

DOC # 2008-0571471

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

When recorded mail to:

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



**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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FOR RECORDER'S OFFICE USE ONLY

Project: Van Buren Widening  
Jackson to SAR  
APN: 155-290-020  
Address: No Situs

**D - 16287**

**GRANT DEED**

NEWSOME HOMES, INC., a California corporation, who acquired title as NEWSOME HOMES, INC., Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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 Sept 17, 2008

NEWSOME HOMES, INC.,  
a California corporation

By: Nadia Miller

By: [Signature]

Print Name: NADIA MILLER

Print Name: Steven K. Ledbetter

Title: PRESIDENT

Title: V.P.

State of California

County of Los Angeles

} ss

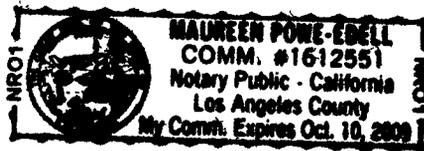
On Sept. 19, 2008, before me, Maureen Powe-Edell, NOTARY PUBLIC,

personally appeared NADIA MILLER who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Maureen Powe-Edell  
Notary Signature



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ACKNOWLEDGMENT

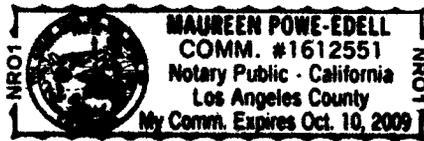
State of California )  
County of Los Angeles )

On September 17, 2008, before me, **Maureen Powe-Edell**, the undersigned Notary Public, personally appeared, **STEVEN K. LEDBETTER**, Vice President of Newsome Homes, Inc., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Maureen Powe-Edell  
(Notary Signature)



(Seal)

**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

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 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 10/22/08

**CITY OF RIVERSIDE**

By: Amelia M. Valeri

APPROVED AS TO FORM

Jessan Wilson  
DEPUTY CITY ATTORNEY



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EXHIBIT "A"

FEE SIMPLE INTEREST

APN: 155-290-020

THAT PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP OF RANCHO LA SIERRA FILED IN BOOK 6, PAGE 70, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THAT PARCEL OF LAND CONVEYED TO M.B. HOWARD ET UX BY DEED RECORDED JUNE 15, 1946 AS INSTRUMENT NO. 2359, SAID COUNTY RECORDS WITH THE WESTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO COUNTY OF RIVERSIDE BY GRANT DEED RECORDED AUGUST 25, 1955 AS INSTRUMENT NO. 55324, SAID COUNTY RECORDS;

THENCE NORTH 89°02'31" WEST, 5.00 FEET ALONG SAID NORTHERLY LINE TO A LINE THAT IS PARALLEL WITH AND DISTANT 65.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF VAN BUREN BOULEVARD AS SHOWN BY PARCEL MAP ON FILE IN BOOK 10, PAGE 11 OF PARCEL MAPS, RECORDS OF SAID COUNTY;

THENCE NORTH 00°57'29" EAST, ALONG SAID PARALLEL LINE, 204.44 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL OF LAND CONVEYED TO JESSIE B. COALSON BY DEED RECORDED NOVEMBER 16, 1959 IN BOOK 2581, PAGE 420 SAID COUNTY RECORDS;

THENCE SOUTH 89°02'31" EAST, 5.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL CONVEYED TO JESSIE B. COALSON, TO A POINT ON THE WESTERLY LINE OF SAID PARCEL CONVEYED TO THE COUNTY OF RIVERSIDE;

THENCE SOUTH 00°57'29" WEST, 204.44 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 1,022 SQUARE FEET (0.024 ACRES), MORE OR LESS.

THIS LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION:

Peter J. Fitzpatrick  
PETER J. FITZPATRICK, P.L.S. 6777

Dec. 26, 2007  
DATE

LICENSE EXPIRES 9/30/2008

DESCRIPTION APPROVAL:  
Mark S. Brown 1/26/08  
MARK S. BROWN DATE  
CITY SURVEYOR



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N'LY LINE, JESSIE B. COALSON  
11-16-1959 2581/420 O.R.

S89°02'31"E  
5.00'

60'

5.00'

P.O.R. SEC. 38  
RANCHO LA SIERRA  
M.B. 8/70

Newsome Homes Inc.

155-290-020

Easement Area = 1,022 sq.ft.

N00°57'29"E 204.44'

S00°57'29"W 204.44'

WLY LINE GRANT DEED  
8-25-1955 INST. NO. 55324 O.R.

VAN BUREN BOULEVARD

TO DOOLITTLE AVE.

¢ PER P.M.B. 10/11

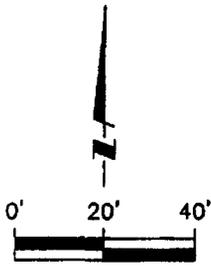
5.00'

N'LY LINE, M.B. HOWARD  
6-15-1946 INST. NO.  
2359 O.R.

N89°02'31"W  
5.00'

P.O.B.

TO ARLINGTON AVE.



SCALE: 1" = 40'

• CITY OF RIVERSIDE, CALIFORNIA •

50-4

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

APN: 155-290-020

SCALE: 1" = 40' DRAFTED: KVO DATE: 12/20/2007 CHECKED: PJF SUBJECT: VAN BUREN BLVD. WIDENING

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