

in the year of our Lord one thousand nine hundred and twenty-nine

971

Between W. J. Hole and Mary B. Hole, his wife

and City of Riverside the parties of the first part,

Witnesseth: That the said parties of the first part, for and in consideration of the sum of Ten Dollars Dollars,

Gold Coin of the United States of America, to us in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain and sell, convey and confirm, unto the said party of the second part, and to heirs and assigns forever, all that certain and real property situate in the Riverside County of Riverside, State of California, and particularly described as follows:

City Engineer

A portion of Lot 1, Block 3 of Randolph Subdivision, as shown by map on file in Book 16, page 39 of Maps, records of Riverside County, California, described as follows; Beginning at the Northeasterly corner of said Lot 1, thence on the easterly line of said lot South 00 degrees-24 minutes West 86.20 feet; thence North 65 degrees-08 minutes West 208.15 feet to the northerly line of said lot; thence on said northerly line South 89 degrees-36 minutes East 189.46 feet to the point of beginning, and reserving therefrom for road purposes, as strip 25 feet wide along the southwesterly line thereof; estimated to contain 0.19 A; sub-to rights of way, restrictions and reservations as of record.

The above instrument approved as to form. [Signature] CITY ATTORNEY OF THE CITY OF RIVERSIDE, CALIF.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, 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, and to heirs and assigns forever.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seal the day and year in this indenture first above written.

Signed and Sealed in the presence of

[Signature] [SEAL]  
[Signature] [SEAL]  
[SEAL]  
[SEAL]

STATE OF CALIFORNIA

Riverside } ss.  
County of ~~SAN BERNARDINO~~

On this 1st day of June in the year of our Lord one  
thousand nine hundred and 29 before me E. C. Bennett  
a Notary Public in and for said County of ~~SAN BERNARDINO~~ Riverside State of California, residing therein, duly com-  
missioned and sworn, personally appeared W. J. Hole and Mary B.

Hole, his wife,

known to me to be the person and described in and whose name is are subscribed to the foregoing  
instrument, and they acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed  
my official seal the day and year in this Certificate first  
above written.

E. C. Bennett

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

DEED

W. J. Hole and Mary B.

Hole, his wife

TO

CITY OF RIVERSIDE

Dated June 1, 1929

W. J. Hole

R.T.C. Order

R.T. Co. Cide

RESOLUTION NO. 1691 (NEW SERIES)

RESOLUTION OF THE COUNCIL OF THE CITY OF RIVERSIDE,  
CALIFORNIA, ACCEPTING A DEED.

RESOLVED; by the Council of the City of Riverside, California, that  
deed dated June 1, 1929, executed by W. J. HOLE and MARY B. HOLE, his wife, 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 partic-  
ularly described as follows, to-wit:

A portion of Lot 1, Block 3 of Randolph Subdivision, as shown by  
map on file in Book 16, page 39 of Maps, records of Riverside County, Calif-  
ornia, described as follows; Beginning at the Northeasterly corner of said  
Lot 1, thence on the easterly line of said lot South 00 degrees-24 minutes  
West 86.20 feet; thence North 65 degrees-08 minutes West 208.15 feet to the  
northerly line of said lot; thence on said northerly line South 89 degrees-  
36 minutes East 189.46 feet to the point of beginning, and reserving there-  
from for road purposes, as strip 25 feet wide along the southwesterly line  
thereof; estimated to contain 0.19 A; sub-to rights of way, restrictions and  
reservations as of record,

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 of Riverside.

I, G. Albert Mills, the duly elected, qualified and acting Clerk of  
the City of Riverside, California, hereby certify that the foregoing resolution  
was duly and regularly introduced and adopted by the Council of said City, at  
its meeting held on the 15th day of April, 1930, by the following vote:

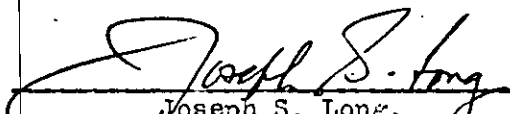
Ayes: Councilmen Redman, Backstrand, Taylor, Lindsley, Pearse, Wells  
and Lohrli.

Noes: None.

Absent: None.

  
G. Albert Mills,  
Clerk of the City of Riverside.

I hereby approve the foregoing resolution this 15th day of April, 1930.

  
Joseph S. Long,  
Mayor of the City of Riverside.

DEED 3587

W. J. HOLE  
to  
CITY OF RIVERSIDE

RANDOLPH SUBDIVISION

*City of Riverside*

176

RECEIVED RECORD

APR 18 1930

at 8 o'clock P.M. at

*City Clerk*

Copied in Book No. 849 of

Page 264 of

secy. Records of Riverside County,

California,

JACK A. FROST

Recorder.

By *J.R. Row*

City Recorder.

Code *Manly*

*L. H. Hyde*

INDEXED  
Book of 1899

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

CHAS. E. JOHNSON  
MANAGER & TREASURER

SARAU & THOMPSON  
COUNSEL

ELIZABETH B. 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. 88972

38/230

**UNLIMITED CERTIFICATE  
AND  
GUARANTEE OF TITLE**

Issued for the benefit and protection of

W. J. Hole and Mary B. Hole

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 \$ 500 .00 that the said title, as appears from said records, is vested in

W. J. HOLE AND MARY B. HOLE,  
his wife, as joint tenants.

Free From All Encumbrances,

Except, 1st:-

County Taxes for the fiscal year 1930-31, payable in October 1930.

Except, 2nd:-

Second Installment of County Taxes for the fiscal year 1929-30. Vol. C2/310. Assmt. No. 23202. Assmt. covers other

also. Amount on portion including this, \$2.25.

Also any Assessment of Road Improvement District #17 payable in connection with County Taxes during the years 1927 to 1942 inclusive.

Except, 3rd:-

Rights of Way reserved to the Jurupa Land and Water Company and the Stearns Ranchos Company to construct and maintain over and upon the hereinafter described property, canals, ditches, pipe lines or any conduits for the conveyance of water for the irrigation of other lands in said Rancho.

Except, 4th:-

Right of Way granted to the City of Riverside, by Deed recorded April 19, 1910 in Book 304 page 103 of Deeds, records of Riverside County, California, for flow of storm water of the Washington-Munro Storm District.

Except, 5th:-

A Right of Way 10 feet wide for a pipe line over and across a portion of the hereinafter described property, as conveyed to the City of Riverside, a Municipal Corporation, by Deed recorded April 19, 1910 in Book 304 page 100 of Deeds, records of Riverside County, California.

Subject to conditions and privileges as set out therein.

Except, 6th:-

A Right of Way for water ditches, canals, pipe lines, etc., for conveying and distributing water for domestic and irrigating purposes, as set out in Deed to the Twin Buttes Water Company, recorded August 11, 1919 in Book 508 page 101 of Deeds, records of Riverside County, California.

Except, 7th:-

A Perpetual Easement in and over the hereinafter described property, for the construction, maintenance and operation therein or thereon of pipes or conduits, poles, wires, ditches, canals and other means of conveying electricity power and water,

[SEAL]

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[SEAL]

such electricity shall be used for the operation of Pumping Plants operated by the Arlington Mutual Water Company, its successors or assigns, the Security Trust & Savings Bank, a corporation, reserving all rights pertaining to the use of electricity and power for all other purposes; as fully set out in that certain Deed recorded February 13, 1925 in Book 629 page 218 of Deeds, records of Riverside County, California.

Except, 8th:-

A Reservation, Easement and Right of bathing, boating, hunting, fishing and for the construction and rebuilding of a reservoir or artificial lake; also a right of way for foot paths and driveways; as reserved in Deed from Security Trust & Savings Bank, a corporation, recorded in Book 629 page 218 of Deeds, records of Riverside County, California.

Except, 9th:-

A Permanent Easement and Right of Way in and over the hereinafter described property to excavate for and lay, construct, maintain, operate, repair, alter, replace and remove a line of pipes or lines of pipes, ditches for flumes, together with any or all fittings appurtenant thereto, for the conveyance of water in, over and across said lands, etc., as conveyed by Security Trust & Savings Bank, a corporation, to Citizens Domestic Water Company, a corporation, by Deed recorded March 18, 1926 in Book 663 page 591 of Deeds, records of Riverside County, California.

- : D E S C R I P T I O N : -

In Road Improvement District No. 17, County of Riverside, State of California, and described as follows:-

All that portion of Lot 1, Block 3 of the Randolph Subdivision, as shown by Map on file in Book 16 page 39 of Maps, records of Riverside County, California, particularly described as follows:-

Beginning at the Northeasterly corner of said Lot 1;

[SEAL]

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[SEAL]

THENCE SOUTH 0° 24' West along the Easterly line of said Lot, 86.20 feet;

Thence North 65° 08' West, 208.15 feet to the Northerly line of said Lot;

Thence South 89° 36' East, along the Northerly line of said Lot, 189.46 feet to the point of beginning.

Excepting therefrom for road purposes, a strip of land 25 feet wide along the Southerly line thereof.

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:

- Adverse claims or rights not shown by such official records.
- 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.
- 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.
- Proceedings for municipal or district improvements by local assessment unless such assessment has become a record lien.
- The validity of any easement, lease, declaration of homestead, attachment, public assessment, tax sale or money judgment mentioned herein.
- 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.
- 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 3rd  
day of April 1930 at 8:30 o'clock A.M.

RIVERSIDE TITLE COMPANY

By J.W. Covell President

Attest: Berulah M. Vaughn Assistant Secretary

Countersigned Rus Johnson Manager

TITLE INSURANCE AND TRUST COMPANY

By William H. Albaugh President

Attest: Rus Johnson Assistant Secretary

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[SEAL]



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100 111.02  
101.12.13 111.02

111.0. 12  
100 111.02

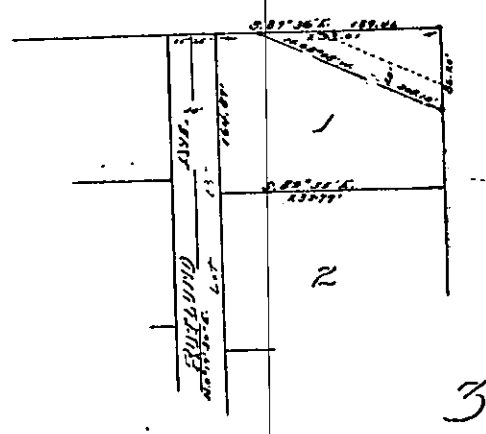


**PLAT**

Por. Lot 1, Block 3, Randolph  
Subdivision.

MAP BOOK 16 PAGE 39 RIV. CO. CAL.

Scale 200 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

*[Handwritten signature]* [SEAL]

[SEAL]

971

NUMBER  
68972

# RIVERSIDE TITLE COMPANY

CERTIFICATE OF TITLE

TO

Por. of Lot 1, Blk. 3  
of Randolph Subd.

---

W. J. Hole et ux.

GUARANTEED

BY

**TITLE INSURANCE  
AND  
TRUST COMPANY**  
LOS ANGELES, CALIF.

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

**FIDELITY AND SURETY**  
CORPORATION

140 WEST 10TH STREET  
SAN ANTONIO, TEXAS

*W. J. Hole et ux.*  
ALBERT J. WILSON,  
Clerk

