

113

1932

1 This deed, duly recorded under DEED, and lawfully approved  
 2 by the City of Riverside, California, is hereby approved  
 3 and confirmed FOR A VALUABLE CONSIDERATION, Robert Lee Bettner  
 4 and Lucy Elisa Bettner, his wife, do hereby grant to the City  
 5 of Riverside, a municipal corporation of the State of Cali-  
 6 fornia, all that certain real property situate in the City  
 7 of Riverside, State of California, described as follows:

8 A portion of Lot 15 of the Subdivision of Blocks  
 9 "E" and "F" of Arlington Heights as shown by map  
 10 recorded in Book 2 of Maps, page 12, records of  
 Riverside County, California, more particularly  
 described as follows:

11 Commencing at the intersection of the southerly  
 12 line of said Lot 15 and the southeasterly line of  
 13 the Gage Canal Right of Way, said point being the  
 14 point of beginning of the parcel of land to be  
 15 described; thence northeasterly along the south-  
 16 easterly line at the Gage Canal Right of Way to  
 17 the northerly line of said Lot 15; thence easter-  
 18 ly along the northerly line of said Lot 15 to a  
 19 point 20', measured at right angles, southeasterly  
 20 from the southeasterly line of the Gage Canal Right  
 21 of Way; thence southwesterly on a line 20', mea-  
 22 sured at right angles, southeasterly from and  
 23 parallel with the southeasterly line of the Gage  
 24 Canal Right of Way a distance of 746.48' to a  
 25 point; thence on a line bearing South 31°47' West  
 26 to the southerly line of said Lot 15; thence  
 27 Westerly along the southerly line of said Lot 15  
 28 to the point of beginning. Said parcel of land  
 29 herein described being more particularly delineated  
 30 and set out on that certain map hereto attached and  
 31 made a part of this deed.

32 IN WITNESS WHEREOF, we have hereunto set our  
 hands this 12th day of September, 1932.

Robert Lee Bettner

Lucy Elisa Bettner

State of California )  
 (ss:  
 County of Riverside )

30 On this 12th day of September, 1932, before  
 31 me, Emerson L. Holt , a Notary Public in and for  
 32 said County of Riverside, State of California, residing

FROM OFFICE OF  
 EUGENE BEST  
 CITY ATTORNEY  
 RIVERSIDE, CALIFORNIA

City Engineer

DENO

1917

1 therein, duly commissioned and sworn, personally appeared  
2 Robert Lee Bettner and Lucy Elisa Bettner, his wife, per-  
3 sonally known to me to be the persons described in and  
4 whose names are subscribed to and who executed the within  
5 instrument, and acknowledged to me that they executed the  
6 same freely and voluntarily.

7 IN WITNESS WHEREOF, I have hereunto set my  
8 hand and official seal at my office in Riverside, in the  
9 said County the day and year in this certificate first  
10 above written.

12 The above instrument approved  
13 as to form:  
14 *Eugene Best*  
CITY ATTORNEY OF THE  
CITY OF RIVERSIDE, CALIF.

*Emerson L. Holt*

Notary Public in and for the  
County of Riverside, State of  
California.

FROM OFFICE OF  
EUGENE BEST  
CITY ATTORNEY  
RIVERSIDE, CALIFORNIA

EB:MP

RESOLUTION NO. 1907 (NEW SERIES)

RESOLUTION NO. 1907 (NEW SERIES)

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

\*\*\*

RESOLVED; by the Council of the City of Riverside, California,  
that deed dated September 12, 1932, executed by ROBERT LEE BETTNER and  
LUCY ELISA BETTNER, his wife, to the CITY OF RIVERSIDE, a municipal cor-  
poration, of the County of Riverside, State of California, for the follow-  
ing described premises situated in the City of Riverside, County of River-  
side, State of California, and more particularly described as follows,

to-wit:

A portion of Lot 15 of the Subdivision of Blocks "E" and "F"  
of Arlington Heights as shown by map recorded in Book 2 of Maps, page 12,  
records of Riverside County, California, more particularly described as  
follows:

Commencing at the intersection of the southerly line of said  
Lot 15 and the southeasterly line of the Gage Canal Right of Way, said  
point being the point of beginning of the parcel of land to be described;  
thence northeasterly along the southeasterly line at the Gage Canal Right  
of Way to the northerly line of said Lot 15; thence easterly along the  
northerly line of said Lot 15 to a point 20', measured at right angles,  
southeasterly from the southeasterly line of the Gage Canal Right of Way;  
thence southwesterly on a line 20', measured at right angles, southeasterly  
from and parallel with the southeasterly line of the Gage Canal Right of  
Way a distance of 746.43' to a point; thence on a line bearing South 31°  
47' West to the southerly line of said Lot 15; thence Westerly along the  
southerly line of said Lot 15 to the point of beginning. Said parcel of  
land herein described being more particularly delineated and set out on  
that certain map attached to and made a part of said deed,

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 13th day of September, 1932, by  
the following vote:

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

RESOLUTION NO. 100A (CITY CLERK)

Noes: None.

Absent: None.

*Street Clerk*  
City Clerk of the City of Riverside.

I hereby approve the foregoing resolution this 13th day of  
September, 1932.

*Joseph P. Long*  
Mayor of the City of Riverside.

871

*J.A.R.*

D E E D

Robert L. Bettner  
et ux,

to

City of Riverside,  
a municipal corp.

Dated: September 12, 1932.

RECEIVED FOR RECORD  
 OCT 21 1932  
 at 30 minutes past 10 o'clock A.M.  
 CITY OF RIVERSIDE  
*City Clerk*  
 Copied in Book No. 90 of  
 Official Records, page 460 of  
 vol. Records of Riverside County,  
 California.  
 JACK A. ROSS Recorder.  
*J.B. Row* Deputy Recorder.  
 Fee, \$ None/11 Map.

COMPARED  
 Document  
 Book A. BURGESS

EUGENE BEST  
 CITY ATTORNEY  
 OF THE  
 CITY OF RIVERSIDE

INDEXED  
 Book & Page

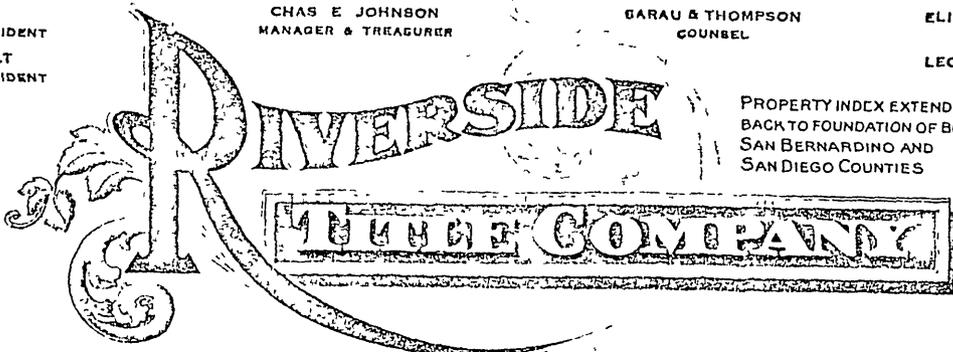
J. W. COVERT  
PRESIDENT  
EMERSON L. HOLT  
VICE-PRESIDENT

CHAS. E. JOHNSON  
MANAGER & TREASURER

BARAU & THOMPSON  
COUNSEL

ELIZABETH B. RAINER  
SECRETARY

LEONARD WHITE  
ESCROW OFFICER



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. 76156

33/61

**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 \$ 250.00 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. Vol. 3/192. Assmt. No. 5973. Amount First Installment including penalty \$8.73, Second Installment \$7.93.

Except, 2nd:-

Buena Vista Improvement Assessment dated April 21, 1931 payable in connection with County and Municipal Taxes over a period of five years from date thereof.

Except, 3rd:-

A Right of Way reserved to the Riverside Water Company and its assigns for the construction and maintenance of all necessary water ditches, pipes, flumes and apparatus for the purposes of irrigation and domestic use.

Except, 4th:-

Easements and Rights of Way over and across the land hereinafter described for the purpose of constructing, maintaining, renewing and operating all necessary distributing flumes, pipes, water ways or conduits and connections and such appliances as may be proper to be constructed, maintained or used in connection therewith, and also such rights and reservations as are specified upon the Map of Arlington Heights as recorded in Book 11 pages 20 and 21 of Maps, records of San Bernardino County, California.

Except, 5th:-

Reversion of title upon violation of the conditions and restrictions as contained in Deed from Alex J. Carson and Emma L. Carson, his wife, in favor of Robert Lee Bettner, dated November 28, 1927 and recorded December 12, 1927 in Book 747 page 49 of Deeds, records of Riverside County, California, to which record reference is hereby made for the terms and conditions thereof.

- : 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 15 in Block E of Arlington Heights, as shown by Map on file in Book 2 page 12 of Maps, records of Riverside County, California, particularly described

as follows:-

Beginning at the intersection of the Southerly line of Lot 15 and the Southeasterly line of the Gage Canal Right of Way;

Thence Northeasterly along said Southeasterly line of the Gage Canal Right of Way to the Northerly line of said Lot 15;

Thence Easterly along the Northerly line of said Lot 15 to a point 20 feet measured at right angles Southeasterly from the Southeasterly line of Gage Canal Right of Way;

Thence Southwesterly on a line 20 feet measured at right angles Southeasterly from and parallel with the Southeasterly line of Gage Canal Right of Way, 746.48 feet;

Thence South  $31^{\circ} 47'$  West to said Southerly line of Lot 15;

Thence Westerly along said Southerly line of Lot 15 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 7th day of December 1932 at 8:30 o'clock A.M.

**RIVERSIDE TITLE COMPANY**

By J. W. Crover President

Attest: Bessie M. Daught Assistant Secretary

Countersigned Chas. E. Johnson Manager

**TITLE INSURANCE AND TRUST COMPANY**

By William H. Albaugh President

Attest: Chas. E. Johnson Assistant Secretary

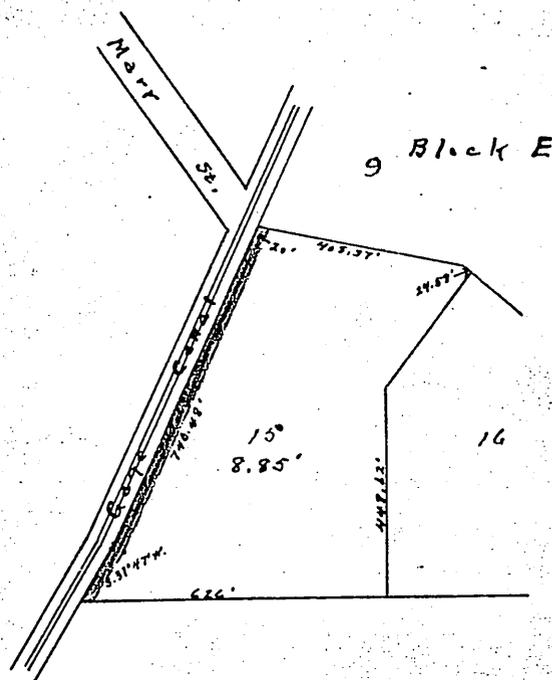
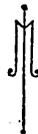


**PLAT**

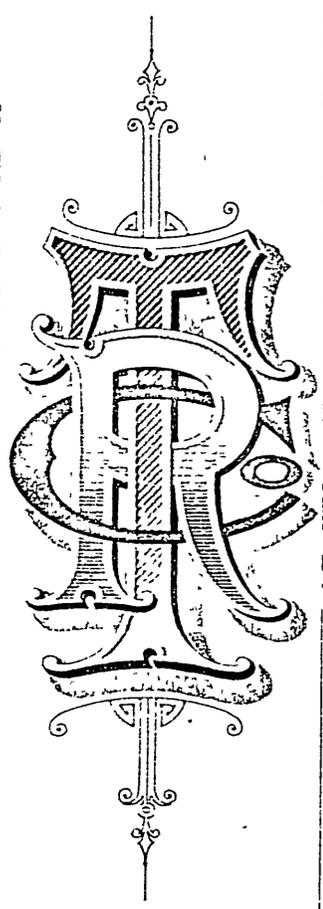
Portion of Block "E" Arlington Heights.

MAP BOOK 2 PAGE 12, Riv. CO. CAL.

Scale 400 Ft. = 1 Inch



This plat is furnished for information only. It is compiled from data which we believe to be accurate, but no liability is assumed by this company as to the correctness of such data.



NUMBER  
76156

# RIVERSIDE TITLE COMPANY

CERTIFICATE OF TITLE  
TO

Por. of Lot 15 in  
Block E of Arlington  
Heights.

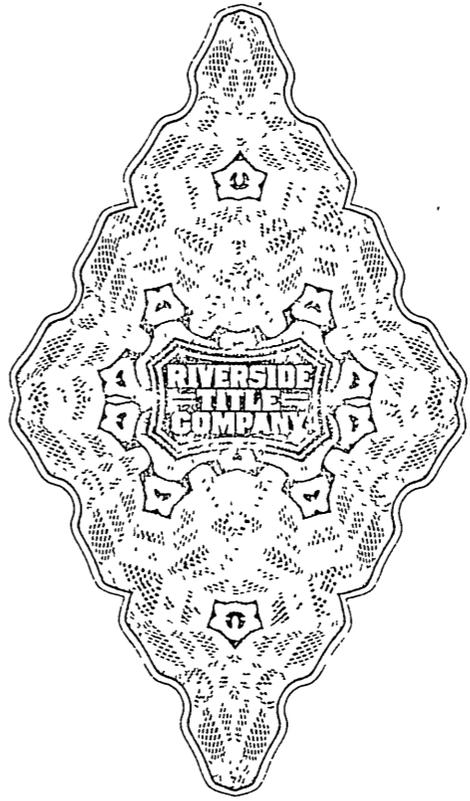
City of Riverside,  
a Municipal Corporation

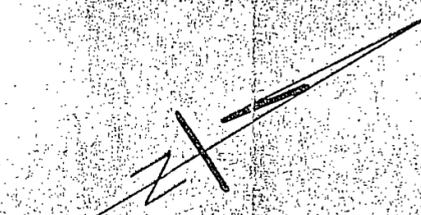
*Pat. Lee Weston*

GUARANTEED  
BY  
**TITLE INSURANCE  
AND  
TRUST COMPANY**  
LOS ANGELES, CAL.

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

940 MAIN STREET  
**RIVERSIDE,  
CAL.**  
CHAS. E. JOHNSON,  
MANAGER.





Scale - 1" = 40'

MARY ST.

GAGE CANAL RIGHT OF WAY

742.63'  
746.48'

20'

Northside Line Lot 15

PORTION LOT 15 SUBDIVISION OF BLOCKS "E" AND "F", ARLINGTON HEIGHTS  
Recorded in Book 2 of Maps, Page 12  
Records of Riverside County

