

Commonwealth Land Title Company

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: CTOLOSSA

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

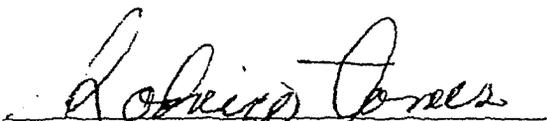
Project: Tyler Street Widening
POR. APN: 147-252-035 TRA 009-175
Address: 4763 Tyler Street
9305001

D - 16946

GRANT OF EASEMENT

RODRIGO TORRES and CORDELIA TORRES, Husband and Wife as Joint Tenants, as 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, 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 04-07-13


RODRIGO TORRES


CORDELIA TORRES

D-16946

ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

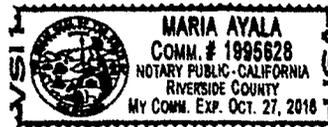
On 04-07-13, before me Maria Ayala, Notary Public
~~Rodrigo Torres and Cordelia Torres~~
notary public, personally appeared Rodrigo Torres and
Cordelia Torres

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.

Maria Ayala
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 10-23-13

CITY OF RIVERSIDE

David Welch D-16946
By David Welch
Real Property Services Manager

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

GOVERNMENT CODE SECTION 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 NOTARY: MARIA AYALA

DATE COMMISSION EXPIRES: 10/27/16

COUNTY WHERE BOND IS FILED: RIVERSIDE

COMMISSION NO.: 1995628

VENDOR NO.: VSII

PLACE OF EXECUTION: NEWPORT BEACH

DATE: 10/25/13

Lawyers Title, California



EXHIBIT A

POR. APN: 147-252-035
Street & Highway Easement

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

All that portion of Lot 2 in Block 13 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, lying southwesterly of a line that is parallel with and distant 50.00 feet northeasterly, as measured at right angles, from the centerline of Tyler Street (formerly Tyler Avenue) as shown by said map;

EXCEPTING THEREFROM that portion of said Lot 2, described as follows:

BEGINNING at the most southerly corner of said Lot 2;

Thence northwesterly along the southwesterly line of said Lot 2, a distance of 150.00 feet;

Thence northeasterly, parallel to the southeasterly line of said Lot 2, a distance of 296.68 feet to a point on the northeasterly line of said Lot 2;

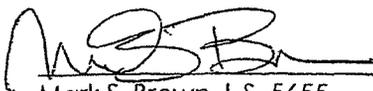
Thence southeasterly along said northeasterly line, a distance of 150.00 feet to the easterly corner of said Lot;

Thence southwesterly along the southeasterly line of said Lot 2, a distance of 296.68 feet to the **POINT OF BEGINNING**;

ALSO EXCEPTING THEREFROM that portion conveyed to the City of Riverside by document recorded March 10, 1993 as Instrument No. 90058 of Official Records of said County.

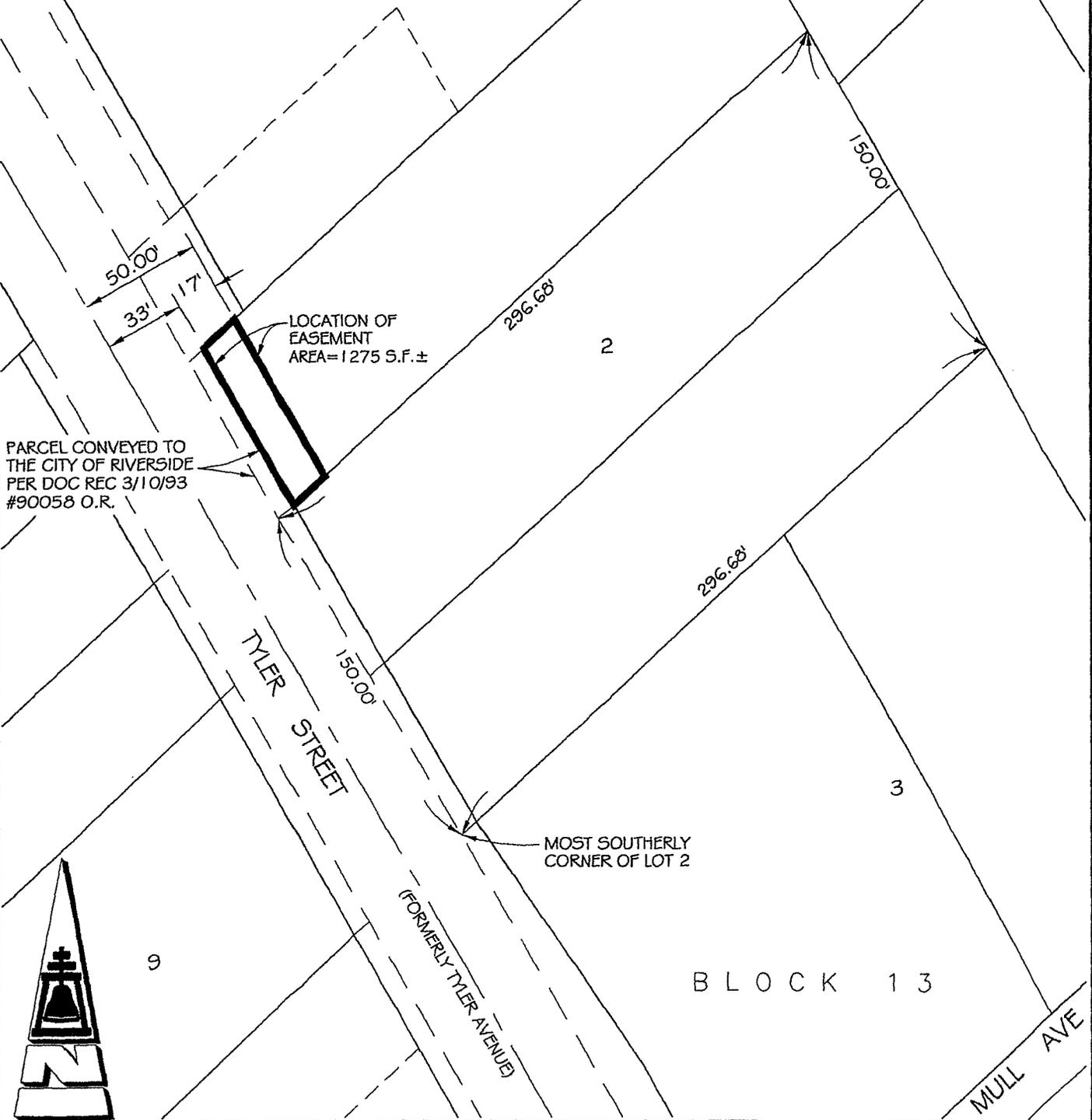
Containing 1,275 S.F., more or less.

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

 12/24/09 Prep. _____
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/11



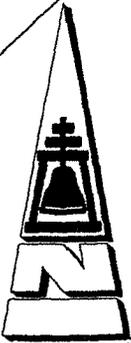
1
L A GRANADA
M . B . 1 2 / 4 2 - 5 1



PARCEL CONVEYED TO
THE CITY OF RIVERSIDE
PER DOC REC 3/10/93
#90058 O.R.

LOCATION OF
EASEMENT
AREA=1275 S.F.±

MOST SOUTHERLY
CORNER OF LOT 2



• CITY OF RIVERSIDE, CALIFORNIA • TD-16946

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: 08/06/09 SUBJECT: TYLER STREET WIDENING - APN 147-252-035



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

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

Website: www.riversidcacr.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 -- 252 -- 035
Property Address: 4763 Tyler St., Riverside, CA 92503
I declare that the documentary transfer tax for this 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. [X] 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 25 day of October, 2013 at Newport Beach CA
City State

Signature of Affiant (Handwritten signature)

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