

Commonwealth Land Title Company

DOC # 2013-0485656

10/09/2013 09:50 AM 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:

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
Received by: MRUIZ

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: Tyler Street Widening
POR. APN: 147-281-027
Address: 4654 Tyler Street

D - 16933

9305000
TRA: 009-175
TTX: \$0.00

GRANT OF EASEMENT

ERNESTINA SALAZAR, Trustee of the Ernestina Salazar Living Trust, dated December 26, 2008, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns, an easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, in, under, upon, over and along that certain 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 1/27/13

ERNESTINA SALAZAR, Trustee of the Ernestina Salazar Living Trust, dated December 26, 2008

Ernestina Salazar

ERNESTINA SALAZAR, Trustee

D-16933

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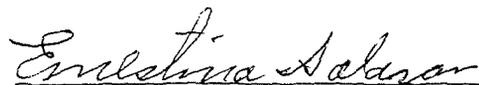
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Dated 1/27/13

ERNESTINA SALAZAR, Trustee of the Ernestina Salazar Living Trust, dated **December 26, 2008**



ERNESTINA SALAZAR, Trustee

D-16933

ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On January 27, 2013, before me Aida Ramos

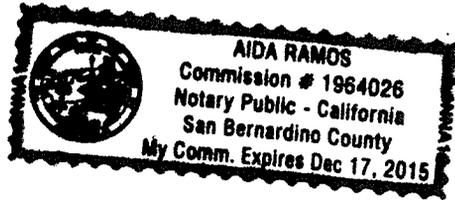
notary public, personally appeared Ernestina Salazar

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.

Aida Ramos
Notary 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 2/14/13

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

Public Works\Tyler Street Widening\147-281-027

CITY OF RIVERSIDE
D-16933

By [Signature]
David Welch
Real Property Services Manager

EXHIBIT A

POR. APN: 147-281-027
Street & Highway Easement

That portion of Lot 9 in Block 11 of La Granada, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 12, Pages 42 through 51, inclusive, in the Office of the County Recorder, lying northeasterly of a line that is parallel with, and 50.00 feet southwesterly, measured at right angles, from the centerline of Tyler Street, shown as Tyler Avenue on said La Granada;

EXCEPTING THEREFROM the northwesterly rectangular 65.00 feet of said Lot 9;

ALSO EXCEPTING THEREFROM that portion conveyed to the City of Riverside by documents recorded June 9, 1992, as Instrument No. 209128 and 209129 of Official Records of said County.

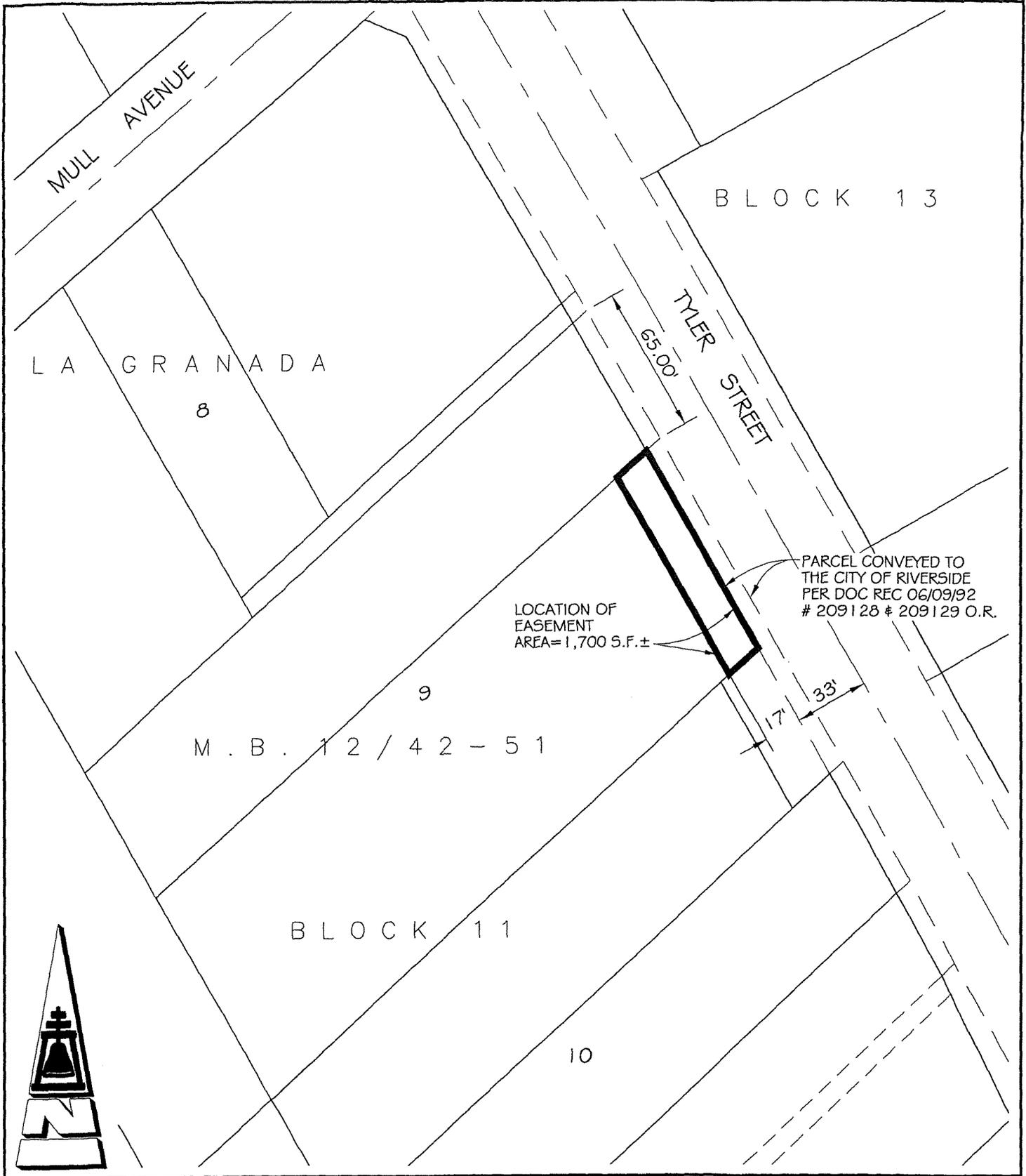
Containing 1,700 S.F., more or less.

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

 12/23/09 Date _____ Prep. _____
Mark S. Brown, L.S. 5655
License Expires 9/30/11



D-16933



● CITY OF RIVERSIDE, CALIFORNIA ● D-16933

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"=60' DRAWN BY: RICH DATE: 07/27/09 SUBJECT: TYLER STREET WIDENING - APN 147-281-027

Partial Release

JPMorgan Chase Bank NA successor in interest by purchase from the FDIC as receiver of Washington Mutual Bank FKA Washington Mutual Bank FA is the current holder of a Deed of Trust dated October 6, 2003, and recorded October 20, 2003 in document No. 2003-821790, hereby consents to the grant of Temporary Road Street and Highway Easement Deed by Ernestina Salazar A Single Woman to Riverside County, and joins in the execution hereof solely as Lien Holder and hereby does agree that in the event of the foreclosure of said mortgage, or other sale of said property described in said mortgage under judicial or non-judicial proceedings, the same shall be sole subject to said Temporary Road , Street and Highway Easement. See Exhibit "A's" for legal description attached hereto and made a part hereof.

SIGNED AND EXECUTED this 4 day of October, 2013



JPMorgan Chase Bank NA successor in interest by
the FDIC as receiver of Washington Mutual Bank
FKA Washington Mutual Bank FA

BY: Ednique Williams
NAME: Ednique Williams
ITS: Vice President

STATE OF LOUISIANA
PARISH OF OUACHITA

}ss:

On October 4, 2013, before me appeared Ednique Williams to me personally known, who did say that s/he is the Vice President of JPMorgan Chase Bank NA successor in interest by purchase from the FDIC as receiver of Washington Mutual Bank FKA Washington Mutual Bank FA and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he acknowledged the instrument to be the free act and deed of the corporation (or association).

Yolanda A. Diaz
Yolanda A. Diaz
LA Notary ID #: 87401



Yolanda A. Diaz
Notary # 87401
State of Louisiana
Parish of Ouachita
Commission Expires At Death

Lifetime Commission

EXHIBIT A

POR. APN: 147-281-027
Street & Highway Easement

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EXCEPTING THEREFROM the northwesterly rectangular 65.00 feet of said Lot 9;

ALSO EXCEPTING THEREFROM that portion conveyed to the City of Riverside by documents recorded June 9, 1992, as Instrument No. 209128 and 209129 of Official Records of said County.

Containing 1,700 S.F., more or less.

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

 12/23/09 Prep. _____
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/11



EXHIBIT "A"

POR. A.P.N. 147-281-027
Temporary Construction Easement

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

The southwesterly 5.00 feet of the northeasterly 30.00 feet of Lot 9 in Block 11 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of said Riverside County;

EXCEPTING THEREFROM that portion lying within the northwesterly rectangular 65.00 feet of said Lot 9.

Area - 500 square feet, more or less.

This temporary easement and right-of-way shall terminate 9 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by the City as demonstrated by recordation of a notice of completion, whichever occurs first.

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 8/12/2012 Prep. 
Date





LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

Website: www.riversideacr.com

DOCUMENTARY TRANSFER TAX AFFIDAVIT

WARNING

ANY PERSON WHO MAKES ANY MATERIAL MISREPRESENTATION OF FACT FOR THE PURPOSE OF AVOIDING ALL OR ANY PART OF THE DOCUMENTARY TRANSFER TAX IS GUILTY OF A MISDEMEANOR UNDER SECTION 5 OF ORDINANCE 516 OF THE COUNTY OF RIVERSIDE AND IS SUBJECT TO PROSECUTION FOR SUCH OFFENSE.

ASSESSOR'S PARCEL NO. 147 -- 281 -- 027 I declare that the documentary transfer tax for this
Property Address: 4654 Tyler St, Riverside, CA 92503 transaction is: \$ 0.00

If this transaction is exempt from Documentary Transfer Tax, the reason must be identified below.

I CLAIM THAT THIS TRANSACTION IS EXEMPT FROM DOCUMENTARY TRANSFER TAX BECAUSE: (The Sections listed below are taken from the Revenue and Taxation Code. Please check one or explain in "Other".)

- 1. Section 11911. The document is a lease for a term of less than thirty-five (35) years (including options).
2. Section 11911. The easement is not perpetual, permanent, or for life.
3. Section 11921. The instrument was given to secure a debt.
4. [checked] Section 11922. The conveyance is to a governmental entity or political subdivision.
5. Section 11925. The transfer is between individuals and a legal entity, or between legal entities, and does not change the proportional interests held.
6. Section 11926. The instrument is from a trustor to a beneficiary, in lieu of foreclosure, and no additional consideration was paid.
7. Section 11926. The grantee is the foreclosing beneficiary and the consideration paid by the foreclosing beneficiary does not exceed the unpaid debt.
8. Section 11927. The conveyance relates to a dissolution of marriage or legal separation.
9. Section 11930. The conveyance is an inter vivos gift* or a transfer by death.
10. Section 11930. The conveyance is to the grantor's revocable living trust.
11. Other (Include explanation and authority)

*Please be aware that information stated on this document may be given to and used by governmental agencies, including the Internal Revenue Service. Also, certain gifts in excess of the annual Federal gift tax exemption may trigger a Federal Gift Tax. In such cases, the Transferor (donor/grantor) may be required to file Form 709 (Federal Gift Tax Return) with the Internal Revenue Service.

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Executed this 8 day of October, 2013 at Newport Beach CA
City State

Mary M. Bates
Signature of Affiant

Mary M. Bates
Printed Name of Affiant

Commonwealth/Lawyers Title
Name of Firm (if applicable)

4100 Newport Place Dr. Newport Beach, CA 92660
Address of Affiant

(949) 724-3155
Telephone Number of Affiant (including area code)

This form is subject to the California Public Records Act (Government Code 6250 et. seq.)

For Recorder's Use:

Affix PCOR Label Here