

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2007-0759812
12/21/2007 08:00A Fee:NC
Page 1 of 4
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



FREE RECORDING
This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

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Project: Magnolia Avenue Grade Separation
APN: 225-052-008
Address: 6204 Magnolia Avenue, Riverside, CA
TRA-009-128

D - 16134

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GRANT DEED

BURKE T. HANIGAN AND AZUCENA L. HANIGAN, husband and wife, individually and on behalf of the Hanigan Family Trust, Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, the real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated 12/21/07

By: Burke T. Hanigan
Burke T. Hanigan
Individually and for the Hanigan Family Trust

By: Azucena L. Hanigan
Azucena L. Hanigan
Individually and for the Hanigan Family Trust

16134

GENE. ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On December 12, 2007, before me René F. Robles, Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared

Burke T. Hanigan and Azucena L. Hanigan
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

René F. Robles

Signature

CERTIFICATE OF ACCEPTANCE
(Government Code Section §21027)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 12/20/07

CITY OF RIVERSIDE

By: Amelia M. Vailin

Print Name: Amelia M. Vailin

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)

() Other

() Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

EXHIBIT A

MAGNOLIA AVENUE GRADE SEPARATION
FEE SIMPLE INTEREST
APN: 225-052-008

THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, LYING EASTERLY OF THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE AND PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, SOUTH 27° 30' WEST, 735.85 FEET FROM THE INTERSECTION OF SAID SOUTHEASTERLY LINE OF MAGNOLIA AVENUE WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION 34;

THENCE SOUTH 27° 30' WEST, ALONG SAID SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, 50 FEET;

THENCE SOUTH 62° 30' EAST 242.17 FEET TO A LINE PARALLEL WITH AND 74.1 FEET NORTHERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD;

THENCE NORTH 89° 18' EAST, ALONG SAID LINE, 105.75 FEET;

THENCE NORTH 62° 30' WEST 335.35 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

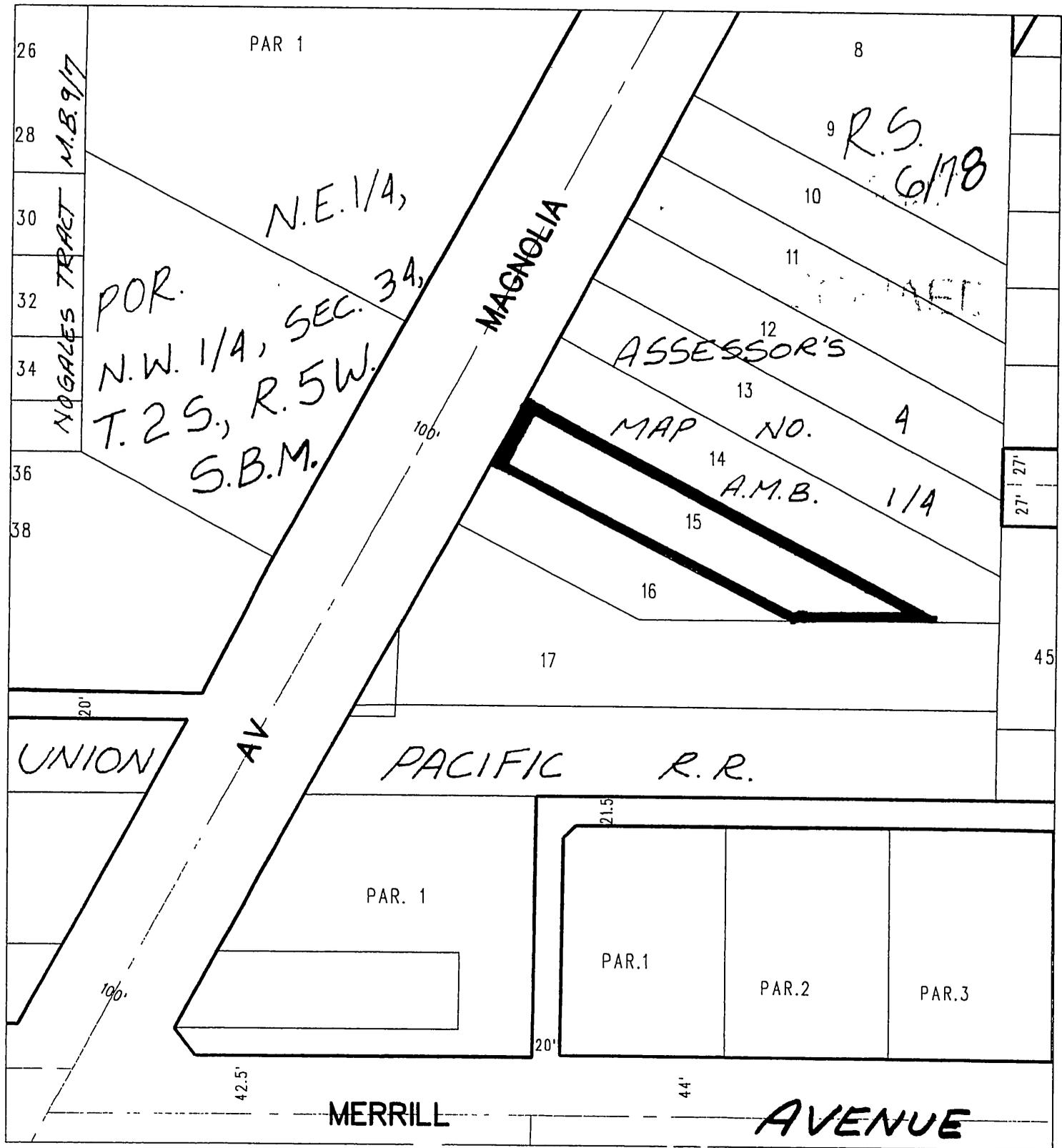
SAID PROPERTY IS ALSO SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 6 PAGE 78 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 14,430 SQUARE FEET, MORE OR LESS.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 9/3/07 Date Prep. E.V.
Mark S. Brown, L.S. 5655
License Expires 9/30/07





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

38-8
53-2

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: ev

Date: 07/02/07

Subject: Magnolia Avenue

116134