

CITY OF RIVERSIDE  
to BK. 664-P. 247  
WILLIAM RUPERT CHAWNER ET AL

THIS INDENTURE, made the 20th day of January in the year of our Lord one Thousand nine hundred twenty six, between the CITY OF RIVERSIDE, a municipal corporation, of the County of Riverside, State of California, party of the first part, and WILLIAM RUPERT CHOWNER and MARY MARGARET CHOWNER, his wife, as joint tenants, with the right of survivorship, and not as tenants in common, parties of the second part.

WITNESSETH: That for and in consideration of the sum of Ten and no/100 dollars, in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, the said party of the first part does by these presents grant, bargain, sell, convey and confirm unto the said parties of the second part, as joint tenants, all that certain lot or parcel of land situate in the City of Riverside, County of Riverside, State of California, and bounded and particularly described as follows, to-wit:

Lot 1, City Park Tract, as said tract is recorded in Book 13 of Maps, Page 82, Records of Riverside County, California.

This lot is conveyed subject to the restrictions running with the property, that the lot shall be used for residence purposes only, and not more than one residence shall be erected and maintained on said lot, and the front line thereof shall be set back 25 feet from the property line, facing Houghton Avenue, and a garage will be allowed, either single or double, and it may be part of the house, but, in any event the front of such garage shall not be nearer the street than is the line of house. Any dwelling erected on said property shall cost not less than \$5000.00 and shall be of

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a neat and attractive design, and any garage erected shall be in harmony with the dwelling.

The above property is granted, and the grantee accepts the title to ~~said~~ property with the following covenants running with the land, and as part consideration thereof, to-wit: If said lot shall ever be leased, rented or conveyed to or occupied by any person of other than Caucasian Race, or if said lot shall be used for other than dwelling house purposes; or if more than one dwelling house shall be erected or moved upon said lot at any one time; or if any store or business building, apartment house, tenement house or double house, shall ever be erected upon said lot; or if any dwelling erected or moved upon said lot shall cost and be reasonably worth less than \$5000.00, or if any dwelling erected or moved upon said lot shall not be set back 25 feet from the front property line; or if any building erected or moved upon said lot to be used for private garage purposes is not located as above set forth; or if such a garage is occupied as a residence; then in such case, the title to such property shall revert to the grantor herein, its successors or assigns, provided however, that no forfeiture or re-entry thereunder shall operate to impair or render invalid the lien of any mortgage or deed of trust made in good faith on said lot and improvements thereon, and further provided, that each and every one of the restrictions herein imposed shall remain in full force and effect for a period of twenty-five (25) years from date hereof.

SUBJECT to right of way if any of record to the Riverside Water Company.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversions and reversioners, 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 parties of the second part, as joint tenants.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand the day and year first above written.

City of Riverside,

J. F. Jarvis, Mayor,

Attest C. B. Burns, City Clerk.

Record Feb. 17, 1926

*Records of Riverside  
County*