

Loan No.

Attachment Fund \$10.00

AT 2:00 O'CLOCK

WHEN RECORDED MAIL TO:
Sam Aldabbagh

3470 E. Callahn
Las Vegas, NV 89120

PAID
Doc. Transfer Tax
FRANK K. JOHNSON
Riv. Co. Recorder

FEB - 1 1996

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$
2/1/96

MAIL TAX STATEMENTS TO:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$
.....Computed on the consideration or value of property conveyed; OR
.....Computed on the consideration or value less liens or
encumbrances remaining at time of sale
AS DETERMINED BY UNDERSIGNED GRANTOR
Signature of Declarant or Agent determining tax-Firm Name

same as above

APN: _____

TRA: _____

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

M. M. Collins and Pauline Collins, as Trustees of the M. M. Collins
and Pauline Collins Family Trust dated February 06, 1989

hereby GRANT(S) to

Sam Aldabbagh, an unmarried man

the real property in the City of _____ Unincorporated area of Murrieta State of California, described as
County of _____
Riverside

Legal description attached hereto and made a part hereof as Exhibit "A"

Dated January 25, 1996

January 25, 1996 }
STATE OF CALIFORNIA } ss.
COUNTY OF _____ }

On _____ before me,

personally appeared _____

personally known to me (or 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
acted, executed the instrument.

WITNESS my hand and official seal

Signature _____

M. M. Collins, Trustee

Pauline Collins, Trustee

Pauline Collins, Trustee

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (1/94)

STATE OF NEVADA
COUNTY OF CLARK

ss.

On this 26th day of January, 19 96, personally appeared before me, a

Notary Public in and for said Clark County,

M. M. Collins and Pauline Collins

known to me to be the person... described in and who executed the foregoing Instrument; who acknowledged to me that ...he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Marilyn Bradshaw
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

(NOTARIAL SEAL)

(if executed by a corporation the corporation form of acknowledgment must be used)



MARILYN BRADSHAW
Notary Public - State of Nevada
COUNTY OF CLARK
My Appointment Expires
March 21, 1997

EXHIBIT A

PARCEL A:

THOSE PORTIONS OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 15236, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 92, PAGES 44 AND 45 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THOSE PORTIONS OF LETTERED LOTS "C" AND "D" OF SAID PARCEL MAP NO. 15236, AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 93-025, RECORDED FEBRUARY 16, 1993 AS INSTRUMENT NO. 057352 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL MAP NO. 15236; THENCE ALONG THE SOUTHERLY LINE THEREOF, SOUTH 79 DEGREES 42' 37" WEST 33.00 FEET TO A POINT ON THE WESTERLY LINE OF SIERRA MARIA ROAD;

THENCE ALONG SAID WESTERLY LINE, NORTH 10 DEGREES 17' 08" WEST 562.80 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 10 DEGREES 17' 08" WEST 779.45 FEET TO AN ANGLE POINT IN THE BOUNDARY OF THAT CERTAIN EASEMENT AS CONVEYED TO THE COUNTY OF RIVERSIDE, RECORDED JANUARY 5, 1993 AS INSTRUMENT NO. 003077 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG THE SOUTHERLY AND SOUTHEASTERLY BOUNDARY OF SAID EASEMENT NORTH 62 DEGREES 15' 43" WEST 20.76 FEET TO THE BEGINNING OF A NONTANGENT 120.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 20 DEGREES 42' 16" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 55' 44" A DISTANCE OF 14.51 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 62 DEGREES 22' 00" WEST 337.75 FEET TO THE BEGINNING OF A TANGENT 100.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 28' 54" A DISTANCE OF 47.96 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 34 DEGREES 53' 06" WEST 50.00 FEET TO THE BEGINNING OF A TANGENT 50.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52 DEGREES 28' 54" A DISTANCE OF 45.80 FEET;

THENCE LEAVING THE BOUNDARY OR SAID EASEMENT, NONTANGENT TO SAID CURVE, SOUTH 02 DEGREES 28' 55" WEST 667.77 FEET;

THENCE NORTH 76 DEGREES 17' 00" EAST 619.55 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

THOSE PORTIONS OF PARCELS 2 AND 3 OF PARCEL MAP NO. 15236, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 92, PAGES 44 AND 45 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL MAP NO. 15236; THENCE ALONG THE SOUTHERLY LINE THEREOF, SOUTH 79 DEGREES 42' 37" WEST 33.00 FEET TO A POINT ON THE WESTERLY LINE OF SIERRA MARIA ROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY LINE, NORTH 10 DEGREES 17' 08" WEST 562.80 FEET;

THENCE LEAVING SAID WESTERLY LINE, SOUTH 76 DEGREES 17' 00" WEST 619.55 FEET;

THENCE SOUTH 20 DEGREES 08' 04" WEST 609.73 FEET TO THE SOUTHERLY LINE OF SAID PARCEL MAP NO. 15236;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 79 DEGREES 42' 37" EAST 960.17 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT A

PARCEL C:

THOSE PORTIONS OF PARCELS 1 THROUGH 4 INCLUSIVE OF PARCEL MAP NO. 15236, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 92, PAGES 44 AND 45 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THOSE PORTIONS OF LETTERED LOTS "D" AND "E" OF SAID PARCEL MAP NO. 15236, AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 93-025, RECORDED FEBRUARY 16, 1993 AS INSTRUMENT NO. 057352 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL MAP NO. 15236;
 THENCE ALONG THE SOUTHERLY LINE THEREOF, SOUTH 79 DEGREES 42' 37"
 WEST 960.17 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE LEAVING SAID SOUTHERLY LINE, NORTH 20 DEGREES 08' 04" EAST
 609.73 FEET;

THENCE NORTH 02 DEGREES 28' 55" EAST 667.77 FEET TO A POINT ON THE
 SOUTHWESTERLY BOUNDARY OF THAT CERTAIN EASEMENT AS CONVEYED TO THE
 COUNTY OF RIVERSIDE, RECORDED JANUARY 5, 1993 AS INSTRUMENT
 NO. 003077 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,
 SAID POINT ALSO BEING THE BEGINNING OF A NONTANGENT 50.00 FOOT
 RADIUS CURVE CONCAVE NORTHERLY, A RADIAL LINE TO SAID POINT BEARS
 SOUTH 02 DEGREES 38' 00" EAST;
 THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45
 DEGREES 00' 00" A DISTANCE OF 39.27 FEET;
 THENCE LEAVING THE BOUNDARY OF SAID EASEMENT, NONTANGENT TO SAID
 CURVE, SOUTH 29 DEGREES 59' 48" WEST 326.50 FEET;
 THENCE SOUTH 33 DEGREES 23' 16" WEST 441.34 FEET;
 THENCE SOUTH 55 DEGREES 44' 16" WEST 230.87 FEET;
 THENCE SOUTH 23 DEGREES 48' 09" WEST 341.01 FEET TO A POINT ON THE
 SOUTHERLY LINE OF SAID PARCEL MAP NO. 15236;
 THENCE ALONG SAID SOUTHERLY LINE, SOUTH 72 DEGREES 29' 52" EAST
 540.00 FEET TO AN ANGLE POINT THEREIN;
 THENCE NORTH 79 DEGREES 42' 37" EAST 17.00 FEET TO THE TRUE POINT
 OF BEGINNING.

PARCEL D:

THOSE PORTIONS OF PARCELS 3 AND 4 OF PARCEL MAP NO. 15236, AS SHOWN
 BY PARCEL MAP ON FILE IN BOOK 92 PAGES 44 AND 45 OF PARCEL MAPS,
 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THOSE
 PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 18150, AS SHOWN BY
 PARCEL MAP ON FILE IN BOOK 109, PAGES 98 AND 99 OF PARCEL MAPS,
 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL MAP NO. 15236;
 THENCE ALONG THE SOUTHERLY LINE THEREOF, SOUTH 79 DEGREES 42' 37"
 WEST 977.17 FEET TO AN ANGLE POINT THEREIN;
 THENCE NORTH 72 DEGREES 29' 52" WEST 540.00 FEET TO THE TRUE POINT
 OF BEGINNING;
 THENCE LEAVING SAID SOUTHERLY LINE, NORTH 23 DEGREES 48' 09" EAST
 341.01 FEET;
 THENCE NORTH 55 DEGREES 44' 16" EAST 230.87 FEET;
 THENCE NORTH 33 DEGREES 23' 16" EAST 441.34 FEET;
 THENCE NORTH 29 DEGREES 59' 48" EAST 326.50 FEET TO A POINT ON THE
 SOUTHWESTERLY BOUNDARY OF THAT CERTAIN EASEMENT AS CONVEYED TO THE
 COUNTY OF RIVERSIDE, RECORDED JANUARY 5, 1993 AS INSTRUMENT
 NO. 003077 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,
 SAID POINT BEING THE BEGINNING OF A NONTANGENT 50.00 FOOT RADIUS
 CURVE CONCAVE NORTHEASTERLY, A RADIAL LINE TO SAID POINT BEARS
 SOUTH 42 DEGREES 22' 00" WEST;
 THENCE ALONG THE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY
 BOUNDARIES OF SAID EASEMENT, NORTHWESTERLY, NORTHERLY AND
 NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 110
 DEGREES 00' 00" A DISTANCE OF 95.99 FEET TO A POINT OF CUSP;
 THENCE TANGENT TO SAID CURVE, SOUTH 62 DEGREES 22' 00" WEST 80.00

EXHIBIT A

FEET;
 THENCE SOUTH 35 DEGREES 36' 37" WEST 695.27 FEET;
 THENCE SOUTH 45 DEGREES 00' 00" WEST 165.00 FEET;
 THENCE NORTH 81 DEGREES 28' 12" WEST 338.85 FEET;
 THENCE NORTH 30 DEGREES 36' 50" WEST 503.52 FEET TO THE
 NORTHWESTERLY CORNER OF SAID PARCEL MAP NO. 18160;
 THENCE ALONG THE WESTERLY LINE THEREOF, SOUTH 10 DEGREES 07' 37"
 WEST 577.98 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL MAP NO.
 15236;
 THENCE ALONG THE WESTERLY LINE THEREOF, SOUTH 12 DEGREES 27' 28"
 EAST 219.77 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL MAP NO.
 15236;
 THENCE ALONG THE SOUTHERLY LINE THEREOF, SOUTH 72 DEGREES 29' 52"
 EAST 517.02 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL E:

THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 15236, AS SHOWN BY
 PARCEL MAP ON FILE IN BOOK 92, PAGES 44 AND 45 OF PARCEL MAPS,
 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THOSE
 PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 18160, AS SHOWN BY
 PARCEL MAP ON FILE IN BOOK 109, PAGES 98 AND 99 OF PARCEL MAPS,
 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO TOGETHER WITH THAT
 PORTION OF PARCEL 1 OF PARCEL MAP NO. 17124, AS SHOWN BY PARCEL MAP
 ON FILE IN BOOK 115, PAGES 42 AND 43 OF PARCEL MAPS, RECORDS OF
 RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL MAP NO. 15236;
 THENCE ALONG THE SOUTHERLY AND WESTERLY LINES THEREOF, SOUTH 79
 DEGREES 42' 37" WEST 977.17 FEET;
 THENCE NORTH 72 DEGREES 29' 52" WEST 1057.02 FEET;
 THENCE NORTH 12 DEGREES 27' 28" WEST 219.77 FEET TO THE
 SOUTHWESTERLY CORNER OF SAID PARCEL MAP NO. 18160;
 THENCE ALONG THE WESTERLY LINE THEREOF, NORTH 10 DEGREES 07' 37"
 EAST 577.98 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL MAP NO.
 18160, SAID POINT BEING THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 30 DEGREES 36' 50" EAST 503.52 FEET;
 THENCE SOUTH 81 DEGREES 28' 12" EAST 338.85 FEET;
 THENCE NORTH 45 DEGREES 00' 00" EAST 165.00 FEET;
 THENCE NORTH 35 DEGREES 36' 37" EAST 695.27 FEET;
 THENCE NORTH 62 DEGREES 22' 00" EAST 80.00 FEET TO A POINT ON THE
 NORTHWESTERLY BOUNDARY OF THAT CERTAIN EASEMENT AS CONVEYED TO THE
 COUNTY OF RIVERSIDE, RECORDED JANUARY 5, 1993 AS INSTRUMENT
 NO. 003077 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
 THENCE ALONG SAID NORTHWESTERLY BOUNDARY, NORTH 62 DEGREES 22' 00"
 EAST 86.64 FEET;
 THENCE LEAVING SAID NORTHWESTERLY BOUNDARY, NORTH 51 DEGREES 38'
 00" WEST 439.16 FEET;
 THENCE NORTH 77 DEGREES 27' 15" WEST 502.96 FEET;
 THENCE SOUTH 79 DEGREES 07' 32" WEST 501.52 FEET TO THE WESTERLY
 LINE OF SAID PARCEL MAP NO. 17124;
 THENCE ALONG SAID WESTERLY LINE, SOUTH 21 DEGREES 32' 36" EAST
 314.00 FEET;
 THENCE SOUTH 10 DEGREES 05' 23" WEST 275.03 FEET TO THE TRUE POINT
 OF BEGINNING.

PARCEL F:

THOSE PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 18160, AS SHOWN
 BY PARCEL MAP ON FILE IN BOOK 109, PAGES 98 AND 99 OF PARCELS MAPS,
 TOGETHER WITH THOSE PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO.
 17124, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 115, PAGES 42 AND 43
 OF PARCEL MAPS, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO
 TOGETHER WITH ALL OF LETTERED LOT "C" AND THAT PORTION OF LETTERED
 LOT "B" OF SAID PARCEL MAP NO. 18160, ALSO TOGETHER WITH ALL OF
 LETTERED LOT "C" AND THAT PORTION OF LETTERED LOT "B" OF SAID
 PARCEL MAP NO. 17124, AS SAID LETTERED LOTS WERE VACATED AND CLOSED
 TO PUBLIC USE BY RESOLUTION NO. 93-025, RECORDED FEBRUARY 16, 1993
 AS INSTRUMENT NO. 057352 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY,
 CALIFORNIA, DESCRIBED AS A WHOLE AS FOLLOWS: