

191167

1 WEBER VALLEY HEIGHTS  
2 NON-PROFIT ASSOCIATION  
3 44135 PERRYMAN LN  
4 HERET, CALIF

GRANT OF EASEMENT

RECEIVED FOR RECORD  
AT RECORDER'S OFFICE

MAY 24 1990  
Recorder's Office  
of Riverside County, California  
H. J. [Signature]  
Recorder

4 This deed for grant of easement April 12, 1990, by Charles  
5 and Joann Campbell, to, Paul and Esther Klasing, Pat Kessler,  
6 Robert Franko and Deborah St. Pierre, Leroy and Janice Smith, Don  
7 and Sue Leuschen, Ronald and Alicia Leuschen, Earl and Adele  
8 Blackwelder, Gilbert and Norma Gaston, George and Mary Harris,  
9 Darren and Susan Moore, grantors.

8 Grantor, for valuable consideration, hereby grants to  
9 grantees an easement for the drilling, construction, installation,  
10 equipping, operation, use, maintenance and repair of a water well  
11 and for the construction, reconstruction, installation, re-  
12 placement, removal, repair, operation, and maintenance of pipe-  
13 lines and pumps for the transmission and conveyance of water,  
14 and for ingress and egress in connection with the exercise of  
15 any of the foregoing rights; said easement being described  
16 as follows:

13 A circle of land, 30 feet in Diameter, surrounding  
14 the well location on the south side of,  
15 that portion of the Northwest quarter of  
16 the Southwest quarter of Section 4, Town-  
17 ship 7 South, Range 1 East, San Bernardino  
18 Meridian, according to the Official Plot  
19 thereof, shown as Parcel 2 on a record of  
20 Survey Map on file in Book 53, page 40 of  
21 Record of Surveys, Riverside County Records.  
22 Rights of the public in and to that portion  
23 of the herein described land lying within  
24 public roads.

20 An easement, 30 feet in width, for road purposes,  
21 with the right to convey to other, over and across  
22 that portion of a roadway commonly known as  
23 East Benton Road, as disclosed by mesne deeds  
24 of record. A declaration of Dedication for  
25 public road, public utility and incidental  
26 purposes, recorded March 18 1971, as Instrument  
27 no. 21161. Affects: The South 30 feet of said land.

25 This easement shall be for the benefit of and as an  
26 easement appurtenant to the land in the County of Riverside,  
27 State of California, more particularly described in Exhibit  
28 "A", attached and incorporated.

1 IN WITNESS WHEREOF, grantor has executed this  
2 deed on the date stated.

3  
4  
5  
6 *Charles Campbell*

7 CHARLES CAMPBELL

8 *Joann Campbell*

9 JOANN CAMPBELL  
10  
11  
12  
13

14 On April 13 1990 before me, the under signed, a notary  
15 public in and for the county and state personally appeared  
16 Charles and Joann Campbell, known to me to be the persons  
17 whose names are subscribed to the within instrument and  
18 acknowledged that they executed the same.



23 *Angela Rene Pallarito*

24 Signature of Notary Public

25 (NOTARY SEAL)  
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28

## EXHIBIT "A"

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DARREN MOORE AND SUSAN MOORE, husband and wife, as  
Joint Tenants.

Parcel 4 of Record of Surveys recorded January 24,  
1969 as shown by Map on file in Book 53, page 53 of  
Record of Surveys, Records of Riverside County,  
California.

PAUL D. KLAUSING AND ESTER C. KLAUSING, husband and wife as  
Joint Tenants.

Parcel A:

Parcel 4, as shown on Record of Survey, recorded  
January 3, 1968 in Book 53, page 43 of Records of  
Survey, Records of Riverside County, California.  
Reserving therefrom non-exclusive easements for  
road and utility purposes, 30 feet wide along the  
North and East lines of said land; 15 feet wide  
along the South and West lines of said land; and 30  
feet wide over an existing road where it crosses  
over said loan.

Parcel B:

Non-exclusive easements for road and utility  
purposes, not less than 30 feet wide, from East  
Benton Road to Parcel A described hereinabove.

1 Robert Joseph Franko, Jr. and Deborah St. Pierre, as joint  
2 tenants.

3  
4 Parcel A:

5 parcel 3 of record of survey 53/47, Riverside  
6 County. (5.38 acres)

7 Parcel B:

8 Non-exclusive easements for roads and utilities not  
9 less than 30 feet wide over existing roads from  
10 East Benton Road to Parcel A hereof.

11 George and Mary Harris, husband and wife joint tenants.

12 That portion of the Northwest Quarter of the South-  
13 west quarter of Section 4, Township 7 South, Range 1  
14 East, San Bernardino Base and Meridian more particularly  
15 described as Parcel 4 as shown on map on file in book  
16 53, page 40 of records of survey in the office of  
17 the County Recorder of Riverside County.

18 Earl Blackwelder, a married man as his sole and separate  
19 property.

20  
21 Parcel 1:

22 That portion of the North west quarter of the south-  
23 west quarter of said Section 4, Township 7 South,  
24 Range 1 East, San Bernardino Base and Meridian,  
25

1 described as follows:  
2 Beginning at the Northwest corner of the Southwest  
3 quarter of said Section 4; thence Southerly along  
4 the Westerly line of the Southwest quarter of said  
5 Section 4, a distance of 690.02 feet, more or less,  
6 to the Southwest corner of the land conveyed to the  
7 Owners of Record by Deed recorded January 19, 1970,  
8 as Instrument No. 4992 of Official Records of  
9 Riverside County, California; thence North  
10 89°33.00" East, along the Southerly line of said  
11 land conveyed to the Owners of Record, 330.33 feet;  
12 thence North 1°12'58" West, 684.05 feet to the  
13 Northerly line of the Southwest quarter of said  
14 Section 4; thence South 89°45'52" West along the  
15 Northerly line of the Southwest quarter of said  
16 Section 4, distance of 330.32 feet to the point of  
17 beginning;  
18 Reserving therefrom non-exclusive easements for  
19 road and utility purposes 30 feet wide along the  
20 South and West lines and 15 feet wide along the  
21 North and East lines.  
22 Parcel 2:  
23 Non-exclusive easements for road and utility  
24 purposes, 30 feet wide, from East Benton Road to  
25 Parcel 1 described hereinabove.  
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1 PATRICIA KESSLER, a married woman as her sole property.

2 Parcel A:

3 Parcel 3, as shown on Record of Survey recorded  
4 January 13, 1968 in Book 53, page 43 of Records of  
5 Survey, Records of Riverside County, California;  
6 Reserving therefrom non-exclusive easements for  
7 road and utility purposes 15 feet wide along the  
8 East, South and West lines, and 30 feet wide along  
9 the North line of said property.

10 Parcel B:

11 Non-exclusive easements not less than 30 feet wide,  
12 with the right to convey same for road and utility  
13 purposes from East Benton Road to Parcel A  
14 described hereinabove.

15 RONALD LEUSCHEN AND ALICIA LEUSCHEN, husband and wife as  
16 Joint Tenants.

17 That portion of Parcel 1 as shown by map on file in  
18 Book 53, page 53 of Records of Survey in the office  
19 of the County Recorder of Riverside County; being  
20 more particularly described as follows:

21 Beginning at the Southwest corner of Parcel 1, said  
22 point being the West Quarter corner of Section 4,  
23 said point also being the true point of beginning;  
24 thence North 1°12'11" West 394.82 feet along the  
25 West line of Parcel 1; thence North 89°45'36" East,  
26 330.71 feet to the east line of Parcel 1; thence  
27 South 1°13'00" East, 394.84 feet along the east  
28 line of Parcel 1 to the Southeast corner of

1 Parcel 1; thence South 89°45'52" West, 330.82 feet  
 2 along the South line of Parcel 1 to the true point  
 3 of beginning.

4 DON LEUSCHEN AND SUE LEUSCHEN, husband and wife as Joint  
 5 Tenants.

6 Parcel 1 of Record of Survey, as shown by map  
 7 recorded in Book 53, page 53, Records of Survey,  
 8 Riverside County, California.

9 LEROY SMITH AND JANICE SMITH, husband and wife, as joint tenants

10 Parcel A:

11 Parcel 1, as shown on Record of Survey, recorded  
 12 January 20, 1969 in Book 53, page 51 of Records of  
 13 Survey, Records of Riverside County, California;  
 14 Reserving therefrom non-exclusive easements for  
 15 road and utility purposes 30 feet wide along the  
 16 West line and 15 feet wide along the North, East  
 17 and South lines.

18 Parcel B:

19 Non-exclusive easements for road and utility  
 20 purposes, not less than 30 feet wide, from East  
 21 Benton Road over existing roads to Parcel A  
 22 described hereinabove.

23 ROBERT JOSEPH FRANKO, JR. AND DEBORAH ST. PIERRE, as joint tenant

24 Parcel A:

25 Parcel 2 of Record of Survey 53/47, Riverside  
 26 County, State of California.

27 Parcel B:

28 Non-exclusive easements for roads and utilities not

1 less than 30 feet wide over existing roads from  
2 East Benton Road to Parcel A hereof.

3 GILBERT G. GASTON AND NORMA P. GASTON.

4 Parcel A:

5 Parcel 3 of Record of Survey 53/40, Riverside  
6 County. (5.13 acres)

7 Parcel B:

8 Non-exclusive easements not less than 30 feet wide  
9 for roads and utilities from East Benton Road to  
10 Parcel A hereof.

11 CHARLES E. CAMPBELL AND JOANN CAMPBELL . husband and wife

12 as joint tenants.

13 That portion of the Northwest quarter of the Southwest  
14 quarter of Section 4, Township 7 South, Range 1  
15 East, San Bernardino Meridian, according to the  
16 official Plot thereof, shown as Parcel 2 on a  
17 Record of Survey map on file in Book 53, page 40  
18 of Record of Surveys, Riverside County Records.  
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1 If either party violates the terms of this Grant  
 2 of Easement, the other party shall be entitled to a  
 3 restraining order issued by the court and any other  
 4 appropriate sanctions, including attorneys fees.

5 So Stipulated :

Plaintiffs:

6  
 7 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 DARREN MOORE

8  
 9 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 SUSAN MOORE

10  
 11 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 PAUL KLAUSING

12  
 13 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 ESTHER KLAUSING

14  
 15 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 ROBERT JOSEPH FRANKO JR.

16  
 17 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 DEBORAH ST. PIERRE

18  
 19 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 GEORGE HARRIS

20  
 21 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 MARY HARRIS

22  
 23 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 EARL BLACKWELDER

24  
 25 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 PATRICIA KESSLER

26  
 27 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 RONALD LEUSCHEN

28  
 29 DATE: \_\_\_\_\_, 1990

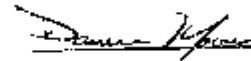
\_\_\_\_\_  
 ALICIA LEUSCHEN

1 If either party violates the terms of this Grant  
 2 of Easement, the other party shall be entitled to a  
 3 restraining order issued by the court and any other  
 4 appropriate sanctions, including attorneys fees.

5 So Stipulated :

Plaintiffs:

6  
 7 DATE: 4-12, 1990



DARREN MOORE

8  
 9 DATE: 4-13, 1990



SUSAN MOORE

10  
 11 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 PAUL KLAUSING

12  
 13 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 ESTHER KLAUSING

14  
 15 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 ROBERT JOSEPH FRANKO JR.

16  
 17 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 DEBORAH ST. PIERRE

18  
 19 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 GEORGE HARRIS

20  
 21 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 MARY HARRIS

22  
 23 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 EARL BLACKWELDER

24  
 25 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 PATRICIA KESSLER

26  
 27 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 RONALD LEUSCHEN

28  
 29 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 ALICIA LEUSCHEN

If either party violates the terms of this Grant  
 1 of Easement, the other party shall be entitled to a  
 2 restraining order issued by the court and any other  
 3 appropriate sanctions, including attorneys fees.  
 4

So Stipulated :Plaintiffs:

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
DARREN MOORE

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
SUSAN MOORE

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
PAUL KLAUSING

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
RUSCHER KLAUSING

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
ROBERT JOSEPH FRANKO JR.

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
DEBORAH ST. PIERRE

DATE: \_\_\_\_\_, 1990

*George Harris*  
✓ GEORGE HARRIS

DATE: 4-17- , 1990

*Mary Harris*  
MARY HARRIS

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
EARL BLACKWELDER

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
PATRICIA KESSLER

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
RONALD LEUSCHEN

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
ALICIA LEUSCHEN

28

1 If either party violates the terms of this Grant  
 2 of Easement, the other party shall be entitled to a  
 3 restraining order issued by the court and any other  
 4 appropriate sanctions, including attorneys fees.

5 <u>So Stipulated :</u>	<u>Plaintiffs:</u>
7 DATE: _____, 1990	_____ DARREN MOORE
9 DATE: _____, 1990	_____ SUSAN MOORE
11 DATE: _____, 1990	_____ PAUL KLAUSING
13 DATE: _____, 1990	_____ ESTHER KLAUSING
15 DATE: _____, 1990	_____ ROBERT JOSEPH FRANKO JR.
17 DATE: _____, 1990	_____ DEBORAH ST. PIERRE
19 DATE: _____, 1990	_____ GEORGE HARRIS
21 DATE: <u>16 April</u> , 1990	_____ <i>Earl Blackwelder</i>
23 DATE: _____, 1990	_____ PATRICIA KESSLER
25 DATE: _____, 1990	_____ RONALD LEUSCHEN
27 DATE: _____, 1990	_____ ALICIA LEUSCHEN

If either party violates the terms of this Grant  
 1 of Easement, the other party shall be entitled to a  
 2 restraining order issued by the court and any other  
 3 appropriate sanctions, including attorneys fees.  
 4

5 So Stipulated :

Plaintiffs:

6  
 7 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 DARREN MOORE

8  
 9 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 SUSAN MOORE

10  
 11 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 PAUL KLAUSING

12  
 13 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 ESTHER KLAUSING

14  
 15 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 ROBERT JOSEPH FRANKO JR.

16  
 17 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 DEBORAH ST. PIERRE

18  
 19 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 GEORGE HARRIS

20  
 21 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 MARY HARRIS

22  
 23 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 EARL BLACKWELDER

24  
 25 DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
 PATRICIA KESSLER

26  
 27 DATE: 4-18, 1990

  
 RONALD LEUSCHEN

28  
 DATE: 4-18, 1990

  
 ALICIA LEUSCHEN

If either party violates the terms of this Grant of Easement, the other party shall be entitled to a restraining order issued by the court and any other appropriate sanctions, including attorneys fees.

So Stipulated :

Plaintiffs:

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
DARREN MOORE

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
SUSAN MOORE

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
PAUL KLAUSING

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
ESTHER KLAUSING

DATE: April 22, 1990

Robert J Franko  
ROBERT JOSEPH FRANKO JR.

DATE: April 22, 1990

Deborah St Pierre  
DEBORAH ST. PIERRE

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
GEORGE HARRIS

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
MARY HARRIS

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
EARL BLACKWELDER

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
PATRICIA KESSLER

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
RONALD LEUSCHEN

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
ALICIA LEUSCHEN

If either party violates the terms of this Grant of Easement, the other party shall be entitled to a restraining order issued by the court and any other appropriate sanctions, including attorneys fees.

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So Stipulated :

Plaintiffs:

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
DARREN MOORE

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
SUSAN MOORE

DATE: \_\_\_\_\_, 1990

*Paul Klausning*  
\_\_\_\_\_  
PAUL KLAUSING

DATE: \_\_\_\_\_, 1990

*Esther C. Klausning*  
\_\_\_\_\_  
ESTHER KLAUSING

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
ROBERT JOSEPH FRANKO JR.

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
DEBORAH ST. PIERRE

DATE: \_\_\_\_\_, 1990

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GEORGE HARRIS

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
MARY HARRIS

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
EARL BLACKWELDER

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
PATRICIA KESSLER

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
RONALD LEUSCHEN

DATE: \_\_\_\_\_, 1990

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ALICIA LEUSCHEN

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DON LEUSCHEN

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SUE LEUSCHEN

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LEROY SMITH

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JANICE SMITH

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ROBERT JOSEPH FRANKO JR.

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DEBORAH ST. PIERRE

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GILBERT GASTON

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NORMA GASTON

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CHARLES CAMPBELL

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JGANN CAMPBELL

1 DATE: \_\_\_\_\_, 1990  
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DON LEUSCHEN

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SUE LEUSCHEN

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LEROY SMITH

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JANICE SMITH

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ROBERT JOSEPH FRANKO JR.

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DEBORAH ST. PIERRE

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*Gilbert S. Gaston*  
 GILBERT GASTON

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*Norna Gaston*  
 NORMA GASTON

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CHARLES CAMPBELL

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JOANN CAMPBELL

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1 DATE: 4-17, 1990  
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Don Leuschen  
 DON LEUSCHEN  
Sue Leuschen  
 SUE LEUSCHEN  
 \_\_\_\_\_  
 LEROY SMITH  
 \_\_\_\_\_  
 JANICE SMITH  
 \_\_\_\_\_  
 ROBERT JOSEPH FRANKO JR.  
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 DEBORAH ST. PIERRE  
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 GILBERT GASTON  
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 NORMA GASTON  
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 CHARLES CAMPBELL  
 \_\_\_\_\_  
 JOANN CAMPBELL

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DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
DON LEUSCHEN

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
SUE LEUSCHEN

DATE: 4-17, 1990

Leroy Smith  
LEROY SMITH

DATE: 4-17, 1990

Janice Smith  
JANICE SMITH

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
ROBERT JOSEPH FRANKO JR.

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
DEBORAH ST. PIERRE

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
GILBERT GASTON

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
NORMA GASTON

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
CHARLES CAMPBELL

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
JOANN CAMPBELL

1 DATE: \_\_\_\_\_, 1990  
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 DON LEUSCHEN
 

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 SUE LEUSCHEN
 

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 LEROY SMITH
 

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 JANICE SMITH
 

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*Robert Joseph Franko Jr.*  
 ROBERT JOSEPH FRANKO JR.
 

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*Deborah St. Pierre*  
 DEBORAH ST. PIERRE
 

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 GILBERT GASTON
 

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 NORMA GASTON
 

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 CHARLES CAMPBELL
 

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 JOANN CAMPBELL
 

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DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
DON LEUSCHEN

DATE: \_\_\_\_\_, 1990

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SUE LEUSCHEN

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
LEROY SMITH

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
JANICE SMITH

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
ROBERT JOSEPH FRANKO JR.

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
DEBORAH ST. PIERRE

DATE: \_\_\_\_\_, 1990

\_\_\_\_\_  
GILBERT GASTON

DATE: \_\_\_\_\_, 1990

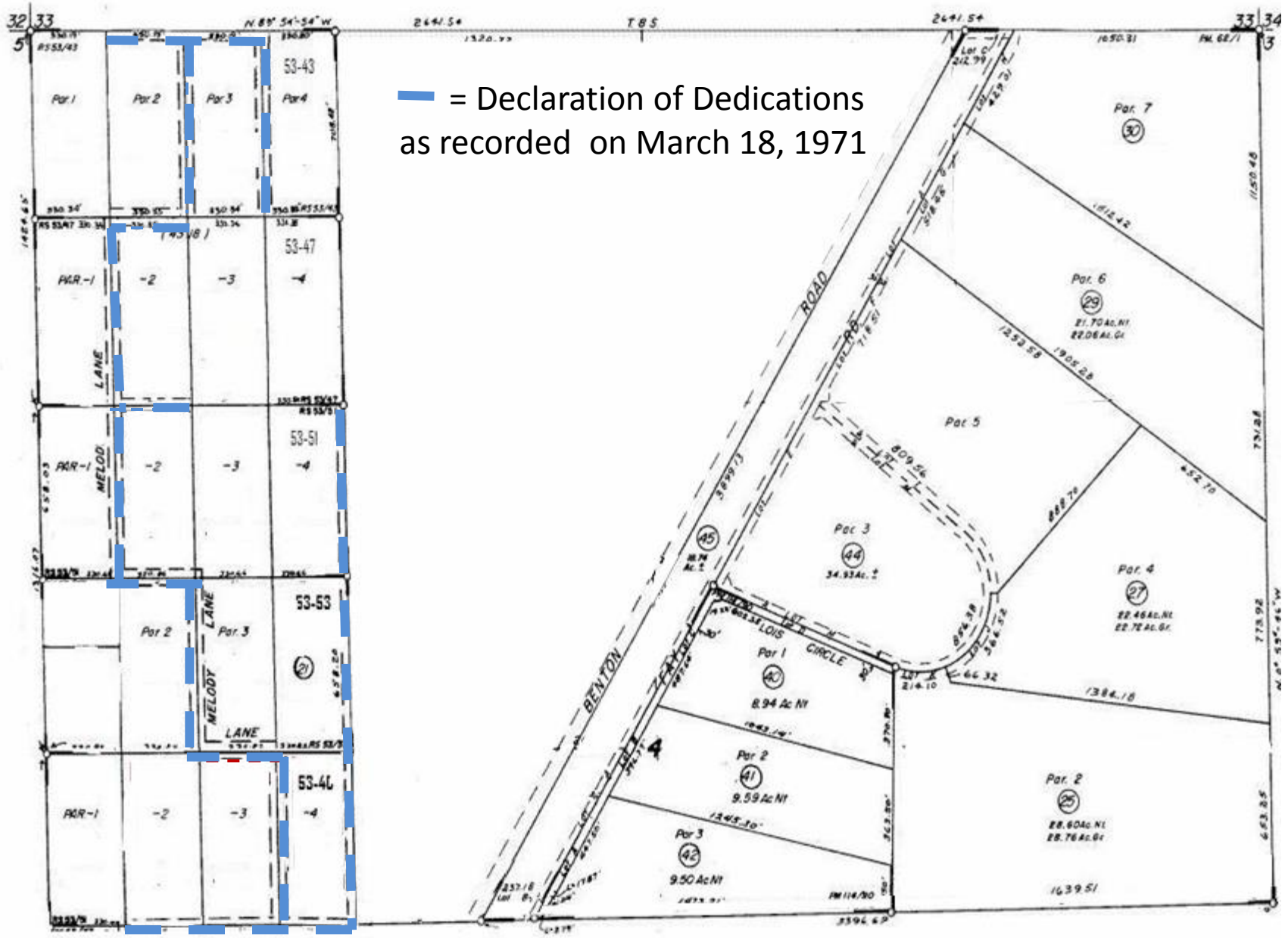
\_\_\_\_\_  
NORMA GASTON

DATE: \_\_\_\_\_, 1990

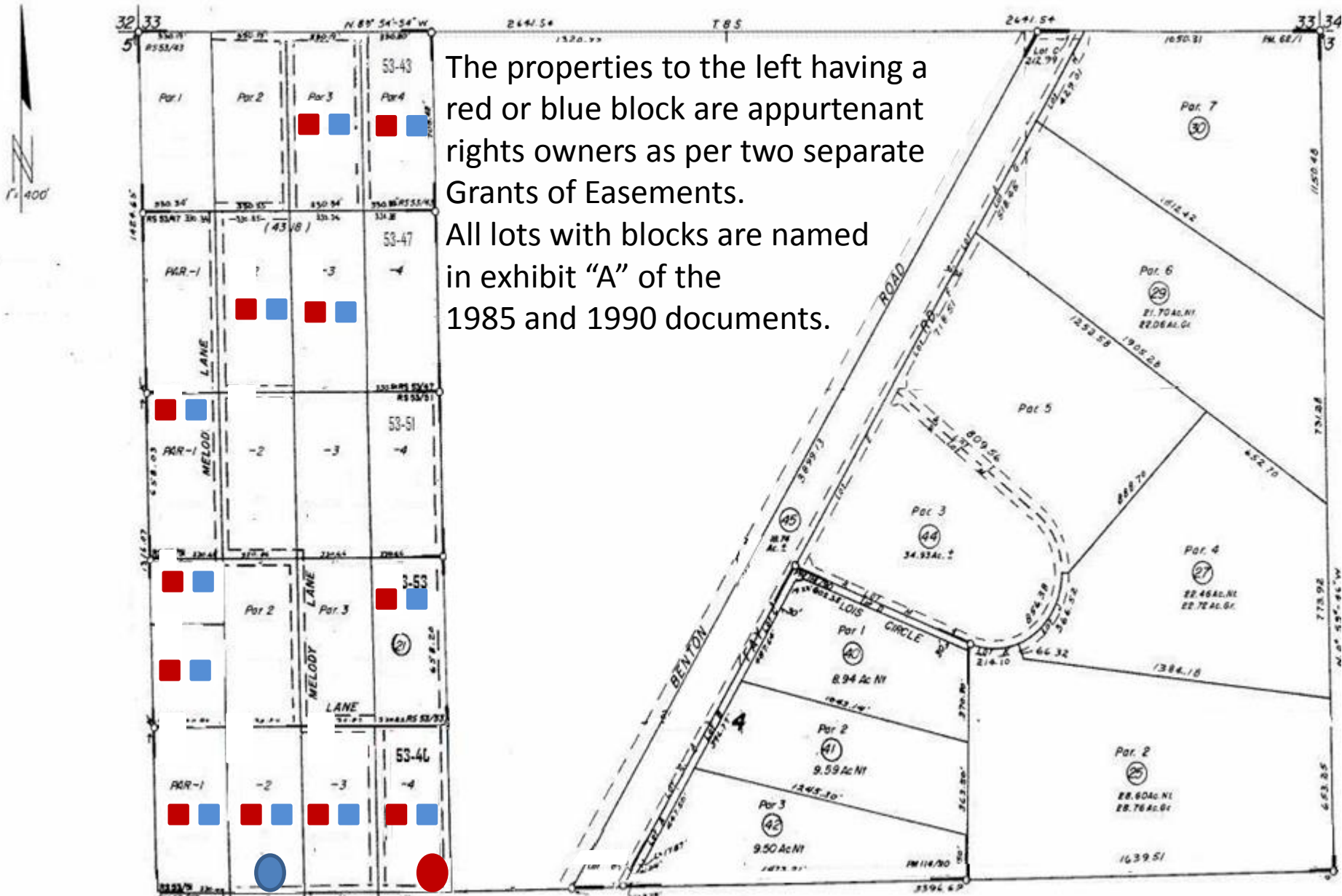
*Charles Campbell*  
\_\_\_\_\_  
CHARLES CAMPBELL

DATE: *May 9*, 1990

*Joann Campbell*  
\_\_\_\_\_  
JOANN CAMPBELL



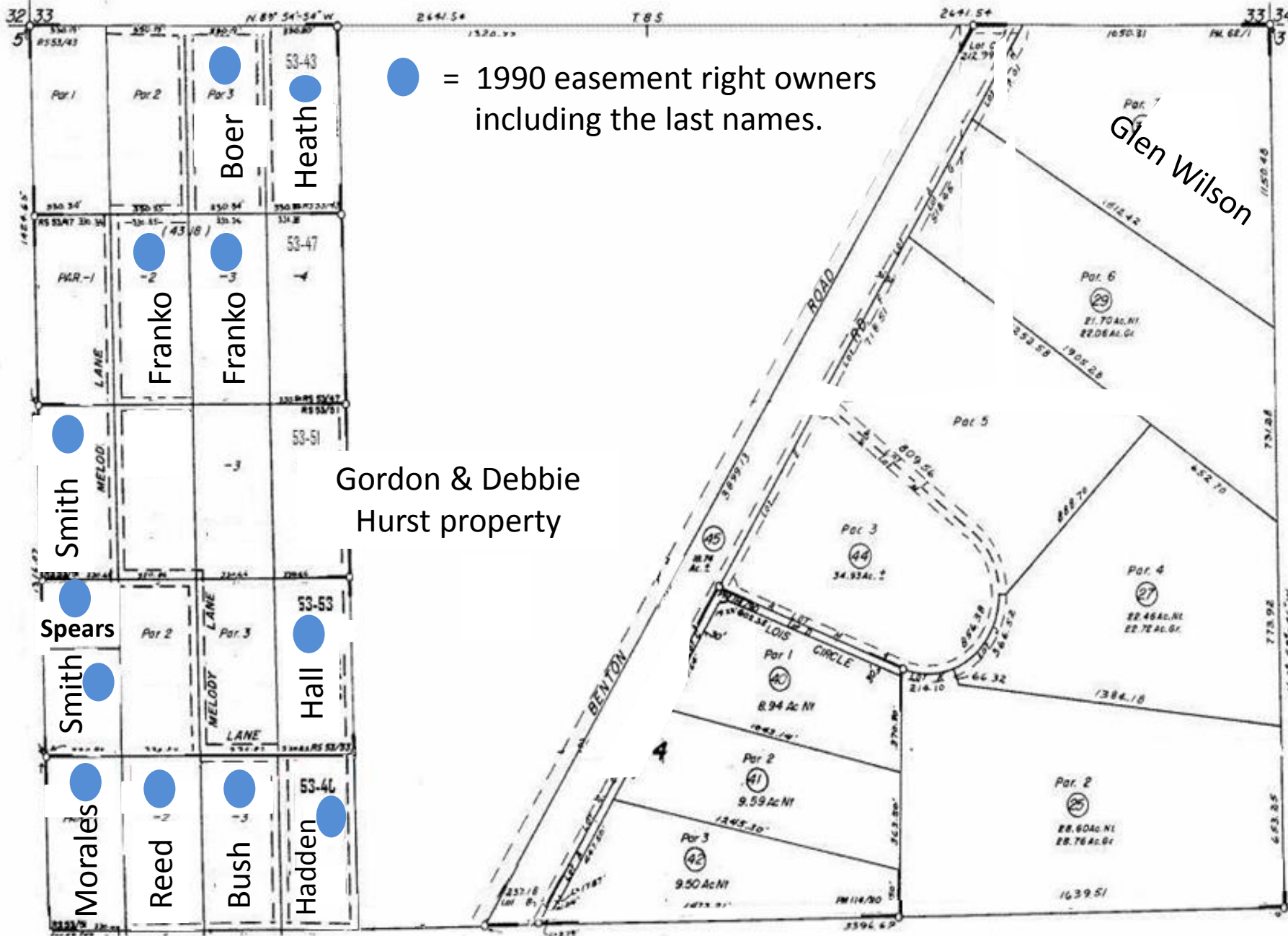
— = Declaration of Dedications  
as recorded on March 18, 1971



The properties to the left having a red or blue block are appurtenant rights owners as per two separate Grants of Easements.

All lots with blocks are named in exhibit "A" of the 1985 and 1990 documents.

- 1985 Well = Doc # 53702 Easement Rights = ■
- 1990 Well = Doc # 191167 Easement Rights = ■

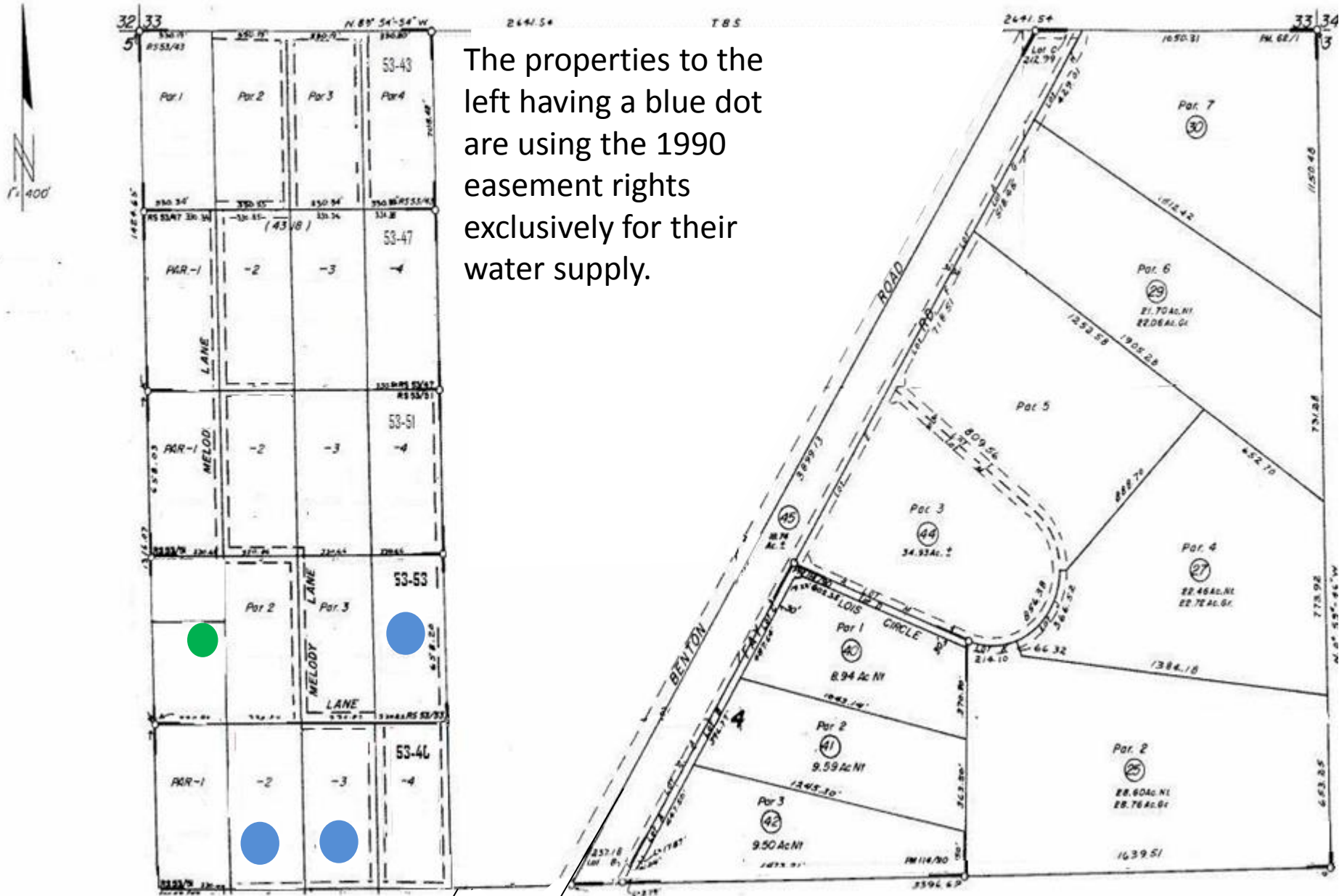


● = 1990 easement right owners including the last names.

Gordon & Debbie Hurst property

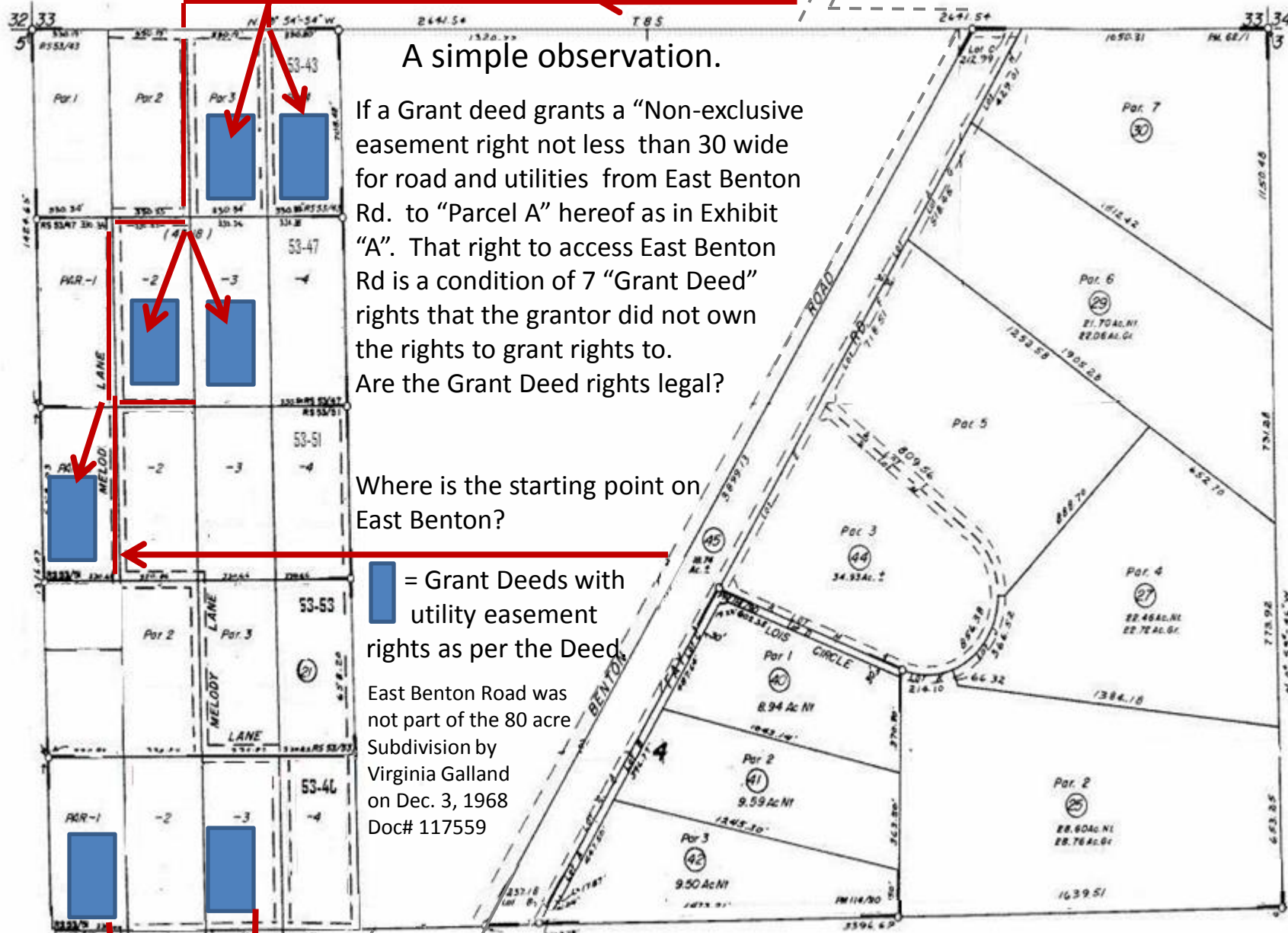
53-43	Boer	●
53-47	Franko	●
53-51	Smith	●
53-53	Spears	●
53-46	Morales	●
53-46	Reed	●
53-46	Bush	●
53-46	Hadden	●

Par. 1	Par. 2	Par. 3	Par. 4	Par. 5	Par. 6	Par. 7
8.94 Ac NI	9.59 Ac NI	9.50 Ac NI	34.93 Ac. 2	21.70 Ac. NI 22.06 Ac. Gr.	22.46 Ac. NI 22.78 Ac. Gr.	22.60 Ac. NI 22.76 Ac. Gr.
40	41	42	44	45	29	27



The properties to the left having a blue dot are using the 1990 easement rights exclusively for their water supply.

- = 1993 Water tank Easement
- = Properties using the 1990 easement



**A simple observation.**

If a Grant deed grants a “Non-exclusive easement right not less than 30 wide for road and utilities from East Benton Rd. to “Parcel A” hereof as in Exhibit “A”. That right to access East Benton Rd is a condition of 7 “Grant Deed” rights that the grantor did not own the rights to grant rights to. Are the Grant Deed rights legal?

Where is the starting point on East Benton?

= Grant Deeds with utility easement rights as per the Deed.

East Benton Road was not part of the 80 acre Subdivision by Virginia Galland on Dec. 3, 1968 Doc# 117559

lie

How does a grantor legally grant rights to property not owned or controlled by the grantor? Exhibit “A” does not grant a right of way to East Benton Rd. Consult the rights with an Attorney learn the facts.

RECORDING REQUESTED BY

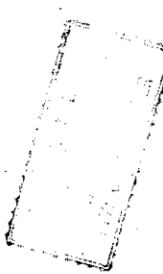
224940

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME Mr. and Mrs. Gilbert G. Gaston  
ADDRESS 4314 Tulane Avenue  
CITY & STATE Long Beach, California 90808  
ZIP

224940

Title Order No. 458872 Escrow No. 7-22056-S



RECEIVED FOR RECORD

NOV 10 1977

AT 9:00 O'CLOCK A.M.

AT REQUEST OF

SURETY TITLE INSURANCE CO.

Book 1977, Page 224940

Recorded in Official Records of Riverside County, California

W.W. DeLoach Recorder

Fees \$ 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFECTS TAX RATE AREA 7108, PARCEL ASSESSMENT NO. 571-040-003-0

# GRANT DEED

The undersigned declares that the documentary transfer tax is \$ 9.35 and is  
 computed on the full value of the interest or property conveyed, or is  
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in  
 unincorporated area  city of .....

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
THOMAS P. JOHNSON AND JOANNE L. JOHNSON, husband and wife

hereby GRANT(S) to

GILBERT G. GASTON AND NORMA P. GASTON, husband and wife as joint tenants

the following described real property in the  
county of RIVERSIDE, state of California:

Parcel 3 of Record of Survey as shown by map on file in book 53 page 40 of  
Records of Survey, Riverside County Records.

Said land is also situated in an unincorporated area of Riverside County.

This is the grant deed. Where is East Benton road on this document?

Somehow the 1990 grant of easement mentions East Benton road as a right. More lies.

*Thomas P. Johnson*