

May, ..... A. D. 1931..

BETWEEN ..... S.C. EVANS and MARY S. EVANS, his wife, .....

..... the parties of the first part, and 1063

..... CITY OF RIVERSIDE, a municipal corporation of Riverside County, California, .....

..... the party... of the second part, WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten (\$10) ..... Dollars,

gold coin... of the United States of America, to... them... in hand paid by the said party... of the second part, the receipt whereof is hereby acknowledged, have.....

remised, released, and forever quitclaimed, and by these presents do..... remise, release and for- successors

ever quitclaim, unto the said party... of the second part, and to its... heirs and assigns ~~at~~ forever, all water rights appurtenant to the following described land ~~xxxxxxx in a lot xxx piece xxx of land situated, lying and being in the~~ lying and being in the City of Riverside, County of Riverside....., State of California....., and

bounded and particularly described as follows, to-wit:

Lot "E" of Rivera Tract, as shown by Map on file in Book 10 page 4 of Maps, records of Riverside County, California, which are represented by any interest in the Capital Stock of the Twin Springs Water Company, a corporation, being Certificate #87 covering 2 shares of the Capital Stock of the Twin Springs Water Company, or the property and water rights belonging thereto, together with the right to receive all water from said Company, right to receive which has heretofore belonged to the Grantor herein as owner of said land and said Capital Stock.

Together with the right to remove said water and use the same whenever and wherever desired by second party, its successors and assigns.

Together with the right to remove, use and take any water belonging to or developed by the Twin Springs Water Company or any stockholder thereof which may now be appurtenant to any of the land described in the Articles of Incorporation of said Company.

*Approved as to form  
Eugene J. Bell  
City Clerk Attorney*

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, in that property, possession, claim and demand whatsoever, as well in law as in equity, of the said parties of the first part, of, in or to the said premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to its successors heirs and assigns forever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand and seal, the day and year first above written.

Signed, Sealed and Delivered in the Presence of

*[Signature]* (Seal)  
*Mary S. Evans* (Seal)  
(Seal)

Quitclaim Deed

73430-15225

S. C. Evans  
and  
Mary S. Evans  
-10-  
City of Riverside  
Dated May 20, 19 31.  
WALTER D. CLARK, PROMPT PRINTER, RIVERSIDE, CAL.

State of California, } SS.  
County of Riverside, }

On this 21st day of May in the year one thousand nine hundred and 31 before me, Chas. E. Johnson, a Notary Public, in and for said County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared S. C. Evans and Mary S. Evans

personally known to me to be the persons described in and whose names are subscribed to and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal at

17973 M

17973 M

State of California, residing therein, duly commissioned and sworn, personally appeared.....  
S. C. Evans and Mary S. Evans

personally known to me to be the person.....described in and whose names are  
..... subscribed to and who executed the within instrument, and  
acknowledged to me that ..... executed the same freely and voluntarily.  
IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal at  
.....

1 RESOLUTION NO. 1823 (NEW SERIES)

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

4 RESOLVED; by the Council of the City of Riverside, California,  
5 that deed dated May 20, 1931, executed by S. C. EVANS and MARY S. EVANS,  
6 his wife, to the CITY OF RIVERSIDE, a municipal corporation, of the Coun-  
7 ty of Riverside, State of California, quitclaiming forever all water rights  
8 appurtenant to the following described premises situated in the City of  
9 Riverside, County of Riverside, State of California, and more particularly  
10 described as follows, to-wit:

11 Lot "E" of Rivera Tract, as shown by Map on file in Book 10  
12 page 4 of Maps, records of Riverside County, California, which are re-  
13 presented by any interest in the Capital Stock of the Twin Springs Water  
14 Company, a corporation, being Certificate #87 covering 2 shares of the  
15 Capital Stock of the Twin Springs Water Company, or the property and  
water rights belonging thereto, together with the right to receive all  
water from said Company, right to receive which has heretofore belonged  
to the Grantor herein as owner of said land and said Capital Stock.

16 Together with the right to remove said water and use the same  
whenever and wherever desired by second party, its successors and assigns.

17 Together with the right to remove, use and take any water belong-  
18 ing to or developed by the Twin Springs Water Company or any stockholder  
thereof which may now be appurtenant to any of the land described in the  
19 Articles of Incorporation of said Company,

20 be, and the same is hereby, accepted; and

21 BE IT FURTHER RESOLVED; that a copy of this resolution be  
22 attached to said deed and that the same be recorded in the office of the  
23 County Recorder of Riverside County, California, and thereafter filed in  
24 the office of the City Engineer of said City of Riverside.

25 I, G. Albert Mills, the duly elected, qualified and acting City  
26 Clerk of the City of Riverside, California, hereby certify that the fore-  
27 going resolution was duly and regularly introduced and adopted by the Coun-  
28 cil of said City at its meeting held on the 16th day of June, 1931, by the  
following vote:

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

31 Noes: None.

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YE...  
RESOLUTION NO. 1000 ( )  
IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal of

Absent: None.

*[Signature]*  
City Clerk of the City of Riverside.

I hereby approve the foregoing resolution this 16th day of June,  
1931.

*[Signature]*  
Mayor of the City of Riverside.

TO 1212

CITY OF RIVERSIDE

INDEXED  
Book & Page

James Deane &  
City Clerk  
Riverside  
RIVERSIDE TITLE COMPANY

1063

CLERK

JUN 23 1931  
 REQUEST OF  
 RIVERSIDE TITLE COMPANY  
 30  
 208  
 31  
 111  
 Jones  
 none

COMPTON  
 L. H. Hood  
 Books

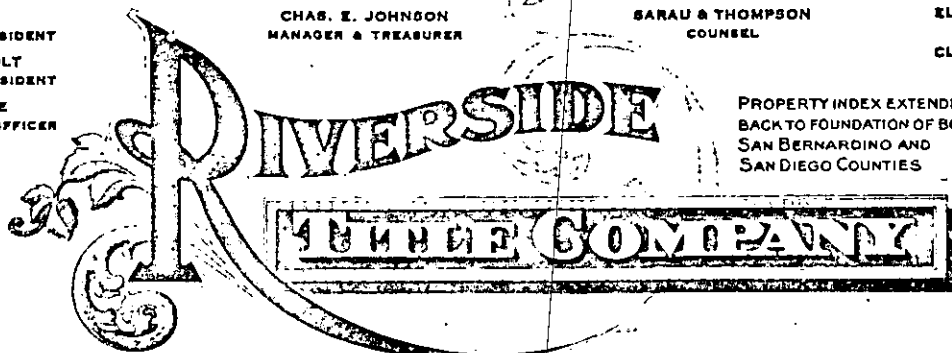
none/11

J. W. COVERT  
PRESIDENT  
EMERSON L. HOLT  
VICE-PRESIDENT  
LEONARD WHITE  
ESCROW OFFICER

CHAS. E. JOHNSON  
MANAGER & TREASURER

SARAU & THOMPSON  
COUNSEL

ELIZABETH S. RAINER  
SECRETARY  
CLINE C. WHITE  
ASST. SECRETARY



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. 73430

34/82

**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 \$100.00 that the said title, as appears from said records, is vested in

S. C. EVANS,

by Deed to him dated December 9, 1921.

Free From All Encumbrances,

Except, 1st:-

County and Municipal Taxes for the fiscal year 1931-32 payable November 1, 1931.

Except, 2nd:-

Street Bond #2, Series #60 for the improvement of

#73430-2

North Fairmount Boulevard, dated February 20, 1928. Original amount \$619.41 and interest. Principal payable in annual installments on January 2nd of each year and interest payable in semi-annual installments on January 2nd and July 2nd of each year for a period of 10 years from date thereof, at the office of the City Treasurer of Riverside. All installments due to date have been paid in full.

Except, 3rd:-

Buena Vista Improvement Assessment payable in connection with County and Municipal Taxes.

Except, 4th:-

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 purposes of irrigation and domestic use.

Except, 5th:-

A Right of Way along the Easterly line of Lot E hereinafter described, as granted to Twin Springs Water Company by Deed recorded March 2, 1916 in Book 439 page 121 of Deeds, records of Riverside County, California.

- : 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:-

Lot "E" of Rivera Tract, as shown by Map on file in Book 10 page 4 of Maps, records of Riverside County, California;

Excepting therefrom all right to water and use of water from the Twin Springs Water Company, a corporation, as granted to the City of Riverside, a municipal corporation, by Deed recorded August 29, 1930 in Book 873 page 100 of Deeds, records of Riverside County, California;

Also excepting all water and water rights appurtenant to said property as conveyed to said City of Riverside, by Deed

#73430-3

filed for record June 26, 1931 in the office of the County Recorder of Riverside County, California.

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 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 26th day of June 1931 at 8:30 o'clock A. 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



73430

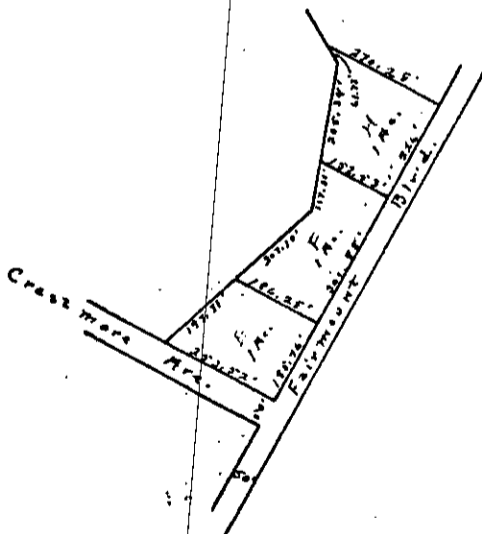


# PLAT

Portion of Rivera Tract.

MAP BOOK 10 PAGE 4, 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.

RIVERSIDE TITLE COMPANY

1063

NUMBER  
73430

# RIVERSIDE TITLE COMPANY

CERTIFICATE OF TITLE  
TO

Lot E of Rivera Tract.

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S. C. EVANS.

( WATER RIGHTS - TWIN  
SPRINGS WATER COMPANY )

GUARANTEED  
BY

**THE INSURANCE  
AND  
TRUST COMPANY**  
LOS ANGELES, CAL.

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

940 MAIN STREET

RIVERSIDE,  
CAL.

CHAS. E. JOHNSON,  
MANAGER.

