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in the year nineteen hundred and ~~twenty-eight~~ between the RIVERSIDE

907

TITLE COMPANY, a corporation,

a corporation duly organized and existing under the laws of the State of California,
party of the first part, and CITY OF RIVERSIDE, a municipal corporation,

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part y of the second part,

Witnesseth: That in pursuance of a resolution duly passed by the Board of Directors of
said corporation, at a meeting of said Board of Directors duly assembled, and for and in consider-
ation of the sum of Ten and No/100ths

(\$10.00) DOLLARS,

to it paid by the said party of the second part, the receipt whereof is hereby acknowledged,
the said party of the first part doth 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 real
property situate in the County of Riverside, City of Riverside
State of California, and more particularly described as follows, to-wit:

*Description
OK
W. E. Mumby,
Deputy City Eng.*

Lot 1 of the Overlook Ridge Tract, as shown by
Map on file in Book 4 page 94 of Maps, records of
Riverside County, California; also that portion of Lots
2 and 3 of said Overlook Ridge Tract, described as follows:
Beginning at the Northeasterly corner of said Lot
3;
Thence Southerly along the Easterly line of said
Lots 2 and 3, 57.95 feet to the most Northerly corner
of said Lot 1;
Thence Southwesterly along the Northwesterly line
of said Lot 1, 21.57 feet;
Thence Northerly, 71.7 feet more or less to
the point of beginning.

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in any wise appertaining, and the reversion and reversions, remainder and re-
mainders, rents, issues and profits thereof.

To Have and to Hold, all and singular the said premises, together with the appurtenances,
unto the said party of the second part, its successors and assigns forever.

In Witness Whereof, the said party of the first part hath, by resolution of its Board of
Directors, caused its corporate name and seal to be hereunto affixed and hath by said resolu-
tion caused these presents to be executed by its President and Secretary.

RIVERSIDE TITLE COMPANY

By Emerson L. Holt Vice President
Attest: *Clare White* Asst Secretary

(CORPORATE SEAL)

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

On this 25th day of January in the year one thousand nine hundred and twenty-eight before me Leonard White

a Notary Public in and for said County and State, personally appeared Emerson L. Holt, known to me to be the Vice President, and Cline C. White, known to me to be the Asst. Secretary of the corporation that executed the within and foregoing instrument, and known to me to be the persons who executed the within and foregoing instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

Leonard White

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

The above instrument approved as to form.

Walter C. Davison
CITY ATTORNEY OF THE CITY OF RIVERSIDE, CALIF.

Corporation Deed

Riverside Title Company.

TO

City of Riverside

Dated January 25, 1928

500 1 24

No. 64929

Please Return To

*A. Albert Mills, City Clerk
Riverside, Calif.*

RIVERSIDE TITLE COMPANY

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1929
Return To
Mills, City Clerk
Riverside, Calif.
TITLE COMPANY

RESOLUTION NO. 1295 (NEW SERIES)

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

RESOLVED: by the Common Council of the City of Riverside, that deed dated January 25, 1928, executed by RIVERSIDE TITLE COMPANY, a corporation, to the CITY OF RIVERSIDE, a municipal corporation, of the County of Riverside, State of California, for the following described premises situated in the City of Riverside, County of Riverside, State of California, and more particularly described as follows, to-wit:

Lot 1 of the Overlook Ridge Tract, as shown by Map on file in Book 4 page 94 of Maps, records of Riverside County, California; also that portion of Lots 2 and 3 of said Overlook Ridge Tract, described as follows:

- Beginning at the Northeasterly corner of said Lot 3;
- Thence Southerly along the Easterly line of said Lots 2 and 3, 57.95 feet to the most Northerly corner of said Lot 1;
- Thence Southwesterly along the Northwesterly line of said Lot 1, 21.57 feet;
- Thence Northerly, 71.7 feet more or less to the point of beginning,

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 Recorder of Riverside County, California, and thereafter filed in the office of the City Engineer of said City.

I, G. Albert Mills, the duly elected, qualified and acting Clerk of the City of Riverside, California, do hereby certify that the foregoing resolution was duly and regularly introduced and adopted by the Common Council of the City of Riverside, California, at its meeting held on the 31st day of January, 1928, by the following vote:

- Ayes: Councilmen Redman, Backstrand, Taylor, Lord, Pearse and Wells.
- Noes: None.
- Absent: None.

G. Albert Mills
Clerk of the City of Riverside.

I hereby approve the foregoing resolution this 1st day of February, 1928.

Edward M. Dighton
Mayor of the City of Riverside.

RIVERSIDE TITLE COMPANY

to

CITY OF RIVERSIDE.

City of Riverside
706

RECEIVED	INDEXED	RECORDED
50	1	1
CITY OF RIVERSIDE		
CITY CLERK		
COST \$750.00		
DEEDS		
384 st		
CITY OF RIVERSIDE COUNTY		
CALIFORNIA		
Deputy Recorder		
<i>Wore/10</i>		

COMPLETED

A. Lambert

E. Kelling

Wore/10

INDEXED
BOOK & FILED

907
PRESIDENT
EMERSON L. HOLT
VICE-PRESIDENT
LEONARD WHITE
ESCROW OFFICER

CHAS. E. JOHNSON
MANAGER & TREASURER

SARAU & THOMPSON
COUNSEL

ELIZABETH SCRANTON
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

DIRECTORS

WM. H. ALLEN, JR., PRES.
M. B. HELLMAN, VICE-PRES.
H. W. O'MELVENY, VICE-PRES.
L. J. BEYNON, VICE-PRES.
O. P. CLARK, SEC'Y & TREAS.

CAPITAL AND SURPLUS
OVER
\$9,000,000.00

DIRECTORS

WM. R. STAATS
W. M. CASWELL
H. C. ALLEN
WM. H. BURNHAM
H. M. ROBINSON
W. HERBERT ALLEN
STUART O'MELVENY
T. J. BRANT

No. 64929.

34/88.

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 \$ 1000.00 that the said title, as appears from said records, is vested in

CITY OF RIVERSIDE,

a Municipal Corporation.

Free From All Encumbrances,

Except, 1st:-

Sewer Assessment #217 for the construction of the South Side Sewer, dated February 21, 1924. Diagram #5383-5384, covering all of Lots 2 and 3 hereinafter described. Original amount \$7.38. Present amount and condition may be

ascertained from the County Tax Collector.

Except, 2nd:-

A Right of Way reserved to the Riverside Water Company and its successors and assigns, for the construction, maintenance and repair of canals, ditches and other conduits of water that may be required by said Company; also the Right of Way over and through any of the lands bordering on Spring Brook for the purpose of developing the water of said brook for pumping works and other machinery for elevating said water for domestic use, irrigation and other purposes.

Except, 3rd:-

A Covenant contained in Deed from W. S. Wilson and Jane B. Wilson, his wife, to J. Royal Lemon, recorded June 26, 1908 in Book 257 page 360 of Deeds, records of Riverside County, California, that any dwelling erected on Lot 1 hereinafter described shall cost not less than \$2000.00.

-: 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:-

Lot One (1) of the Overlook Ridge Tract, as shown by Map on file in Book 4 page 94 of Maps, records of Riverside County, California; also that portion of Lots Two (2) and Three (3) of said Overlook Ridge Tract, described as follows:-

Beginning at the Northeasterly corner of said Lot Three (3);

Thence Southerly along the Easterly line of said Lots Two (2) and Three (3), Fifty-seven and Ninety-five Hundredths (57.95) feet to the most Northerly corner of said Lot One (1);

Thence Southwesterly along the Northwesterly line of said Lot One (1), Twenty-one and Fifty-seven Hundredths

(21.57) feet;

Thence Northerly Seventy-one and Seven Tenths (71.7) feet more or less 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 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 February, 1928 at 1:50 o'clock P. M.

RIVERSIDE TITLE COMPANY

By J. W. Hoover President
Attest: Clara C. White Assistant Secretary
Countersigned Chas. Johnson Manager

TITLE INSURANCE AND TRUST COMPANY

By William H. Allen President
Attest: Chas. Johnson Assistant Secretary

RIVERSIDE TITLE COMPANY

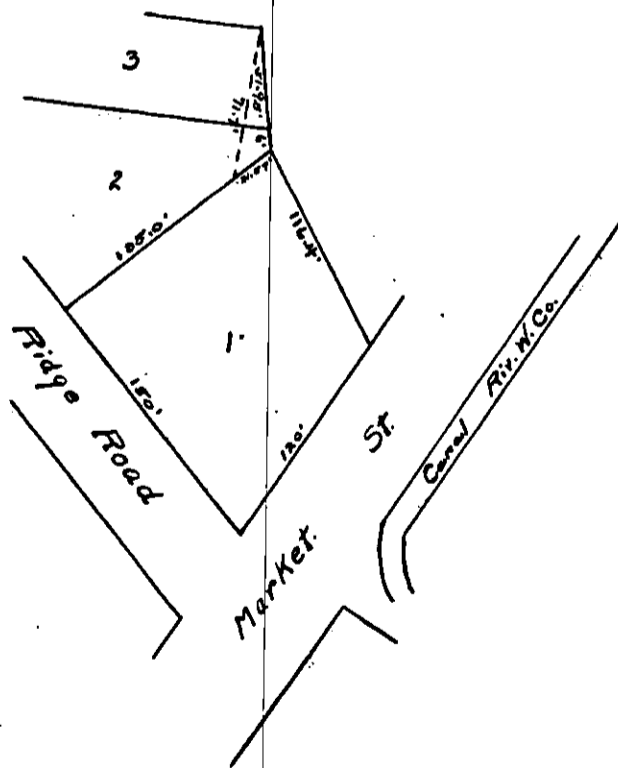
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PLAT
Lot 1 and por. of Lots 2 and 3 of Overlook
Ridge Tract.

MAP BOOK 4 PAGE 94 RIV. CO. CAL.

Scale 100 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

WALTER D. CLARK, Prompt Printer, Riverside, Cal.

907



RECORDED
64929

RIVERSIDE TITLE COMPANY

CERTIFICATE OF TITLE
TO

Lot 1 and portion
Lots 2 and 3 of
Overlook Ridge Tr.

GUARANTEED
BY

THE INSURANCE
AND
TRUST COMPANY
LOS ANGELES, CAL.

Capital and Surplus,
OVER
\$9,000,000

840 MAIN STREET
RIVERSIDE,
CAL.
CHAS. E. JOHNSON,
MANAGER.

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