

In Consideration of SIX HUNDRED AND THIRTY SIX and 90/100 Dollars

BESSIE C. STEWART

Do.es. Hereby Grant to the City of Riverside, a municipal corporation, for street purposes for the widening of Pepper Street between Seventh and Eighth Streets

all that Real Property situate in the City of Riverside County of Riverside, State of California, described as follows:

A portion of Lot 12, Block 18 of Rubidoux Heights, as shown by map recorded in Book 6 of Maps, at page 22, Records of Riverside County, California, more particularly described as follows:

Commencing at the Northeasterly corner of said Lot 12, Block 18, said point being on the Westerly line of Pepper Street, and the point of beginning of the parcel of land to be described; thence Southerly along the Westerly line of Pepper Street, a distance of 39.17 feet to a point; thence on a line bearing North 20° 26' 20" East to the Northerly line of said Lot 12, Block 18; thence Easterly along the Northerly line of said Lot 12, Block 18 to the point of beginning.

O.K. For Description
R.E. Brown City Engr.
By R.E.B.

Posted On Index Sheet
R.E.B.

The above instrument approved
as to form
[Signature]
ATTORNEY OF THE
CITY OF RIVERSIDE, CALIF.

WITNESS my hand this 16th day of March, 1932

Bessie C Stewart

STATE OF CALIFORNIA,

County of Riverside

ss.

On this 16th day of March in the year one thousand nine hundred

thirty-two, before me Leonard White

a Notary Public in and for said County and State, personally appeared

BESSIE C. STEWART

known to me to be the person described in and whose name is subscribed to the within instrument, and acknowledged that she executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

Leonard White
Notary Public in and for said County and State.

6295T

Grant Deed

INDIVIDUAL

Bessie C. Stewart
TO

City of Riverside, a municipal corporation

Dated March 16, 1923

Order No. _____

When recorded, please mail this instrument to _____

California

Street

This Legal Blank Is Furnished Free of Charge to Those Doing Business With Security Title Insurance and Guarantee Company as a part of SECURITY SERVICE

Full and Complete TITLE and ESCROW Service Furnished at the Following Offices:

- MADERA 129 South "D" Street
- MERCED 552 17th Street
- MODESTO 1013 "I" Street
- RIVERSIDE Eighth and Orange
- SAN BERNARDINO 480 Court Street
- SANTA ANA 313 N. Broadway
- EL CENTRO 678 Main Street
- SAN LUIS OBISPO 1119 Chorro Street
- SANTA BARBARA 1014 State Street
- STOCKTON 80 North San Joaquin Street
- VISALIA Locust and Acequia Streets
- HANFORD 207 West Seventh Street
- BAKERSFIELD 1704 Chester Ave.
- JACKSON Amador County
- SAN ANDREAS Calaveras County
- VENTURA 471 E. Main Street
- SONORA Tuolumne County

This Blank Is Not For Sale

Security Title Insurance and Guarantee Company

CALIFORNIA

RESOLUTION NO. 1885 (NEW SERIES)

RESOLUTION OF THE COUNCIL OF THE CITY OF RIVERSIDE,
CALIFORNIA, ACCEPTING A DEED.

RESOLVED; by the Council of the City of Riverside, California,
that deed dated March 16, 1932, executed by BESSIE C. STEWART to the CITY
OF RIVERSIDE, a municipal corporation, of the County of Riverside, State
of California, for the following described premises situated in the City
of Riverside, County of Riverside, State of California, and more parti-
cularly described as follows, to-wit:

A portion of Lot 12, Block 18 of Rubidoux Heights, as shown
by map recorded in Book 6 of Maps, at page 22, Records of Riverside
County, California, more particularly described as follows:

Commencing at the Northeastly corner of said Lot 12, Block
18, said point being on the Westerly line of Pepper Street, and the
point of beginning of the parcel of land to be described; thence South-
erly along the Westerly line of Pepper Street, a distance of 39.17 feet
to a point; thence on a line bearing North 20°26'20" East to the North-
erly line of said Lot 12, Block 18; thence Easterly along the Northerly
line of said Lot 12, Block 18 to the point of beginning,

said property being for street purposes for the widening of Pepper Street,
between Seventh and Eighth Streets, be, and the same is hereby, accepted;
and

BE IT FURTHER RESOLVED; that a copy of this resolution be attached
to said deed and that the same be recorded in the office of the County Re-
corder of Riverside County, California, and thereafter filed in the office
of the City Engineer of said City of Riverside.

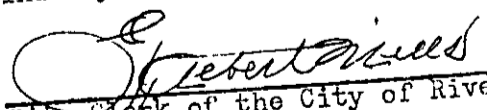
I, G. Albert Mills, the duly elected, qualified and acting City
Clerk of the City of Riverside, California, hereby certify that the fore-
going resolution was duly and regularly introduced and adopted by the Coun-
cil of said City at its meeting held on the 22nd day of March, 1932, by the
following vote:

Ayes: Councilmen Redman, Backstrand, Taylor, Pearse, Wells and
Lohrli.

Noes: None.

Absent: None.

Not Voting: Councilman Lindsley.


City Clerk of the City of Riverside.

I hereby approve the foregoing resolution this 22nd day of March,
1932.


Mayor of the City of Riverside.

D E E D

BESSIE C. STEWART

to

CITY OF RIVERSIDE

Portion of Lot 12, Block 18, of
Ruidoux Heights

DONALD ALDRICK

M. ALDRICK

1023

Robert Miller
City Clerk
RIVERSIDE TITLE COMPANY

1023

PAID FOR RECORDS

MAR 25 1932

1500
Request of *Donald Aldrick*

RIVERSIDE TITLE COMPANY

Record Book No. 70

Official Records, page 527

City of Riverside County

John A. Jones
Recorder

Fees \$ *none*

3/32

1023

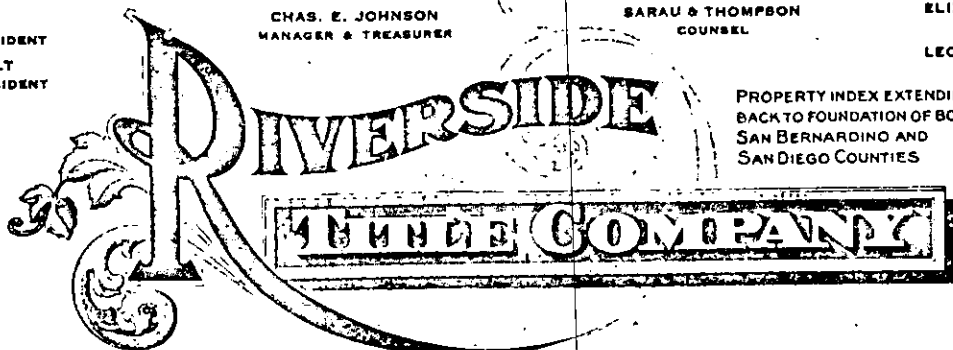
J. W. COVERT
PRESIDENT
EMERSON L. HOLT
VICE-PRESIDENT

CHAS. E. JOHNSON
MANAGER & TREASURER

SARAU & THOMPSON
COUNSEL

ELIZABETH S. RAINER
SECRETARY

LEONARD WHITE
ESCROW OFFICER



PROPERTY INDEX EXTENDING
BACK TO FOUNDATION OF BOTH
SAN BERNARDINO AND
SAN DIEGO COUNTIES

940 MAIN STREET

RIVERSIDE, CALIFORNIA

AND
TITLE INSURANCE AND TRUST COMPANY
LOS ANGELES, CALIFORNIA

WILLIAM H. ALLEN, JR.
PRESIDENT

STUART O'MELVENY
FIRST VICE-PRESIDENT

O. P. CLARK
SECRETARY

CAPITAL AND SURPLUS
OVER
\$11,000,000.00

No. 75045

29/50

**UNLIMITED CERTIFICATE
AND
GUARANTEE OF TITLE**

Issued for the benefit and protection of

City of Riverside

After careful examination of the official records of the counties of San Bernardino and Riverside, State of California, in relation to the record title to that certain real property hereinafter described, the

RIVERSIDE TITLE COMPANY

a Corporation having its principal place of business in the City of Riverside, State of California
(herein called the Abstract Company)

hereby **Certifies** and the

TITLE INSURANCE AND TRUST COMPANY

a Corporation of Los Angeles, California, (herein called the Insurance Company)

hereby **Guarantees** in a sum not exceeding \$636.90 that the said title, as appears from said records, is vested in

CITY OF RIVERSIDE,

a Municipal Corporation.

Free From All Encumbrances,

Except, 1st:-

County and Municipal Taxes for the fiscal year 1932-33,
payable November 1, 1932.

Except, 2nd:-

Buena Vista Improvement Assessment dated April 21, 1931
payable in connection with County and Municipal Taxes over a period

1023

#75045-2

five years from date thereof.

Except, 3rd:-

A Right of Way reserved to the Riverside Water Company and its successors and assigns for the construction and maintenance and repair of canals and ditches and other conduits of water that may be required by said Company; also the right of way over and through any of the lands bordering on Spring Brook for the purpose of developing the water of said Brook for pumping works and other machinery for elevating said water for domestic use, irrigation and other purposes.

Except, 4th:-

A Covenant that the owner of the hereinafter described property shall not erect or cause, permit or suffer to be erected upon or to be moved upon the hereinafter described premises or any part thereof any factory, sanitarium, hospital, warehouse or business building of any sort or description, or building to be used for any business purpose whatever and that the owner thereof shall not erect or cause or permit or suffer to be erected upon or to be moved upon the hereinafter described premises or any part thereof any building to be used as a dwelling house unless the same shall cost not less than \$3500.00 and no part thereof shall be located less than 35 feet from the front line of said Lot and no building shall be erected or placed upon the premises hereby conveyed, unless the same shall be located not less than the aforesaid distance from the front line of said premises and any residence erected on said lot shall face Eighth Street. It being expressly understood and agreed that the said covenant above specified shall attach to and run with the land and a breach thereof may be abated or enjoined at either the suit of Robert Lee Bettner and Lucy Elisa Bettner, his wife, their heirs, administrators or assigns, or of any adjoining property owner whose title has been derived from said Robert Lee Bettner and wife under similar covenants and restrictions.

By an Agreement recorded October 15, 1912 in Book 367 page 112 of Deeds, records of Riverside County, California, said Covenant is modified so that the buildings shall be 34 feet back

from the front line of said property.

- : D E S C R I P T I O N : -

In the City of Riverside, County of Riverside, State of California, and described as follows:-

All that portion of Lot 12 in Block 18 of Rubidoux Heights as shown by Map on file in Book 6 page 22 of Maps, records of Riverside County, California, particularly described as follows:-

Beginning at the Northeasterly corner of said Lot 12, said point being on the Westerly line of Pepper Street;

Thence Southerly along the Westerly line of Pepper Street, 39.17 feet;

Thence on a line bearing North 20° 26' 20" East to the Northerly line of said Lot 12;

Thence Easterly along the Northerly line of said Lot, to the point of beginning.

This Certificate and Guarantee are issued upon the following conditions and stipulations:

1. No provision or condition thereof can be waived or changed except by writing endorsed hereon or attached hereto and signed by the President, a Vice-President, the Secretary or an Assistant Secretary of the Abstract Company and of the Insurance Company.
2. The liability of the Abstract Company and of the Insurance Company shall in no case exceed in all the amount stated on the first page hereof and shall in all cases be limited to the actual loss of the persons and the corporations for whose benefit and protection this Certificate and Guarantee are issued, as their respective interests may appear, provided, that each subsequent owner or pledgee of any indebtedness secured by mortgage or deed of trust shown herein, shall be entitled to, and shall have, all the protection, rights and remedies secured to the original owner hereof by the issuance of this Certificate and Guarantee.
3. Any loss shall be payable within thirty days after the amount thereof has been definitely fixed.
4. This Certificate and Guarantee do not include examination of or report on:
 - a. Adverse claims or rights not shown by such official records.
 - b. Reservations in federal or state patents, existing roads, water rights, water locations, mining claims, records of any local district or city in said county or matters affecting title resulting therefrom.
 - c. Taxes or assessments levied by any such district or city, if the land herein described lies within the boundaries of any such district or city other than the city of Riverside.
 - d. Proceedings for municipal or district improvements by local assessment unless such assessment has become a record lien.
 - e. The validity of any easement, lease, declaration of homestead, attachment, public assessment, tax sale or money judgment mentioned herein.
 - f. Action by any government or public agency for the purpose of regulating, restricting or controlling the occupancy or use of the land herein described or any building thereon.
 - g. The official records of the counties of San Bernardino or San Diego, subsequent to the date of the formation of Riverside County.

IN TESTIMONY WHEREOF, The ABSTRACT COMPANY has caused this Certificate to be signed by its

President and attested by its Assistant Secretary, under its corporate seal, and countersigned by its Manager and the INSURANCE COMPANY has caused this Guarantee to be signed by its President and attested by its Assistant Secretary, under its corporate seal this 25th day of March 1932 at 2:15 o'clock P. M.

RIVERSIDE TITLE COMPANY

By [Signature] President

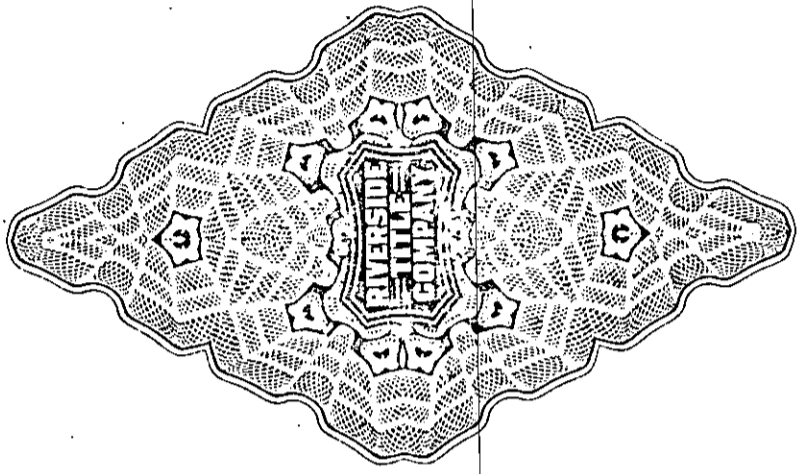
Attest: [Signature] Assistant Secretary

Countersigned [Signature] Manager

TITLE INSURANCE AND TRUST COMPANY

By [Signature] President

Attest: [Signature] Assistant Secretary



NUMBER
75045

RIVERSIDE TITLE COMPANY

CERTIFICATE OF TITLE
TO

Por. of Block 18 of
Rubidoux Heights.

City of Riverside.

(Widening of Pepper Street
GUARANTEED
March 1932

TITLE INSURANCE
AND
TRUST COMPANY
LOS ANGELES, CAL.

Capital and Surplus,
over
\$10,000,000

940 MAIN STREET
RIVERSIDE,
CAL.

CHAS. E. JOHNSON,
MANAGER.

