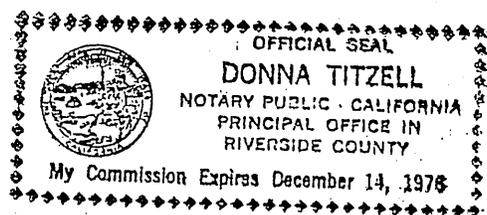
TO 443 C  
(Witness)  
STATE OF CALIFORNIA  
COUNTY OF Riverside } SS.

On January 14, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared Wm. Steven Wixon, personally known to me to be the person whose name is subscribed to the within Instrument, as a Witness thereto, who being by me duly sworn, deposes and says:

That he resides in Riverside, and that he was present and saw Carlton L. French and Barbara J. French, personally known to him to be the same

person s described in and whose name s are subscribed to the within and annexed Instrument as Part thereto, execute and deliver the same, and acknowledged to said affiant that they executed the same; and that said affiant subscribed his name thereto as a Witness.

WITNESS my hand and official seal  
Signature: Donna Titzell  
Name (Typed or Printed) Donna Titzell



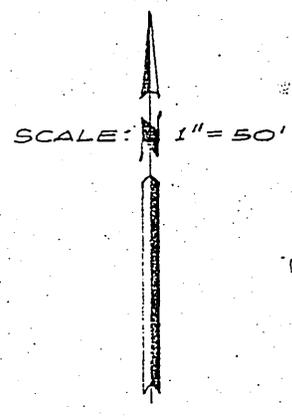
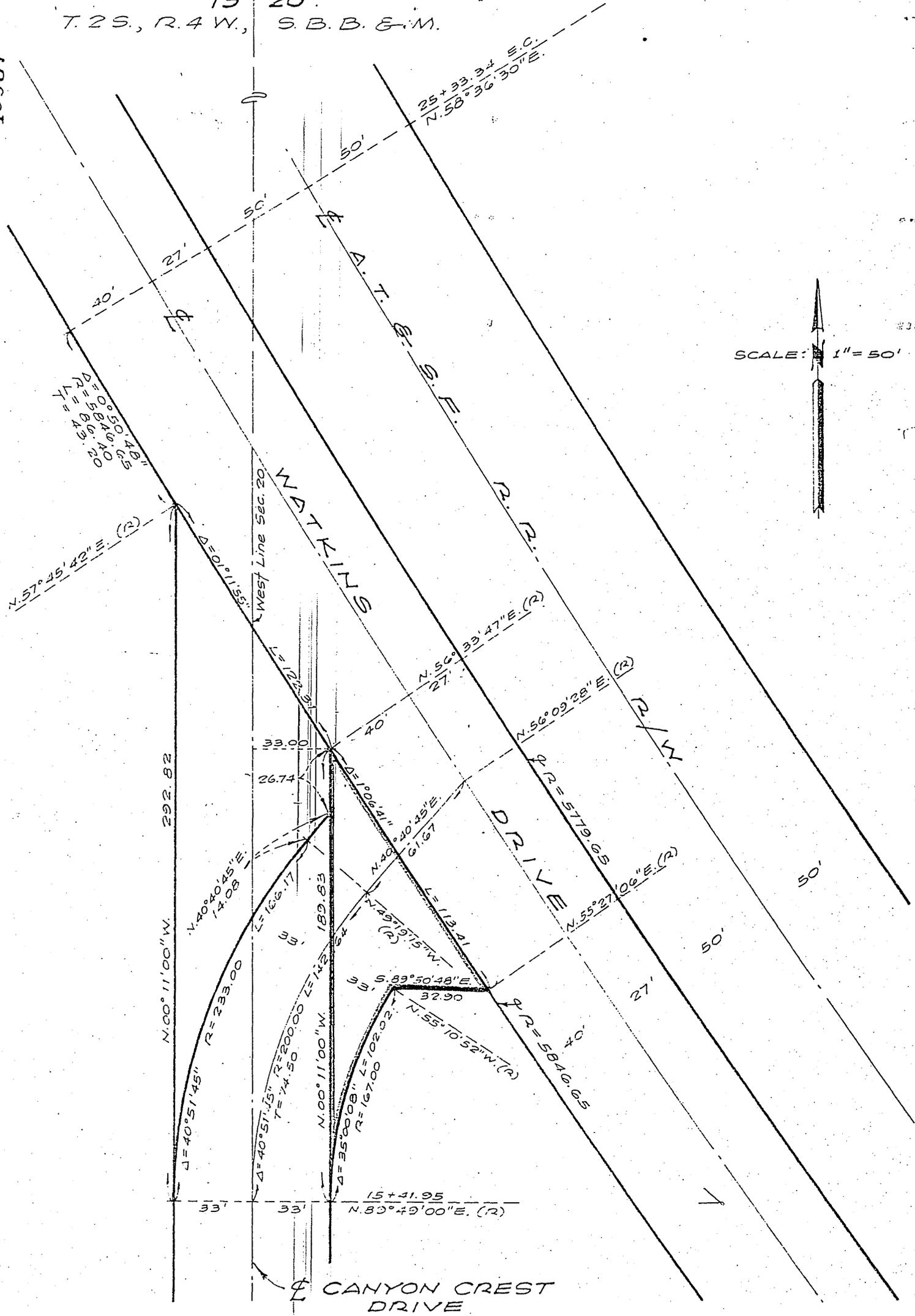
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40037

STAPLE HERE

18 17  
19 20  
T. 2 S., R. 4 W., S. B. B. & M.

40037



CITY OF RIVERSIDE, CALIFORNIA

12-26-6

PLAT OF PARCEL(S) DESCRIBED  
IN THE ATTACHED DOCUMENT

WO. 71-225  
FILE 2331.33  
SHEET 1  
8135  
OF 1 SHEETS

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.

SCALE: 1" = 50'

DRAWN 12-16-71 BY JB

SUBJECT R-19-701

RECORDING REQUESTED BY

40034

AND WHEN RECORDED MAIL TO

Name  
Street Address  
City State Zip

City Clerk's Office  
City of Riverside  
City Hall, 3711 Orange Street  
Riverside, California 92501

RECEIVED FOR RECORD

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Book 1974, Page 40034  
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W.H. DeLoach Recorder

FEES \$

INDEXED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# PARTIAL RELEASE OF LIEN OR ABSTRACT OF JUDGMENT

(Escrow No.....)

(Case No.....)

For a valuable consideration, the undersigned hereby releases from that certain  claim of lien  abstract of judgment

dated June 28, 1971, against James M. Maurer and Haseltine Maurer

recorded as Instrument No. 70671, on June 29, 1971, 19....., in Book/Reel 7703,  
Page/Image 731, of Official Records in the Office of the County Recorder of Riverside County,  
State of California, that portion of the property affected thereby, which portion is described as follows:

See legal description attached.

THOMPSON & COLGATE

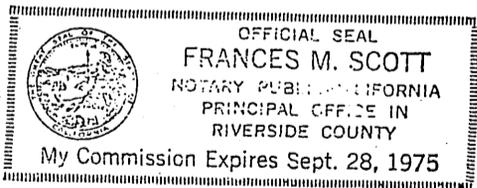
By: James D. Ward  
James D. Ward  
Attorneys for Arthur Jacobson

Dated this 1st day of April, 1974.

STATE OF CALIFORNIA } On April 1, 1974, before me, the undersigned, a Notary Public in and for said  
COUNTY OF Riverside } SS. County and State, personally appeared James D. Ward

known to me to be the person..... whose name..... is..... subscribed to the within instrument, and acknowledged to me that..... he..... executed the same.

Notary's Signature Frances M. Scott  
Frances M. Scott



Form No. 771 Revised 9-69

Please record for the benefit of the City of Riverside, Manager Property Services.

8/35

All that portion of the North half of the Northwest quarter of Section 20, Township 2 South, Range 4 West, San Bernardino Base and Meridian, more particularly described as follows:

40034  
BEGINNING at the intersection of a line parallel with and distant Easterly 33.00 feet, measured at right angles, from the West line of said Section 20 with a curved line concave to the Northeast having a radius of 5,846.65 feet, said curved line being concentric with the Southwesterly right of way line of the Atchison, Topeka and Santa Fe Railway Company and distant Southwesterly 67.00 feet, measured radially from said Southwesterly right of way line, said Southwesterly line has a radius of 5,779.65 feet; Thence South 00° 11' 00" East along said parallel line, a distance of 189.83 feet to the beginning of a non-tangent curve, concave to the Southeast, having a radius of 167.00 feet, from which the center of said curve bears North 89° 49' 00" East; Thence Northerly along said curve, to the right, through a central angle of 35° 00' 08", an arc distance of 102.02 feet to a point therein, from which the center of said curve bears South 55° 10' 52" East; Thence South 89° 50' 48" East, a distance of 32.90 feet to a point in said curved line mentioned hereinabove, having a radius of 5,846.65 feet, from which the center of said curve bears North 55° 27' 06" East; Thence Northwesterly along said curved line, to the right, through a central angle of 01° 06' 41", an arc distance of 113.41 feet to the point of beginning, from which the center of said curve bears North 56° 33' 47" East.

Said property is located in the City of Riverside, County of Riverside, State of California