

9.26.20

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 2 THIS INDENTURE, Made the *Ninth* day of  
 3 *November* in the year of our Lord one thousand nine hundred  
 4 twelve, between MARY P.H.JENKINS and C. E. JENKINS, her hus-  
 5 band, of Riverside, California, parties of the first part, and  
 6 CITY OF RIVERSIDE, a Municipal Corporation in the County of  
 7 Riverside, State of California, party of the second part,

8 WITNESSETH: That for and in consideration of the  
 9 sum of Ten (\$10.00) Dollars, in hand paid by the said party  
 10 of the second part, the receipt whereof is hereby acknowledged,  
 11 the said parties of the first part do by these presents, grant,  
 12 bargain, sell, convey and confirm unto the said party of the  
 13 second part, and to its successors and assigns forever, all  
 14 that certain lot or parcel of land situate in the City of  
 15 Riverside, County of Riverside, State of California, and bound-  
 16 ed and particularly described as follows, to-wit:

17 Lot Nine (9) in Marivilla Tract, as shown on a Map  
 18 thereof on file in the office of the County Recorder of the  
 19 County of Riverside, State of California, in Book 8 of  
 20 Maps, at page 87 thereof.

21 TOGETHER with all and singular, the tenements, here-  
 22 ditaments and appurtenances thereunto belonging, or in anywise  
 23 appertaining, and the reversion and reversions, remainder and  
 24 remainders, rents, issues and profits thereof.

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

28 SUBJECT, however, to the following conditions and  
 29 restrictions:

30 First: That no building to be used as a dwelling  
 31 shall be built or moved upon said premises costing less than  
 32 \$1500.00.

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Second: That no part of any building built or moved upon said premises shall be placed within thirty (30) feet of the front street line.

Third: That said property shall never be sold, rented, or leased to any person other than of the White or Caucasian race.

If said party of the second part, its successors and assigns, shall violate any of the foregoing conditions or restrictions, then and in that event this conveyance shall be forfeited and void, and the title to said property shall immediately revert to and become vested in the grantors herein, their heirs and assigns, provided, however, the breach of either or any of the foregoing conditions or any re-entry by reason of such breach shall not defeat, impair, or render invalid the lien of any mortgage or deed of trust made in good faith, for value, as to said lands and improvements as above provided.

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

Mary P. H. Jenkins (Seal)

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

On this 26 day of November in the year one thousand nine hundred and 1915 before me, RAYMOND BEST a Notary Public, in and for said County of Riverside, residing therein, duly commissioned and sworn, personally appeared Mary P. H. Jenkins and C. E. Jenkins, her husband,

personally known to me to be the person B described in and whose name B are subscribed to and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily.  
In witness whereof, I have hereunto set my hand and Official Seal at my office in Wick, in the said County the day and year in this Certificate first above written.

Raymond Best  
Notary Public in and for Riverside County, State of California

No. 25732

WHEN COPIED, RETURN  
to City Clerk  
City  
The Riverside Abstract Co.

- DEED -

Mary P Jenkins, et con.

To

City of Riverside,

A Municipal Corporation.

Dated: Nov. 26 1912.

RECEIVED FOR RECORD	
DEC 24 1912	
at 20 Min. past 4 o'clock P. M. at	request of The Riverside Abstract Co.
Copied in Book No. 366 of	page 271 of
req. Records of Riverside County, California.	
By J. S. Hoag, Recorder	
By J. P. Ambler, Deputy Recorder	
Fees, \$ 1.20	