

DOC # 2011-0482474

11/01/2011 01:22 PM Fees: \$0.00

Page 1 of 7

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

When recorded mail to:

Mail tax statements to

City Clerk's Office

City of Riverside

City Hall, 3900 Main Street

Riverside, California 92522

**This document was electronically submitted
to the County of Riverside for recording**
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FREE RECORDING

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

NCS-508268-DH

DTT: \$0.00

Project: Riverside Avenue Grade Separation

APN: 225-074-014 TRA: 009-128

Address: 6141 Riverside Avenue

FOR RECORDER'S OFFICE USE ONLY

D -

16744

GRANT DEED

Luis Navarro and Lilia M. Navarro, Trustees, or their successors in trust, under The Navarro Trust dated May 1, 2007, Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation, 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.

16744

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Luis Navarro and Lilia M. Navarro, Trustees,
or their successors in trust, under
The Navarro Trust dated May 1, 2007

Date 8-31-11

Date 8-31-11

By: [Signature]
Luis Navarro, Trustee

By: [Signature]
Lilia M. Navarro, Trustee

State of California

County of Riverside } ss

On 8-31-11, before me, Lisa Andresen, Notary Public,
personally appeared Luis Navarro and Lilia M. Navarro 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]
Notary Signature



GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the Notary Seal on the document to which this statement is attached reads as follows:

NAME OF THE NOTARY: Lisa Andresen

COMMISSION NUMBER: 1937474

COUNTY WHERE BOND IS FILED: 5-21-2015

COMMISSION EXPIRATION DATE: RIVERSIDE

167

I certify under penalty of perjury and the laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows:

[Illegible scribbled-out text]

State of California)
County of _____

On _____ before me, _____ a Notary Public, personally appeared _____, 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/theirs 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 _____ (Seal)

PLACE OF EXECUTION: RIVERSIDE DATE: 10/11/11

SIGNATURE [Handwritten Signature]



**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, a California charter city and 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 10/3/11

CITY OF RIVERSIDE

By: 
David Welch, Real Property Services Manager

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY: 
Deputy City Attorney

EXHIBIT "A"

Riverside Avenue
Grade Separation
APN: 225-074-014
Fee Simple Interest

That certain real property located in the City of Riverside, County of Riverside, State of California, as described in Trust Quitclaim Deed to The Navarro Trust, by document recorded May 24, 2007, as Document No. 342967, Official Records of said County, described as follows:

That portion of Government Lot 2 in Fractional Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, as shown by U.S. Government Survey, more particularly described as follows:

Beginning at a point on the South line of said Lot 2, a distance of 10 chains East of the Southwest corner thereof, said point being the Southeast corner of that certain parcel of land conveyed to the San Pedro, Los Angeles and Salt Lake Railroad Company by deed recorded April 2, 1903 in Book 165, Page 34 et seq., Records of Riverside County, California;

Thence East along the South line of said Lot 2, to a point on the Westerly line of Riverside Avenue;

Thence Northerly along the Westerly line of Riverside Avenue to the Southerly line of the right-of-way of the San Pedro, Los Angeles and Salt Lake Railroad Company, as conveyed by deed recorded August 21, 1903 in Book 174, Page 16 of Deeds, Records of Riverside County;

Thence Westerly and following the curve of the Southerly line of said right-of-way to a point due North of the Point of Beginning;

Thence South to the Point of Beginning;

EXCEPTING THEREFROM the Westerly 18.00 feet of the Easterly 43.00 feet of that portion of the East one-half of the Northwest one-quarter of the Northeast one-quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, lying Southerly of the right-of-way of the Union Pacific Railroad as deeded to the City of Riverside by deed recorded May 27, 1955 as Instrument no. 35261, Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion of Government Lot 2 in Fractional Section 34, Township 2 South, Range 5 West, San Bernardino Meridian as shown by U.S. Government Survey, described as follows:

Commencing at the intersection of the centerline of Riverside Avenue with the Easterly prolongation of the Northerly line of Parcel 4 as shown by Record of Survey on file in Book 33 of Records of Surveys, at Page 91 thereof, Records of Riverside County;

Thence South 89°33'00" West, along said Easterly prolongation, a distance of 43.00 feet to its intersection with the Westerly line of Riverside Avenue as shown on said Record of Survey, said point of intersection being the TRUE POINT OF BEGINNING;

Thence continuing South 89°33'00" West, along said Easterly prolongation, a distance of 1.00 feet to a line which is parallel with and distant Westerly 44.00 feet, as measured at right angles to said centerline of Riverside Avenue;

Thence North 00°08'00" East, along said parallel line to its intersection with the Southerly line of that certain strip of land, 60.00 feet in width, as conveyed to San Pedro, Los Angeles and Salt Lake Railroad Company, by deed recorded August 21, 1903 in Book 174 of Deeds, at Page 16 thereof, Records of Riverside County;

Thence Northeasterly along said Southerly line to its intersection with said Westerly line of Riverside Avenue;

Thence South 00°08'00" West, along said Westerly line to the TRUE POINT OF BEGINNING, as deeded to the City of Riverside by deed recorded November 16, 1973 as Instrument no. 150160, Official Records of Riverside County, California.

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

 9/1/2010 Prep. EV
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/11





☉ LAWSON WAY

DEL-RAY UNIT

DEL-RAY COURT

TRACT NO. 2
M.B. 16/24

DEL-RAY TRACT
M.B. 15/8
16

DEL-RAY
17

DEL-RAY
18

DEL-RAY
19

DEL-RAY
20

AVENUE

☉ RIVERSIDE

ELIZABETH
(FORMERLY CHAMBLIM AVENUE)

DEL-RAY TRACT UNIT NO. 3
M.B. 17/70

S.E. cor. par. to S.P.,
L.A. & S.L. R.R. Co. by
Deed rec. 4/2/1903 in
B. 165, P. 34 et seq.,
Rec. Riv. Co. Ca.

UNION PACIFIC RR.
(FORMERLY S.P., L.A. & S.L. RR. Co.)
Govt. Lot 2, Sec. 34,
T. 2 S., R. 5 W., S.B.M.
A.P.N. 225-074-014

FEE SIMPLE INTEREST

ALLEY

S'y line Govt. Lot 2

S.E. cor. Govt. Lot 2

P.O.B.
R.S. 44/88

R.S. 34/23

R.S. 35/94

to Merrill Ave.

• 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: EV DATE: 8/17/10

SUBJECT: RIVERSIDE GRADE SEPARATION 16744