

DOC# 2008-0632504

12/02/2008 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records
 County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY

First American Title Company - NHS

**AND WHEN RECORDED MAIL DOCUMENT
 AND TAX STATEMENT TO:**

The City of Riverside
 Development Department,
 3900 Main Street
 Riverside, CA 92522
 Attn: City Clerk

2701794-22

125

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			5						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI

GRANT DEED

16308

A.P.N.: 243-040-062

T.R.A. No. 009-002

File No.: RRI-2701794 (DD)

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$ ~~4.00~~ ; CITY TRANSFER TAX \$ ~~0.00~~ NOCONSIDERATION
 computed on the consideration or full value of property conveyed, OR
 computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
 unincorporated area; City of Riverside, and

T
061

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sunset Ridge Owners Association, Inc., pursuant to its authority under Section 10.1 of the Association's 2000 Amended and Restated Declaration of Restrictions for Sunset Ridge recorded as Instrument No. 276271 in the official Records of Riverside County, California, on July 17, 2000 ("Declaration"), and in accordance with an authorizing vote of the Association's membership pursuant to Section 11.4 of Declaration

hereby GRANTS to

The City of Riverside, a California charter City and municipal corporation

the following described property in the City of Riverside, County of Riverside, State of California:

Exhibit "A" attached hereto and made a part hereof

****Documentary Transfer Tax is \$ -0-. Document is entitled to free recording pursuant to Govt. Code 6103 and transfer is exempt from Documentary Transfer Tax pursuant to R & T code section 11922.**

16308

Dated: 03/10/2008

Sunset Ridge Owners Association, Inc.

[Signature]
By: . PRESIDENT Henry Wilson COIL JR

[Signature]
By: . SECRETARY SCOTT RUSSELL MACKENHAIR

STATE OF California)SS
COUNTY OF Riverside)

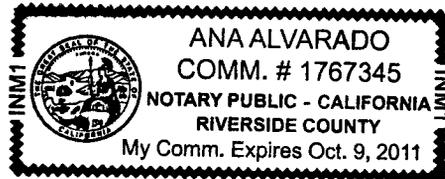
On August 20, 2008, before me, ANA ALVARADO, Notary Public, personally appeared Henry Wilson Coil Jr. & Scott Russell Mackehair

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.

Signature [Signature]



My Commission Expires: 10/9/2011

This area for official notarial seal

Notary Name: ANA ALVARADO

Notary Phone: (951) 684-7181

Notary Registration Number: 1767345

County of Principal Place of Business: Riverside

**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 9/2/08

CITY OF RIVERSIDE

By Amelia M. Valeri

APPROVED AS TO FORM

Jusan Wilson
DEPUTY CITY ATTORNEY

()

EXHIBIT A

APN 243-040-062
FEE SIMPLE INTEREST

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

THAT PORTION OF LOT 61 OF TRACT NO. 4351, AS SHOWN BY MAP ON FILE IN BOOK 71 OF MAPS, PAGES 47 THROUGH 50 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 7 OF TRACT NO. 20135, AS SHOWN BY MAP ON FILE IN BOOK 199 OF MAPS, PAGES 26 THROUGH 28 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 05°24'06" EAST, ALONG THE SOUTHERLY PROLONGATION OF THE MOST EASTERLY LINE OF SAID LOT, A DISTANCE OF 211.34 FEET;

THENCE SOUTH 80°24'06" EAST, 350.00 FEET;

THENCE NORTH 51°05'47" EAST, 291.58 FEET TO AN ANGLE POINT IN THE EASTERLY BOUNDARY OF SAID LOT 61; SAID ANGLE POINT ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN "ONE ACRE RESERVOIR LOT" CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED AUGUST 21, 1920, IN BOOK 533 OF DEEDS, PAGES 519 ET SEQ., RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 07°35'30" EAST, ALONG THE WESTERLY LINE OF SAID "ONE ACRE RESERVOIR LOT", 97.22 FEET TO AN ANGLE POINT IN THE SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED FEBRUARY 5, 1960, IN BOOK 2629 OF OFFICIAL RECORDS, AT PAGES 525 ET SEQ., RECORDS OF SAID RIVERSIDE COUNTY; SAID ANGLE POINT BEING THE EASTERLY TERMINUS OF THAT CERTAIN COURSE RECORDED AS NORTH 82°24'30" WEST, 53.85 FEET AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 52 OF RECORDS OF SURVEY AT PAGE 13, THEREOF, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 82°24'30" WEST, ALONG SAID SOUTHERLY BOUNDARY, 53.85 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 07°35'30" EAST, ALONG THE WESTERLY BOUNDARY OF LAST SAID PARCEL CONVEYED TO THE CITY OF RIVERSIDE, 50.00 FEET;

THENCE NORTH 82°27'20" WEST, 370.00 FEET;

THENCE SOUTH 52°32'40" WEST, 190.71 FEET TO SAID POINT OF BEGINNING;
THE PRECEDING FIVE COURSES ALSO BEING ALONG THE NORTHERLY
BOUNDARY OF SAID LOT 61.

AREA: 164,168 SQUARE FEET OR 3.7688 ACRES

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



Mark S. Brown, L.S. 5655
License Expires 9/30/07

OCT 13/06 Prep. _____
Date

