

In Consideration of -----
----- TEN and no/100- - - (\$10.00) ----- Dollars

JANE B. WILSON, a widow

744

Do. ES Hereby Grant to the CITY OF RIVERSIDE, a municipal corporation,
all that Real Property situated in the City of Riverside
County of Riverside, State of California, described as follows:

Lot Forty (40) of the Overlook Ridge Tract, as
shown by map on file in the office of the County
Recorder of the County of Riverside, State of
California, in Book 4 of Maps, at page 94 thereof.



WITNESS my hand this 21st day of April, 1925

Jane B. Wilson



State of California,
County of Riverside } ss.

On this 21st day of April in the year one thousand nine hundred
twenty-five, before me, Vera M. Gallwas

a Notary Public in and for said County and State, personally appeared
Jane B. Wilson, a widow

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.

Vera M. Gallwas
Notary Public in and for said County and State.

My Commission Expires July 29, 1928

1349

Grant Deed

INDIVIDUAL

~~INDEXED~~
JANE B. WILSON, WIDOW

TO W. A. Paged

~~CITY OF RIVERSIDE~~

Dated April 21, 1925.

RECEIVED FOR RECORD
APR 21 1925

30th. day of April 1925

DEEDS BOOK 116

Page 636 of

Records of Riverside County

W. A. Paged

Notary Public

Guarantee Company

CALIFORNIA

Order No. 744
When recorded, please mail this instrument to

City of Riverside
Riverside, California
7th & Orange Streets

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

Full and Complete TITLE and ESCROW Service Furnished at the

Following Offices:

- FRESNO 1186 Fulton Street
- MADERA 211 North Main Street
- MERCED 132 South "D" Street
- MERCED W. GRANDIN
- MODesto 152 Seventeenth Street
- POYTON Stanislaus County - 107th Street
- RIVERSIDE 632-4 Seventh Street
- SAN LUIS OBISPO 975 Osos Street
- SANTA BARBARA 1014 State Street
- STOCKTON 15 South Hunter Street
- VENTURA First National Bank Building
- VISALIA Tulare County, Title Insurance Building
- Cor. Locust and Acquia Streets

This Blank Is Not For Sale

744

RIVERSIDE
632-4 SEVENTH ST.
PHONE 87

VISALIA
TITLE INS. BLDG.
PHONE 601

FRESNO
1136 FULTON ST.
PHONE 4481

MADERA
ABSTRACT BUILDING
PHONE 20

MODESTO
TITLE INS. BLDG
PHONE 94

SANTA BARBARA
1014 STATE ST.
PHONE 3434

MERCED
552-17TH ST.
PHONE 477

SAN ANDREAS
PHONE 23

SAN LUIS OBISPO
875 OSOS ST.

JACKSON
PHONE MAIN 14

STOCKTON
30 NORTH SAN JOAQUIN ST.
PHONE 318

Security Title Insurance and Guarantee Company

OFFICERS RIVERSIDE

GLEN W. CHAPMAN, VICE-PRESIDENT AND MANAGER
JOHN L. PRINCE, VICE-PRES. AND ASST. MANAGER
BESSIE L. PETERS, ASST. SEC'Y. AND ASST. TREAS.
NELLIE L. CARLSON, ASST. SEC'Y. AND ASST. TREAS.



GENERAL OFFICERS

GLENN A. SCHAEFER, PRESIDENT
T. W. HAYMOND, VICE-PRES., SEC'Y. AND ATTY.
WM. S. PORTER, VICE-PRESIDENT
FRANK H. WELLS, VICE-PRESIDENT
GLEN W. CHAPMAN, VICE-PRESIDENT
E. M. MCCARDLE, VICE-PRESIDENT
RUSSELL S. PADGET, VICE-PRESIDENT
GOLDIE JOHNSON, TREASURER

RIVERSIDE, CALIFORNIA

GUARANTEE

68096.

LL/0-3.

Issued for the sole benefit and protection of

Jane B. Wilson.

After an examination of the Official Records of the City of Riverside, and of the County of Riverside, State of California, and of the County of San Bernardino prior to the formation of Riverside County, in relation to the record title to that certain tract of land hereinafter described, the

Security Title Insurance and Guarantee Company

A CORPORATION QUALIFIED UNDER THE LAWS OF THE STATE OF CALIFORNIA TO ISSUE GUARANTIES AND POLICIES OF INSURANCE AFFECTING TITLES TO REAL ESTATE

hereby **GUARANTEES** in a sum not to exceed \$ 800.00 that said title, as appears from said records, is vested in

JANE B. WILSON,

FREE OF ALL INCUMBRANCES:

April 21, 1925
book 636 at pg 116

EXCEPT:-

1.

744

1st:-

Taxes for the current fiscal year, 1925-26, payable in October, 1925.

NOTE:- Certain assessments for sewer levied by the City of Riverside on February 21, 1925, are collected over a period of five years through the Tax Collector of Riverside County. The portion due for the current fiscal year will be included in the State and County tax statement for 1925-26.

2nd:-

A right of entry upon and a right of way over and through the lands hereinafter described for the construction and maintenance of all water ditches, canals and other conduits that may be required for irrigation and other purposes of the Riverside Water Company, a corporation, its successors and assigns.

-: DESCRIPTION :-

All that certain real property situate in the City of Riverside, County of Riverside, State of California, and particularly described as follows, to-wit:-

Lot Forty (40) of the Overlook Ridge Tract, as shown by map on file in the office of the County Recorder of the County of Riverside, State of California, in Book 4 of Maps, at page 94 thereof.

NOTE:- No guarantee is made herein concerning any present or proposed City Zoning Ordinances.

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J.L.B.

The following explanatory provisions and definitions are made a part of this guarantee:

GENERAL PROVISIONS

1. **Construction of Contract:**—This Contract shall be construed as a contract of indemnity, and the liability of the Company hereunder as that of an insurer of the Beneficiary as to the record title of the tract of land herein described, against loss by reason of defects of record title or incumbrances or claims shown by the said records and not mentioned herein.

2. **Construction of Terms:**—The term "the Beneficiary" wherever used in this Guarantee includes all described on its first page as those for whose benefit this Guarantee is issued, and the term "this Company" wherever used in this Guarantee, means the Security Title Insurance and Guarantee Company.

3. **Cancellation and Reissuance:**—Whenever the Beneficiary shall transfer his insurable interest as herein described, this Guarantee may be surrendered and cancelled, and a new Guarantee may be issued, upon payment of the regular rates for continuation.

4. **Payments to Reduce Guarantee:**—All payments made by this Company under this Guarantee shall reduce the amount of Insurance to that extent, and payment or tender of payment of the full amount of this Guarantee shall terminate all liability of this Company.

5. **In What Cases Guarantee May Be Assigned:**—This Company does not, by this Guarantee, insure any person other than the Beneficiary, as herein defined, against any loss or damage; except that this Guarantee may, with the consent of this Company endorsed hereon, as in the case of a sale or transfer of the indebtedness, and in the case of a foreclosure of a mortgage and sale, or a sale under a Deed of Trust, be assigned to the purchaser, and such purchaser or transferee under this Guarantee shall thereafter be subject to the same obligations as the Beneficiary, and shall be entitled to all the benefits, rights and remedies of the Beneficiary.

DUTIES OF BENEFICIARY AND LIABILITY OF COMPANY

6. **Liability of Company:**—The liability of this Company shall in no case exceed the actual loss of the Beneficiary and the amount thereof, when it has been definitely fixed in accordance with this Guarantee shall be payable within thirty days thereafter. In no case shall anything contained in this Guarantee be construed to insure any one against defects, liens or incumbrances created subsequent to the date hereof, or created or permitted by the Beneficiary; nor shall this Company be liable under this Guarantee on account of doubts, rumors or assertions of defects, liens or incumbrances insured against by this Guarantee.

7. **Notice to Company of Defect:**—The Beneficiary shall, in writing, promptly notify this Company of any defect, lien or incumbrance prior in date to this Guarantee not mentioned herein, and thereby insured against, which shall come to the knowledge of the Beneficiary in respect of which loss or damage is apprehended, and this Company shall, prior to any payment, settlement

or compromise thereof by the Beneficiary have the power and authority, at its option, to pay, settle or compromise such defect, lien or incumbrance for, or in the name of the Beneficiary or to resist or remedy the same by legal proceedings for, or in the name of the Beneficiary all at its own cost and charge, or to pay this Guarantee in full. In the event that the Beneficiary shall fail to comply with this condition, then this Guarantee shall be void as to all loss or damage by reason of such defect, lien or incumbrance. The word "knowledge" in this section means actual knowledge and does not refer to constructive notice of any sort.

8. **Subrogation:**—Whenever this Company shall have settled a claim or loss under this Guarantee, it shall be subrogated to and be entitled to, all the rights, securities and remedies of the Beneficiary for the recovery of the same, including also all the rights, securities and remedies which the Beneficiary has or would have had against any other person or property in respect to such claim or loss had this Guarantee not been made, and also the right to use the name of the Beneficiary for the purpose of enforcing or collecting the same; and, at the option of this Company, the Beneficiary shall transfer or cause to be transferred to this Company all such rights, including permission and authority to use the name of the Beneficiary for the recovery or defense thereof. If the payment of the loss under this Guarantee does not cover the whole loss to the Beneficiary, this Company shall be subrogated to such rights, securities and remedies in the proportion which the said payment or loss bears to the amount of such loss of the Beneficiary not covered by said payment, and the Beneficiary warrants that such rights of subrogation shall vest in this Company unaffected by any right of the Beneficiary.

9. **Notice to the Company of Suit or Action:**—In case any action or proceeding shall be begun against the Beneficiary founded upon a defect, lien or incumbrance prior in date to this Guarantee, not mentioned herein and thereby insured against, the Beneficiary shall at once notify this Company thereof in writing, and shall secure to this Company the right to defend the same so far as necessary to protect the Beneficiary, and the Beneficiary shall render all reasonable assistance in such defense; and this Company will, at its own cost and charge, defend the Beneficiary in such action or proceeding, reserving, however, the option of settling the claim, or of paying this Guarantee in full, or of defending such action or proceeding; and, whether such defense by this Company shall be successful or unsuccessful, this Company will pay, in addition to the loss, all costs imposed on the Beneficiary in litigation carried on by this Company for the Beneficiary under this Guarantee; but this Company will in no case be liable for any costs or expenses incurred by the Beneficiary in such litigation without the consent of this Company. If the notice above designated shall not be given to this Company, and the said right to defend be not secured to this Company at least five days before the appearance day in such action or proceeding, then this Guarantee shall be void as to such defect, lien or incumbrance.

IN TESTIMONY WHEREOF, the SECURITY TITLE INSURANCE AND GUARANTEE COMPANY

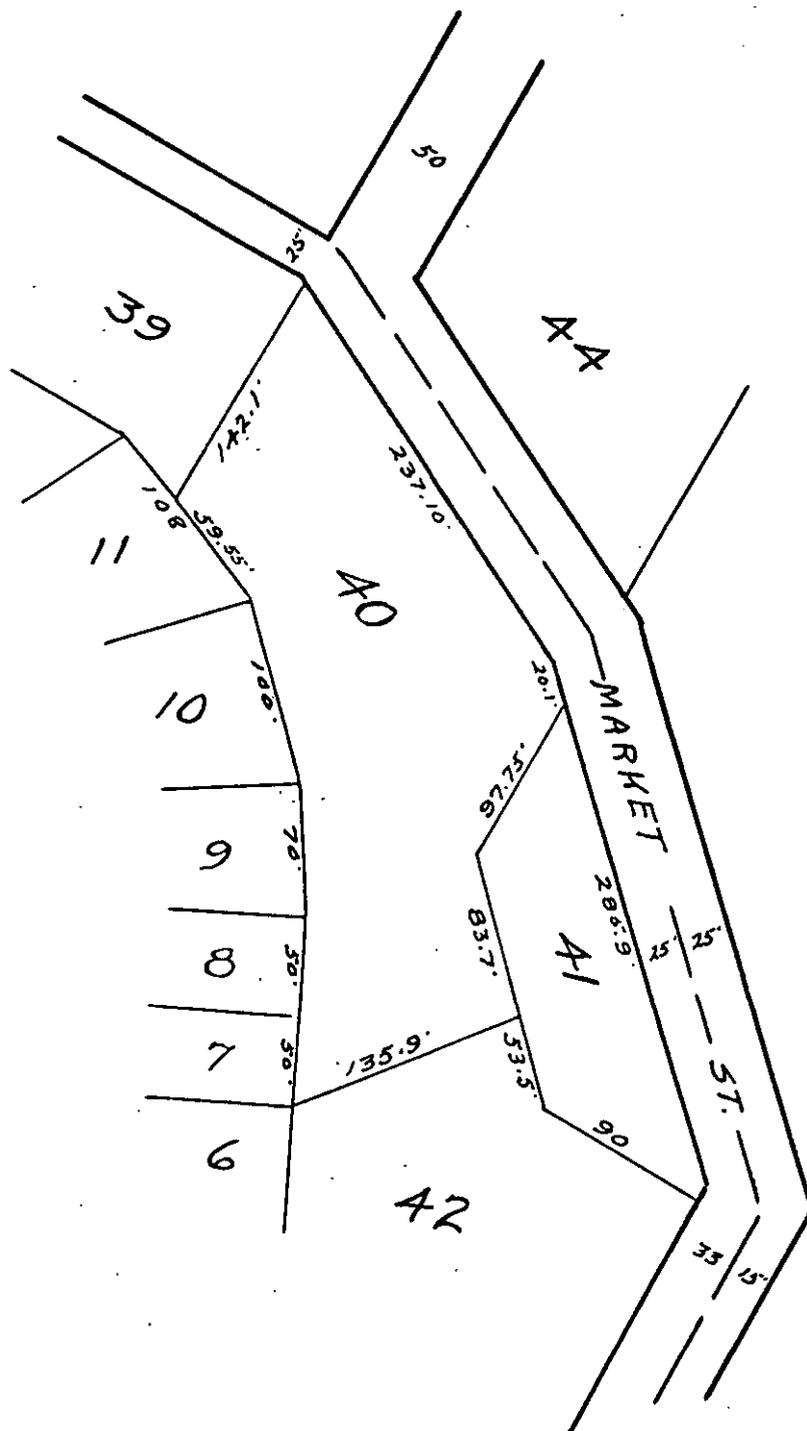
has caused these presents to be signed by its Vice President and attested by its Assistant Secretary, under its Corporate Seal this twenty-first day of April, 1925 at 8:00 A. M.

Security Title Insurance and Guarantee Company

By John P. Prince
Vice President.
Attest Wm. H. Jackson
Asst. Secretary.

Countersigned
Geo. W. Chapman
Manager.

THE (or other) subdivision is shown by the lines and dots, and by the numbers:



SECURITY TITLE INSURANCE AND GUARANTEE COMPANY

GUARANTEE.

Lot 40 of Overlook

Ridge Tract.

SECURITY TITLE INSURANCE AND GUARANTEE COMPANY

632-4 SEVENTH STREET
RIVERSIDE, CALIFORNIA
GUARANTEE FUND
\$ 100,000.00
DEPOSITED WITH
TREASURER OF
STATE OF CALIFORNIA

POLICIES OF TITLE INSURANCE GUARANTEES OF TITLE CERTIFICATES AND ABSTRACTS OF TITLE FORECLOSURE SEARCHES AND ESCROW SERVICE

Covering Property in the Counties of

*Fresno, Riverside, San Joaquin, Stanislaus, Madera, Tulare,
Merced, Kings, Santa Barbara, San Luis Obispo, Ventura*

may be obtained from any of the following named companies
—all being under joint ownership, to-wit:

Fresno County Abstract Company
1136 Fulton Street Phone 4481
FRESNO, CALIFORNIA

Santa Barbara Abstract and Guaranty Co.
1014 State Street Phone 3454
SANTA BARBARA, CALIFORNIA

Security Title Insurance and Guarantee Co.
632-4 Seventh Street Phone 87
RIVERSIDE, CALIFORNIA

Merced Title Guaranty Company
522 17th Street Phone 477
MERCED, CALIFORNIA

San Joaquin County Abstract Company
15 S. Hunter Street Phone 318
STOCKTON, CALIFORNIA

Madera Abstract Company
Phone 20
MADERA, CALIFORNIA

Stockton Guaranty Title Company
36 N. San Joaquin Street Phone 838
STOCKTON, CALIFORNIA

Visalia Abstract Company
Title Ins. Bldg. Phone 501
VISALIA, CALIFORNIA

Stanislaus Land and Abstract Company
1013 I Street Phone 94
MODESTO, CALIFORNIA

Security Title Insurance and Guarantee Co.
975 Osos Street
SAN LUIS OBISPO, CALIFORNIA

*Prompt and satisfactory title service is made possible through
maintenance of full and complete title searching plans
in the various counties*

Security Title Insurance Company and Guarantee

Affiliated in ownership with the oldest, largest and
strongest title companies in the counties served

Combined Assets More Than \$1,000,000

Head Office, 1136 Fulton Street FRESNO, CALIFORNIA