

# GRANT DEED

CLARA VAUGHN JENKINS AND ROSA MAUD MUNRO, both unmarried,

in consideration of Ten (\$10.00) ----- DOLLARS,

to them in hand paid, the receipt of which is hereby acknowledged, do hereby

**GRANT TO** THE BOARD OF DIRECTORS OF THE PUBLIC LIBRARY of Riverside, California,

all that real property situate in the City of Riverside,

County of Riverside, State of California, described as follows:

All that Portion of Lot One (1) in Block Twenty-six (26) of the Village of Arlington, as shown by Map recorded in Book 1 page 62 of Maps, records of San Bernardino County, California, described as follows:-

Commencing at a point on the Southeasterly line of Magnolia Avenue thirteen (13) feet Northeasterly from the Northeasterly line of Roosevelt Street, and

Running thence Northeasterly along the Southeasterly line of Magnolia Avenue, seventy-five (75) feet for the point of beginning;

Thence at a right angle and parallel with Roosevelt Street Southerly one hundred fifty (150) feet;

Thence at a right angle and parallel with Magnolia Avenue Easterly twenty-five (25) feet;

Thence at a right angle and parallel with Roosevelt Street Northerly one hundred fifty (150) feet;

Thence at a right angle Westerly along the Southerly line of Magnolia Avenue, twenty-five (25) feet to the point of beginning.

No building to be moved or erected on said premises to be used as a Livery Stable, saloon, laundry, blacksmith shop or pool room.

**To HAVE AND TO HOLD** to the said grantees, their successors heirs or assigns.....

WITNESS our hands this 21st day of November, 1922.

*Clara Vaughn Jenkins*  
*Rosa Maud Munro*

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See Deed 420 for cross reference

married,

in consideration of Ten (\$10.00)----- DOLLARS,

to them in hand paid, the receipt of which is hereby acknowledged, do-----hereby  
RIVERSIDE

GRANT TO THE BOARD OF DIRECTORS OF THE PUBLIC LIBRARY of River-  
side, California.

all that real property situate in the City of Riverside,

County of Riverside, State of California, described as follows:

All that Portion of Lot One (1) in Block Twenty-six (26) of the Village of Arlington, as shown by Map recorded in Book 1 page 62 of Maps, records of San Bernardino County, California, described as follows:-

Commencing at a point on the Southeasterly line of Magnolia Avenue thirteen (13) feet Northeasterly from the Northeasterly line of Roosevelt Street, and

Running thence Northeasterly along the Southeasterly line of Magnolia Avenue, seventy-five (75) feet for the point of beginning;

Thence at a right angle and parallel with Roosevelt Street Southerly one hundred fifty (150) feet;

Thence at a right angle and parallel with Magnolia Avenue Easterly twenty-five (25) feet;

Thence at a right angle and parallel with Roosevelt Street Northerly one hundred fifty (150) feet;

Thence at a right angle Westerly along the Southerly line of Magnolia Avenue, twenty-five (25) feet to the point of beginning.

No building to be moved or erected on said premises to be used as a Livery Stable, saloon, laundry, blacksmith shop or pool room.

To HAVE AND TO HOLD to the said grantees, their successors heirs or assigns.

WITNESS our hands this 21st day of November, 1922.

*Clara Virginia Jenkins*  
*Rosa Indira Jones*

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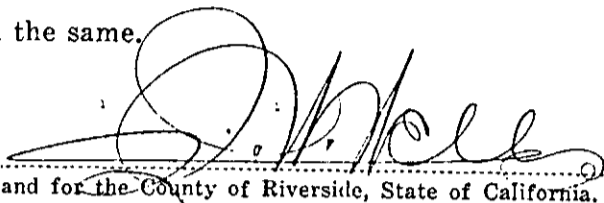
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

On this 27th day of November, 1922, before me

J. W. Wells, a Notary Public in and for said  
County, personally appeared Clara Vaughn Jenkins and Rosa Maud Munro,

known to me to be the persons whose names are subscribed to the foregoing instru-  
ment and acknowledged that they executed the same.

WITNESS my hand and Official Seal.



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

GRANT DEED  
INDIVIDUAL M.B.

Clara Vaughn Jenkins and  
Rosa Maud Munro, unmarried,  
TO

The Board of Directors of

The Riverside Public Library  
of Riverside, California.

Dated November 21st, 1922.

RECEIVED FOR RECORD

JAN 19 1923

Request of M. at  
11:45 AM, per clock

Applied in Book No. 565 of  
DEEDS page 218 of

Records of Riverside County,  
California  
H. A. Johnson, Recorder

Deputy Recorder  
RIVERSIDE TITLE COMPANY  
908 MAIN STREET  
RIVERSIDE, CALIFORNIA

Order No. 51609.  
When recorded please mail this deed to

A. L. McFarland

Ernie Bluff

City

RIVERSIDE TITLE COMPANY

COMPARED

Document E. KETTERING

Book M. HESS

Book & Paged

INDEXED

RIVERSIDE TITLE COMPANY

J. W. GOVART, President  
L. H. SCHLANTON, Secretary  
CHAS. E. JOHNSON, Manager  
JOHN L. PRINCE, Excise Office  
908 MAIN STREET PHONE 11

APLINGTON LIBRARY 75' by 150' next to ROOSEVELT ST.

This Indenture

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This Indenture, Made the 20th day of November, in the year of our Lord one thousand nine hundred and seven, between Clara Vaughn Jenkins, and Rosa Maud Munro, of the City of Riverside, County of Riverside, State of California, the parties of the first part, and the City of Riverside, a municipal corporation,

the party of the second part,

Witnesseth, That for and in consideration of the sum of Ten DOLLARS,

in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, the said parties of the first part do by these presents grant, bargain, sell and convey unto the said party of the second part, and to its successors and assigns forever, all that certain lot or parcel of land situate in the County of Riverside, in the State of California, and bounded and particularly described as follows, to-wit:

Commencing in the City of Riverside at a point on the southeasterly line of Magnolia Avenue distant thirteen feet northeasterly from the northeasterly line of Roosevelt St., and running thence northeasterly along the southeasterly line of Magnolia Avenue seventy-five feet, thence at a right angle southeasterly parallel with Roosevelt St., one hundred and fifty feet to a nineteen foot alley thence at a right angle southwesterly along said alley seventy-five feet, thence at a right angle northwesterly one hundred and fifty feet to the place of beginning.

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, subject however to the reservations herein set forth.

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 and assigns forever.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Clara Vaughn Jenkins Seal
Rosa Maud Munro Seal

State of California, }  
COUNTY OF RIVERSIDE, } ss.

On this 15<sup>th</sup> day of December in the year A.D. one thousand nine hundred and  
seven before me, Francis & Sedley a Notary Public, in and for said County  
of Riverside residing therein, duly commissioned and sworn, personally appeared

Clara Vaughn Jenkins, and Rose Maud Munro

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 they executed the same freely and voluntarily.

In Witness Whereof, I have hereunto set my hand and Official Seal,  
at my office in Arlington in the said County, the day and  
year in this Certificate first above written.

Francis & Sedley  
Notary Public, in and for Riverside County, State of California.

[RECORDER'S FORM]

225

**Deed**

Clara Vaughn Jenkins

et al.

-TO-

City of Riverside.

IM-3-06

RECEIVED FOR RECORD

JAN 14 1908

at 2 Min. past 8 o'clock A.M. at

request of McLennan

Copied in Book No. 600 of

Deeds: page 311 et

seq., Records of Riverside County,  
California.

W. J. Rogers Recorder

By \_\_\_\_\_ Deputy Recorder

Fees, \$ 1.50

ok  
SFC  
1/14/08

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Property index extending  
back to foundation of both  
San Bernardino and  
San Diego Counties.

INCORPORATED JANUARY 25th, 1901

TELEPHONES: SUNSET MAIN 99  
HOME 1098

J. A. SIMMS, . . . . . President  
W. A. PURINGTON, . . . . . Vice Pres.  
D. W. LEWIS, . . . . . Manager  
J. W. COVER  
THEO. D. HEWITT  
L. B. SCRANTON, . . . . . Secretary  
CHAS. E. WAITE, Ass't Secretary

LAW DEPARTMENT

L. B. SCRANTON  
C. L. MCFARLAND  
W. A. PURINGTON

733 NINTH STREET

#18880.

1/189-J-L.

UNLIMITED CERTIFICATE.

Made for benefit of Clara Vaughn Jenkins and Rosa Maud Munro.

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

The Riverside Title and Trust Company hereby certifies that the title to said real property, as appears from said records, is now vested in

CLARA VAUGHN JENKINS and ROSA MAUD MUNRO.

Free from all incumbrances,

Except, 1st:- Second installment of State and County Taxes for fiscal year 1907-8. Vol. R.3/60. Assmt. No.3177. Assmt. covers other property also. Amt. \$19.00.

Except, 2nd:- 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, 3rd:- Homestead, Dated October 3rd, 1892, made and executed by Clara V. Jenkins and Rosa Maud Munro, as claimants in the amount of \$5000.00.

-: 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:-

Commencing on the Southerly line of Magnolia Avenue, at a point 13 feet Easterly from the Easterly line of Roosevelt Street; thence Easterly 75 feet; thence at right angles Southerly 150 feet; thence at right angles Westerly 75 feet; and thence at right angles Northerly 150 feet to the place of beginning. Said tract of land being a portion of Lots One (1) and Two (2), Block Twenty-six (26) of the Village of Arlington, as per Map recorded in Book 1 page 62 of Maps, records of San Bernardino County, California.

Also commencing at the intersection of the Southerly line of Magnolia Avenue with the Easterly line of Roosevelt Street; thence Easterly 13 feet; thence at a right angle Southerly 369 feet; thence at a right angle Westerly 13 feet; thence at a right angle Northerly 369 feet to point of beginning.

This Certificate does not include an examination of or a report on Drainage, Reclamation, Sanitary, Levee or Irrigation District Records or matters based thereon; Municipal Records, except in the City of Riverside and municipal taxes of the City of Corona; Proceedings to construct Sewers, improve and open Streets and Alleys in the City of Riverside until the Streets or Alleys are established, and the benefits or liabilities assessed become a lien under the Statute; Existing Highways, Building contracts, Crop mortgages, Mining locations or matters relating thereto, and Reservations in United States Patents.

Instruments, trusts, defects, liens, easements and incumbrances not shown by any public record of the County of Riverside, State of California, or of the City of Riverside, or municipal tax records of the City of Corona, or by the public records of the Counties of San Bernardino or San Diego prior to June 5th, 1893.

The validity or legality of Tax Sales, Street Assessments, Leases, Easements, Declarations of Homesteads and money judgments if any are mentioned as incumbrances in this Certificate.

In Testimony Whereof, THE RIVERSIDE TITLE AND TRUST COMPANY has caused these presents to be duly signed by its \_\_\_\_\_ President and attested by its Secretary, under its corporate seal, and countersigned by its manager, this 13th day of January, 1908, at eight o'clock A. M

*Riverside Title and Trust Company,*

By J. A. Simmon President

Attest L. B. Scranton, Secretary

Countersigned by D. W. Lewis, Manager



Property index extending  
back to foundation of both  
San Bernardino and  
San Diego Counties

INCORPORATED JANUARY 25th, 1901

TELEPHONES SUNSET MAIN 89  
HOME 1099

DIRECTORS AND OFFICERS

J. A. SIMMS . . . . . President  
W. A. PURINGTON . . . . . Vice Pres.  
D. W. LEWIS . . . . . Manager  
J. W. COVERT  
THRO. D. IRWITT  
L. B. SCRANTON . . . . . Secretary  
CHAS. E. WAITE, Ass't Secretary

LAW DEPARTMENT

L. B. SCRANTON  
C. L. MCFARLAND  
W. A. PURINGTON

733 NINTH STREET

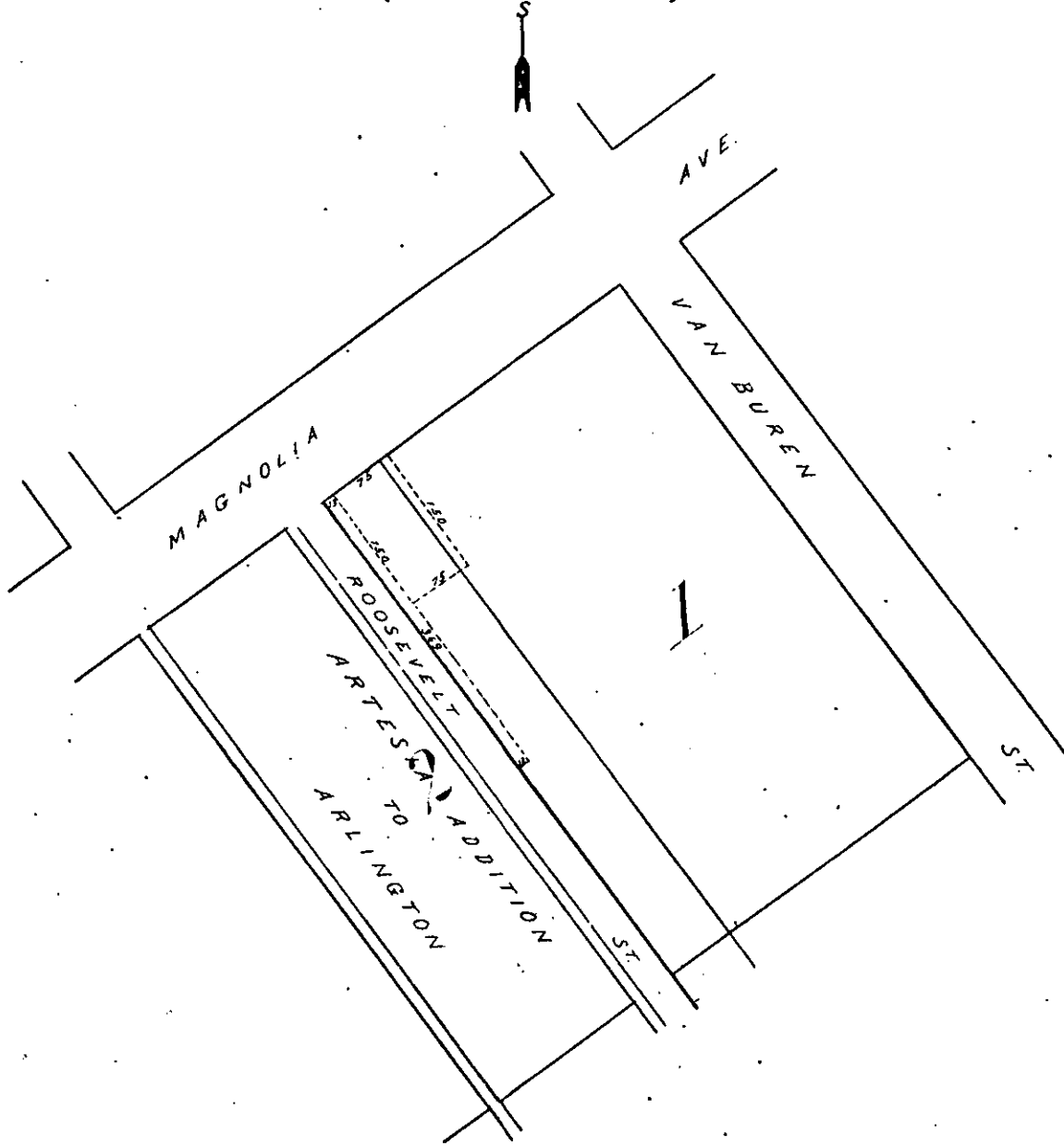
Plat  Showing

*Lots 182 Block 26 Arlington*

Map 1 pg 62 S. B. Co., Cal.

Scale 200 feet = 1 in.

(and other data)





**Directors and Officers**

J. A. Simms, President  
W. A. Purington, Vice President  
D. W. Lewis, Manager  
J. W. Covert  
Theo. D. Hewitt  
L. B. Scranton, Secretary  
Chas. E. Waite, Asst. Secretary

**Stockholders**

A. A. Adair  
J. W. Covert  
G. R. Freeman  
Nellie A. Freeman  
Isabella L. Gill  
E. B. Hewitt  
Theodore D. Hewitt  
H. W. Leighton  
Edith B. Lewis  
D. W. Lewis  
W. A. McCormick, Jr., Trustee  
C. L. McFarland  
W. A. Purington  
L. B. Scranton  
J. A. Simms  
Daisy M. Terpening  
Chas. E. Waite

No. 10880

**Certificate**  
...of...  
**Title**

—10—

Portion of Lots 1 and 2,  
Block 26 Village of  
Arlington.



TELEPHONES: { Sunset Main 99  
                  { Home 1099  
Leighton Building, 733 Ninth Street,  
RIVERSIDE, CALIFORNIA

This Corporation compiles Abstracts of Title, Issues  
Certificates of Title, acts as Escrow Agent  
and Accepts Trusts