

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: MGREGSTON

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: 147-282-018
Address: 4631 Tyler Street

D - 16983

THA: 009-179
9305018

GRANT OF EASEMENT

CONSUELO ANGUIANO, a single woman, 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

7/15/2013



CONSUELO ANGUIANO

D-16983

ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On July 17, 2013, before me Lisa Andresen

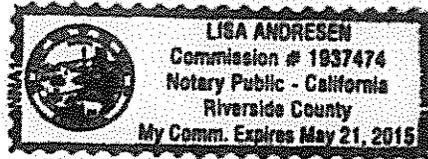
notary public, personally appeared Consuelo Anguiano

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.

Lisa Andresen
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 7-23-13

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

CITY OF RIVERSIDE

By [Signature]
David Welch
Real Property Services Manager

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: Lisa Andresen

DATE COMMISSION EXPIRES: May 21, 2015

COUNTY WHERE BOND IS FILED: Riverside

COMMISSION NO.: 1937474

VENDOR NO.: NNA1

PLACE OF EXECUTION: Newport Beach, CA

DATE: 02/11/2014

Lawyers Title, California



EXHIBIT A

POR. APN: 147-282-018
Street & Highway Easement

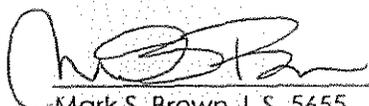
That portion of the following described property lying southwesterly of a line that is parallel with, and 50.00 feet northeasterly, measured at right angles, from the centerline of Tyler Street, shown as Tyler Avenue on La Granada, in the City of Riverside, County of Riverside, State of California, as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

The southeasterly 63.00 feet of Lot 3, in Block 12, of said La Granada, said southeasterly 63.00 feet to be measured on the southwesterly line of said Lot;

EXCEPTING THEREFROM that portion conveyed to the City of Riverside by document recorded June 24, 1992, as Instrument No. 233707 of Official Records.

Containing 1,071 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.



Mark S. Brown, L.S. 5655
License Expires 9/30/11

12/23/09
Date

Prep. _____



D-16983

L A G R A N A D A

2

M . B . 1 2 / 4 2 - 5 1

12

3

4

B L O C K 1 2

COOK AVENUE

TYLER STREET

50.00'

17'

33'

8'

63.00'

LOCATION OF EASEMENT
AREA=1,071 S.F.±

PARCEL GRANTED TO
THE CITY OF RIVERSIDE
PER DOC REC 06/24/92
AS INSTR NO 233707



● CITY OF RIVERSIDE, CALIFORNIA ● D-16983

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

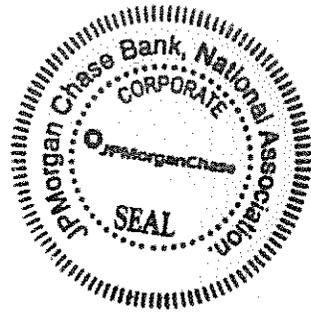
SHEET 1 OF 1

SCALE: 1"=60' DRAWN BY: RICH DATE: 08/06/09 SUBJECT: TYLER STREET WIDENING - APN 147-282-018

Consent of Easement

Chase Bank USA, N.A. as Mortgagee of record ("Lien Holder"), its present and the current holder of a Deed of Trust dated September 6, 2002, as recorded in Document No. 2002-570447, hereby consents to the grant of the forgoing permanent road widening/improvement Easement dated July 15, 2013 Parcel: APN 147-282-018 by Consuelo Anguiano, a single woman to the City of Riverside, a California charter city and municipal corporation, 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 sale of said property described in said mortgage under judicial or non-judicial proceedings, the same shall be sole subject to said permanent road widening/improvement Easement.

SIGNED AND EXECUTED this 3rd day of February, 2014 ^{DC}₂₀₁₃



JPMORGAN CHASE BANK, NA

By: [Signature]
Name: DeAndrea Chapman

Its: VICE PRESIDENT

STATE OF LOUISIANA
PARISH OF OUACHITA

}ss:

On February 3, 2014 before me appeared DeAndrea Chapman, to me personally known, who did say that s/he/they is (are) the Vice President of JPMorgan Chase Bank, NA and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he/they acknowledged the instrument to be the free act and deed of the corporation (or association).

[Signature]
YOLANDA A. DIAZ ID# _____, NOTARY PUBLIC
LIFETIME COMMISSION

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

Consent of Easement

Citibank ("Lien Holder"), is the current holder of a Deed of Trust dated September 28, 2004, recorded October 27, 2004 as Instrument No. 2004-0849905, hereby consents to the Grant of Easement Deed dated July 15, 2013 Parcel: APN 147-282-018 by Consuelo Anguiano, a single woman, hereby grants to the City of Riverside 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 Grant of Easement. See Exhibit "A" for legal description attached hereto and made a part hereof.

SIGNED AND EXECUTED this 6th day of February, ~~2013~~ ²⁰¹⁴

CITIBANK
Citibank, N.A.

Citibank, N.A.

BY: [Signature]
NAME: Shelley L. Hess
ITS: Vice President

Maryland
STATE OF ~~CALIFORNIA~~
COUNTY OF Washington

}ss:

On February 2, 2014 before me, Saundra W. Pierce, a Notary Public,
(insert name and title of the officer)
personally appeared Shelley L. Hess, Vice President

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] (Seal)

