

In Consideration of ---Ten and no/100--- Dollars

LEONARD A. HARTMAN, a single man

995

Do<sup>es</sup> Hereby Grant to CITY OF RIVERSIDE, a municipal corporation

all that Real Property situate in the City of Riverside

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

10/2/30

That portion of Lot 19 of E. N. Smith's Subdivision as shown by map on file in Book 5, page 179 of Maps, Riverside County Records, by metes and bounds; beginning on the Southeasterly line of Main Street at a point 147 feet Southwesterly from the most Northerly corner of said Lot; thence Southeasterly parallel with the North-easterly line thereof, 120 feet; thence Northeasterly parallel with the Southeasterly line of Main Street, 37 feet to the Southwesterly line of Russell Street as con-veyed to City of Riverside by deed executed by Leonard A. Hartman, and recorded in Book 744 at page 502 of Deeds, Riverside County Records; thence Northwesterly on the South-westerly line of Russell Street so conveyed, to the South-easterly line of Main Street; thence Southwesterly on the Southeasterly line of Main Street, 37 feet to the point of beginning.

Subject to rights of way, reservations and restrictions as of record.

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

WITNESS my hand this 30th day of September, 1930

*Leonard A. Hartman*

995

STATE OF CALIFORNIA,

County of Riverside } ss.

On this 3rd day of November in the year one thousand nine hundred thirty, before me, Delbert E. Harris

a Notary Public in and for said County and State, personally appeared

Leonard A. Hartman, a single man

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

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

*Delbert E. Harris*  
Notary Public in and for said County and State.

# Grant Deed

INDIVIDUAL

Leonard A. Hartman

TO

City of Riverside

Dated September 30, 1930

Order No. 96732/16421

When recorded, please mail this instrument

City Clerk

Riverside Calif

City Hall

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

Full and Complete TITLE and  
ESCROW Service Furnished  
at the Following Offices:

- LOS ANGELES  
530 W. Sixth Street
- FRESNO  
1136 Fulton Street
- MADERA  
129 South "D" Street
- MERCED  
652 17th Street
- MODESTO  
1013 "I" Street
- RIVERSIDE  
Elgin and Orange
- SAN BERNARDINO  
480 Dourt Street
- REDLANDS  
12 West Citrus Street
- SANTA ANA  
313 N. Broadway
- EL CENTRO  
678 Main Street
- SAN LUIS OBISPO  
1119 Chorro Street
- SANTA BARBARA  
1014 State Street
- STOCKTON  
30 North San Joaquin Street
- VISALIA  
Locust and Acquia Streets
- HANFORD  
207 West Seventh Street
- BAKERSFIELD  
1704 Chester Ave.
- JACKSON  
Amador County
- SAN ANDREAS  
Calaveras County
- VENTURA  
471 E. Main Street
- SONORA  
Tuolumne County

This Blank Is Not For Sale

**Security Title Insurance  
and  
Guaranty Company**

CALIFORNIA

1 RESOLUTION NO. 1760 (NEW SERIES)

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

4 RESOLVED; by the Council of the City of Riverside, California,  
5 that deed dated September 30, 1930. executed by LEONARD A. HARTMAN, a  
6 single man, to the CITY OF RIVERSIDE, a municipal corporation, of the  
7 County of Riverside, State of California, for the following described  
8 premises situated in the City of Riverside, County of Riverside, State  
9 of California, and more particularly described as follows, to-wit:

10 That portion of Lot 19 of E. N. Smith's Subdivision as shown  
11 by map on file in Book 5, page 179 of Maps, Riverside County Records, by  
12 metes and bounds; beginning on the Southeasterly line of Main Street at  
13 a point 147 feet Southwesterly from the most Northerly corner of said Lot;  
14 thence Southeasterly parallel with the Northeasterly line thereof, 120  
15 feet; thence Northeasterly parallel with the Southeasterly line of Main  
16 Street, 37 feet to the Southwesterly line of Russell Street as conveyed  
17 to City of Riverside by deed executed by Leonard A. Hartman, and recorded  
18 in Book 744 at page 502 of Deeds, Riverside County Records; thence North-  
19 westerly on the Southwesterly line of Russell Street so conveyed, to the  
20 Southeasterly line of Main Street; thence Southwesterly on the Southeast-  
21 erly line of Main Street, 37 feet to the point of beginning,

22 be, and the same is hereby, accepted; and

23 BE IT FURTHER RESOLVED; that a copy of this resolution be attached  
24 to said deed and that the same be recorded in the office of the County Re-  
25 corder of Riverside County, California, and thereafter filed in the office  
26 of the City Engineer of said City of Riverside.

27 I, G. Albert Mills, the duly elected, qualified and acting Clerk  
28 of the City of Riverside, California, hereby certify that the foregoing  
29 resolution was duly and regularly introduced and adopted by the Council of  
30 said City at its meeting held on the 5th day of November, 1930, by the fol-  
31 lowing vote:

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

Noes: None.

Absent: Councilman Pearse.

  
Clerk of the City of Riverside.

I hereby approve the foregoing resolution this 5th day of November,  
1930.

  
Mayor of the City of Riverside.

650  
DEED

LEONARD A. HARTMAN

to

CITY OF RIVERSIDE

9/27/32/16428-A

*City Clerk  
Riverside Calif.  
Security Title Insurance Co.*

RECEIVED IN RECORD  
NOV 12 1930  
3 o'clock P.M. at  
REQUEST OF  
SECURITY TITLE INS. & GUAR. CO.

Copied in Book No. 878 of  
**DEEDS** page 525 at

sec. records of Riverside County,  
California.

JACK A. ROSS Recorder.  
By *J. S. Row* Deputy Recorder.  
Fees \$ *None* 10

INDEXED  
Book 878

COMPARIED  
E. Kellers  
Docu. 10  
Book 878

995 1930

# Security Title Insurance and Guarantee Company

Los Angeles Office, 530 West Sixth Street



**GENERAL OFFICERS**  
GLENN A. SCHAEFER, CHM. OF BOARD  
WAVERLY P. WAGGONER, PRESIDENT  
W. S. PORTER, EXEC. VICE PRES.  
R. S. PADGET, VICE PRES.  
GEO. H. WOODRUFF, VICE PRES.  
T. W. HAYMOND, SECRETARY

**RIVERSIDE OFFICERS**  
A. L. SLOAN, MANAGING DIRECTOR  
GLEN W. CHAPMAN, MANAGER  
F. E. DINSMORE, ASST. MANAGER  
VERN T. LAWSON, TITLE OFFICER

Security Title Insurance Building  
Eighth and Orange  
Riverside, California

Amount \$800.00.

Number 96732.  
LL/S-21.

## Policy of Title Insurance

### Security Title Insurance and Guarantee Company a California Corporation

herein called the Company, for a valuable consideration, paid for this Policy of Title Insurance,  
**Does Hereby Insure**  
City of Riverside (as to an  
interest in fee simple)

together with any other person or corporation included in the term the Insured as defined in this Policy, against loss or damage not exceeding Eight Hundred (\$800.00) - - - - dollars, which any Insured shall sustain by reason of title to the land described in Schedule A being vested at the date hereof otherwise than as therein stated, or by reason of unmarketability of the title of any vestee to or in said land on account of defects, liens, encumbrances and other matters not shown in Schedule B, or by reason of any defect in, or lien or encumbrance on said title, at the date hereof, other than defects, liens, encumbrances and other matters shown in Schedule B or by reason of any defect in the execution of any mortgage or deed of trust securing an indebtedness the owner of which is insured by this Policy or by reason of priority thereto of any lien or encumbrance at the date hereof except as shown in Schedule B, all subject, however, to the exceptions and conditions hereto annexed, which exceptions and conditions together with Schedules A and B are hereby made a part of this Policy.

IN WITNESS WHEREOF, SECURITY TITLE INSURANCE AND GUARANTEE COMPANY has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, this 12th day of November, 1930 at 3:00 P. M.

SECURITY TITLE INSURANCE AND GUARANTEE COMPANY,

By

Countersigned:

*Glen W. Chapman*  
Manager.

*Waverly P. Waggoner*  
President.

Attest: *Ada Smith*  
Assistant Secretary.

This Policy consists of 4 pages which are numbered at the end of each page.

**SCHEDULE A**

1. The title to said land is at the date hereof vested in

CITY OF RIVERSIDE,  
a municipal corporation.

2. The land referred to in this Policy is described as follows:

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

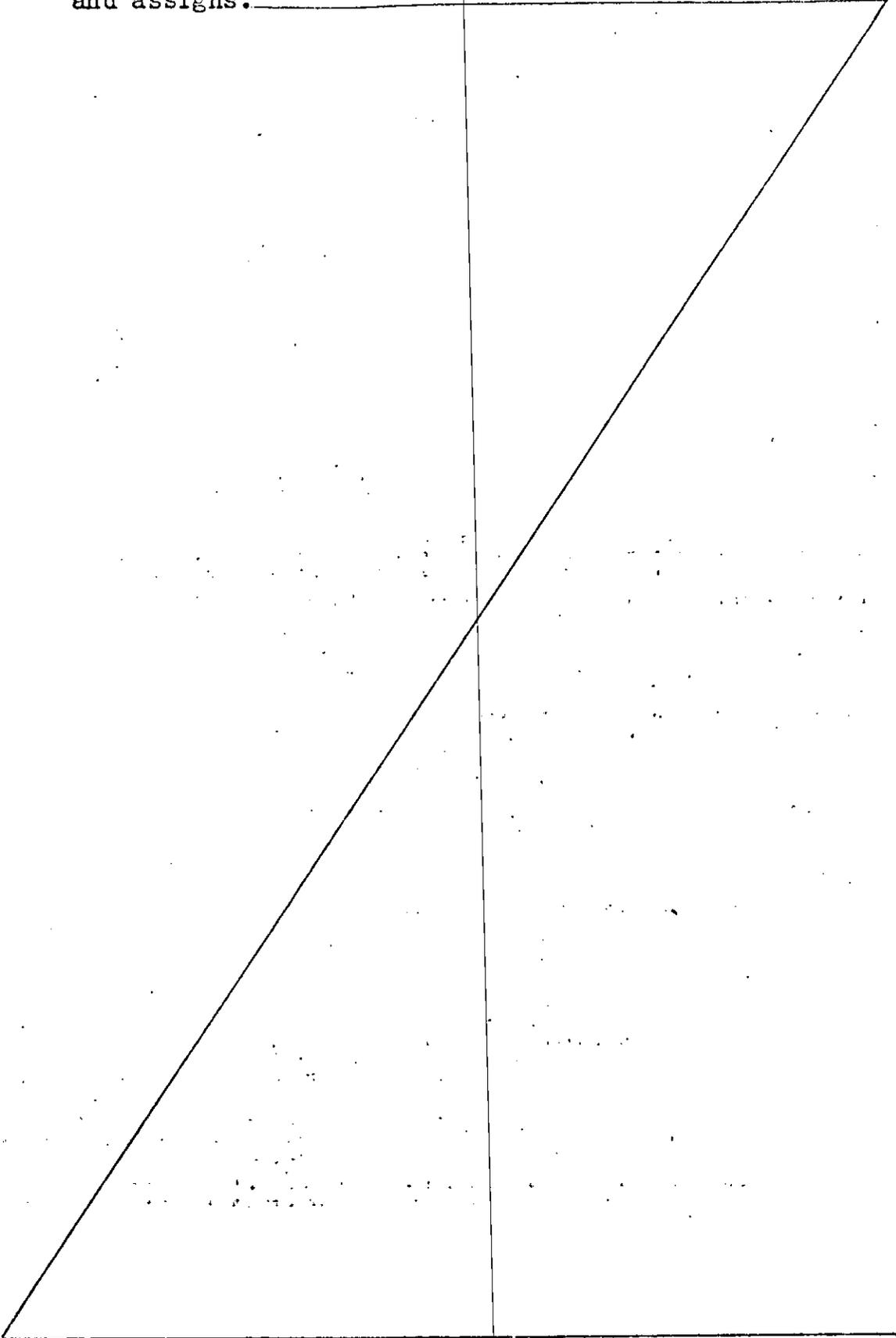
That portion of Lot Nineteen (19) of E. N. Smith's Subdivision, as shown by map on file in Book 5, at page 179 of Maps, Riverside County Records, by metes and bounds, beginning on the Southeasterly line of Main Street at a point One Hundred Forty-seven (147) feet Southwesterly from the most Northerly corner of said Lot; thence Southeasterly parallel with the Northeasterly line thereof, One Hundred Twenty (120) feet; thence Northeasterly parallel with the Southeasterly line of Main Street, Thirty-seven (37) feet to the Southwesterly line of Russell Street, as conveyed to the City of Riverside by Deed recorded in Book 744, page 502 of Deeds, December 12, 1927 Riverside County Records, thence Northwesterly on the Southwesterly line of Russell Street so conveyed to the Southeasterly line of Main Street; thence Southwesterly on the Southeasterly line of Main Street, Thirty-seven (37) feet to the point of beginning.

This is Page 2 of Policy No. 96732 consisting of 4 Pages.

**SCHEDULE B**

Defects, liens, encumbrances and other matters to which said land is subject in the order of priority shown:

1. A right of entry upon and a right of way over and through the lands herein described for the construction and maintenance of all necessary water pipes, ditches and other conduits that may be required by the Riverside Water Company, a corporation, its successors and assigns.



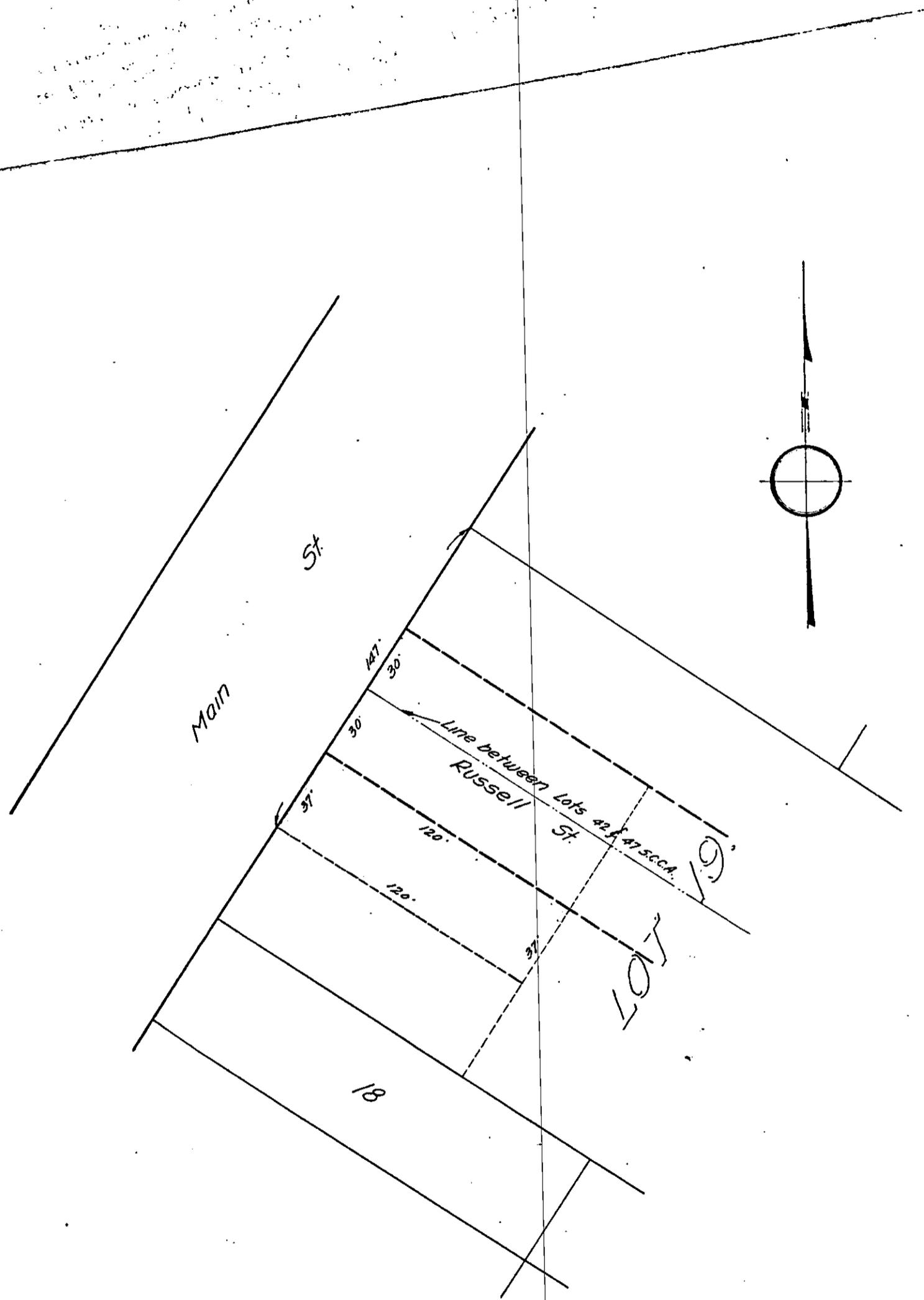
## EXCEPTIONS

The Company does not, by this Policy, insure against:

1. Any facts which a correct survey and inspection of said land would show; water rights; mining claims; rights or claims of parties in possession of any part of said land, easements, liens or encumbrances which are not shown by the official records of (a) the County of Riverside; (b) the City of Riverside ; (c) the Federal Offices at Los Angeles.
2. Assessments, taxes or obligations levied or created for any public or district improvement or purpose, unless at the date hereof the amount of such assessment, tax or obligation has been fixed, is payable and is shown as a lien by the official records of (a) the County of Riverside; or (b) the City of Riverside
3. Proceedings for municipal improvement, which, at the date hereof, are shown by the official records of the City of Riverside , but have not resulted in imposition of a lien upon, or establishment of an easement over, or adjudication of the right to a public use of, said land or any part thereof.
4. Action by any governmental agency for the purpose of regulating occupancy or use of said land or any building or structure thereon.

## CONDITIONS

1. The term "the Insured" includes all named as insured on the first page of this Policy and as to each insured owner of an indebtedness secured by mortgage or deed of trust shown in Schedule B, each successor in ownership of such indebtedness and any owner thereof, who acquires said land, or any part thereof, by foreclosure, trustee's sale, or other legal manner in satisfaction of said indebtedness, or any part thereof; and as to each other named Insured, if a person, any person or corporation deriving an estate or interest in said land as heir or devisee of such person, or if a corporation, any person or corporation deriving an estate or interest in said land by dissolution, merger or consolidation.
2. The Company at its own cost shall defend the Insured in all actions or proceedings commenced against the Insured founded upon a defect, lien or encumbrance insured against by this Policy and may pursue such litigation to final determination in the court of last resort. In case any such action or proceeding shall be begun, or in case knowledge shall come to any Insured of any claim of title or interest adverse to the title as insured, or which might cause loss or damage for which the Company shall or may be liable by virtue of this Policy, such Insured shall at once notify the Company thereof in writing. If such notice shall not be given to the Company at least five days before the appearance day in any such action or proceeding, or if such Insured shall not, in writing, promptly notify the Company of any defect, lien or encumbrance insured against or any such adverse claim which shall come to the knowledge of such Insured, in respect to which loss or damage is apprehended, then all liability of the Company as to each Insured having such notice in regard to the subject of such action, proceeding or claim shall cease and terminate, provided, however, that failure to so notify shall in no case prejudice the claim of any Insured unless the Company shall be actually prejudiced by such failure. In all cases where this Policy permits or requires the Company to prosecute or defend any action or proceeding, the Insured shall secure to it the right to so prosecute or defend such action or proceeding, and all appeals therein, and permit it to use, at its option, the name of the Insured for such purpose. The word "knowledge" in this paragraph means actual knowledge and does not refer to constructive knowledge or notice which may be imputed to the Insured by reason of any public record or otherwise.
3. The Company reserves the option to pay, settle or compromise for or in the name of the Insured, any claim insured against or to pay this Policy in full, and payment or tender of payment of the full amount of this Policy together with all costs which the Company is obligated hereunder to pay shall terminate all liability of the Company hereunder.
4. Whenever the Company shall have settled a claim under this Policy, it shall be subrogated to and be entitled to all rights, securities and remedies which the Insured would have had against any person or property in respect to such claim, had this Policy not been issued, and the Insured shall transfer or cause to be transferred to the Company such rights, securities and remedies, and permit it to use the name of the Insured for the recovery, retention or defense thereof. If the payment does not cover the loss of the Insured, the Company shall be subrogated to such rights, securities and remedies in the proportion which said payment bears to the amount of said loss.
5. The Company has the right and option, in case any loss is claimed under this Policy by an Insured owner of an indebtedness secured by mortgage or deed of trust, to pay such Insured the entire indebtedness of the mortgagor or trustor under said mortgage or deed of trust, together with all costs which the Company is obligated hereunder to pay, in which case the Company shall become the owner of, and such Insured shall at once assign and transfer to the Company said mortgage or deed of trust and the indebtedness thereby secured and such payment shall terminate all liability under this Policy to such Insured.
6. A statement in writing of any loss or damage for which it is claimed the Company is liable under this Policy shall be furnished to the Company within sixty days after such loss or damage shall have been ascertained. No action or proceeding for the recovery of any such loss or damage shall be instituted or maintained until after full compliance by the Insured with all the conditions imposed on the Insured by this Policy nor unless commenced within twelve months after receipt by the Company of such written statement.
7. The Company will pay, in addition to any loss insured against by this Policy, all costs imposed upon the Insured in litigation carried on by the Company for the Insured, and in litigation carried on by the Insured with the written authorization of the Company but not otherwise. The Company will not be liable for loss or damage by reason of defects, claims or encumbrances created subsequent to the date hereof or resulting in no pecuniary loss to the Insured, or for defects, claims or encumbrances created or suffered by the Insured claiming such loss or damage, or existing at the date of this Policy and known to the Insured claiming such loss or damage either at the date of this Policy or at the date such Insured claimant acquired an estate or interest insured by this Policy. The liability of the Company under this Policy shall in no case exceed in all the actual loss of the Insured and costs which the Company is obligated hereunder to pay and in no case shall such total liability exceed the amount of this Policy and said costs. All payments under this Policy shall reduce the amount of the insurance pro tanto and payment of loss or damage to an Insured owner of indebtedness shall reduce to that extent the liability of the Company to the Insured owner of said land. No payment can be demanded by any Insured without producing this Policy for indorsement of such payment.
8. Loss under this Policy shall be payable, first, to any Insured owner of indebtedness secured by mortgage or deed of trust shown in Schedule B, in the order of priority therein shown, and if such ownership vests in more than one, payment shall be made ratably as their respective interests may appear, and thereafter, or if there be no such Insured owner of indebtedness, any loss shall be payable to the other Insured, ratably as their respective interests may appear.
9. No provision or condition of this Policy can be waived or changed except by writing indorsed hereon or attached hereto signed by the President, a Vice-President, the Secretary or an Assistant Secretary of the Company.



96732

# POLICY ON GENERAL INSURANCE

Portion of Lot 19  
E N SMITHS SUB.

City of Riverside.

\*\*\*

Purchased from  
Leonard A. Hartman



## Security Title Insurance and Guarantee Company

EIGHTH AND ORANGE STREETS  
RIVERSIDE, CALIFORNIA  
UNDER DIRECT SUPERVISION OF THE  
STATE INSURANCE COMMISSIONER  
CAPITAL AND SURPLUS OVER  
\$2,000,000.00

Security Title Insurance Company  
ISSUES  
POLICIES OF TITLE INSURANCE AND  
ACTS AS ESCROW AGENT.  
GUARANTEE FUND  
\$100,000.00  
DEPOSITED WITH STATE  
TREASURER OF CALIFORNIA

### Security Title Insurance and Guarantee Company

ISSUES  
POLICIES OF TITLE INSURANCE AND TRANSACTS A GENERAL  
TITLE BUSINESS IN NINETEEN COUNTIES OF CALIFORNIA.  
THE COMPANY ALSO RENDERS A COMPLETE AND COMPREHENSIVE ESCROW  
SERVICE ON PROPERTY ANYWHERE.

ORDERS FOR EITHER SERVICE MAY BE PLACED THROUGH ANY OF ITS OFFICES

Amador County	Security Title Insurance and Guarantee Co. Jackson
Calaveras County	Security Title Insurance and Guarantee Co. San Andreas
Fresno County	Security Title Insurance and Guarantee Co. 1130 Fulton St. Fresno
Imperial County	Security Title Insurance and Guarantee Co. 678 Main St. El Centro
Kern County	Security Title Insurance and Guarantee Co. 1701 Chester Ave. Bakersfield
Kings County	Security Title Insurance and Guarantee Co. 207 West 7th St. Hanford
Los Angeles County	Security Title Insurance and Guarantee Co. 530 W. Sixth St. Los Angeles
Madera County	Security Title Insurance and Guarantee Co. Abstract Bldg. Madera
Merced County	Security Title Insurance and Guarantee Co. 552 17th St. Merced
Orange County	Security Title Insurance and Guarantee Co. 513 N. Broadway Santa Ana
Riverside County	Security Title Insurance and Guarantee Co. 8th and Orange Sts. Riverside
San Bernardino County	Security Title Insurance and Guarantee Co. 430 Court St. San Bernardino
San Joaquin County	Security Title Insurance and Guarantee Co. 50 N. San Joaquin St. Stockton
San Luis Obispo County	Security Title Insurance and Guarantee Co. 119 Chorro St. San Luis Obispo
Santa Barbara County	Security Title Insurance and Guarantee Co. 104 State St. Santa Barbara
Stanislaus County	Security Title Insurance and Guarantee Co. Title Insurance Bldg. Modesto
Tulare County	Security Title Insurance and Guarantee Co. Title Insurance Bldg. Visalia
Tuolumne County	Security Title Insurance and Guarantee Co. Sonoma
Ventura County	Security Title Insurance and Guarantee Co. 471 E. Main St. Ventura

### Security Title Insurance and Guarantee Company