

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest in those certain water rights ~~property~~, possession, claim and demand whatsoever, as well in law as in equity, of the said parties of the first part, of, in or to the said premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said party Y. of the second part, and to its successors heirs and assigns forever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand S. and seal S., the day and year first above written.

Signed, Sealed and Delivered in the Presence of

The above instrument approved as to form.

[Signature]
CITY ATTORNEY OF THE CITY OF RIVERSIDE, CALIF.

[Signature] (Seal)

[Signature] (Seal)

(Seal)

NO. 5223
PLEASE RETURN TO
CITY CLERK,
Riverside, Calif.
Quitclaim Deed
RIVERSIDE TITLE COMPANY
Frank Wyatt et ux
-TO-
City of Riverside,
Dated May 20th, 19 31
WALTER D. CLARK, PROMPT PRINTER, RIVERSIDE, CAL.

State of California, } ss.
County of Riverside, }

On this 20th day of May in the year one thousand nine hundred and 31, before me, Chas. E. Johnson, a Notary Public, in and for said County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared Frank Wyatt and Pauline V. Wyatt

personally known to me to be the person S. described in and whose name S. are subscribed to and who executed the within instrument, and acknowledged to me that he Y. executed the same freely and voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal at my office in Riverside, in the said County the day and year in this Certificate first above written.

[Signature]
Notary Public in and for Riverside County, State of California

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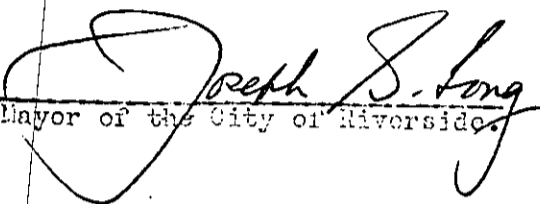
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Absent: None.


 City Clerk of the City of Riverside.

I hereby approve the foregoing resolution this 18th day of June, 1931.


 Mayor of the City of Riverside.

QUITCLAIM DEED

FRANK WYATT, ET UX

TO
CITY OF RIVERSIDE.

NO. 73428

PLEASE RETURN TO

H. Albert Wille

City Hall

City
RIVERSIDE TITLE COMPANY

9901

COMPILED

Document

J. Ferguson

JUN 25 1931

REGISTER

RECORDS

39

339

W. H. Hardy & McLean

none/10

INDEXED

Book & Paged

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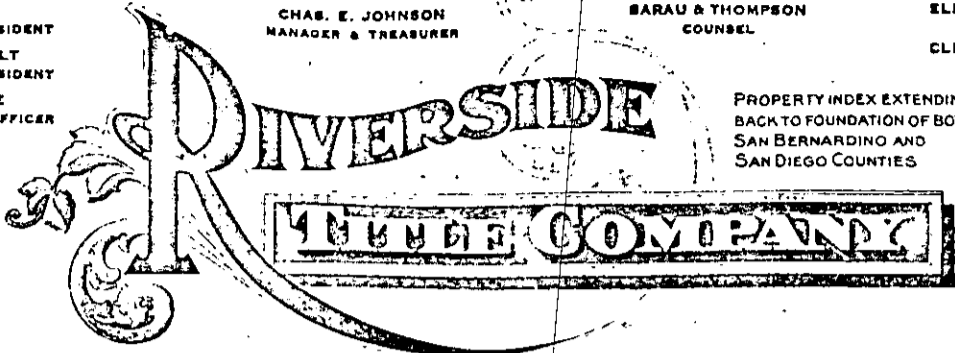
6/31

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

CHAS. E. JOHNSON
MANAGER & TREASURER

BARAU & THOMPSON
COUNSEL

ELIZABETH S. 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'MELVNY
FIRST VICE-PRESIDENT
O. P. CLARK
SECRETARY

CAPITAL AND SURPLUS
OVER
\$11,000,000.00

No. 73428

M17/64

**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 \$ 150.00 that the said title, as appears from said records, is vested in

FRANK WYATT AND PAULINE V. WYATT,

his wife as joint tenants.

Free From All Encumbrances,

Except, 1st:-

County and Municipal Taxes for the fiscal year 1931-32 payable November 1, 1931.

Except, 2nd:-

Buena Vista Improvement Assessment payable in connection

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with County and Municipal Taxes.

Except, 3rd:-

A Right of Way reserved to the Riverside Water Company and its assigns for the construction and maintenance of all necessary water ditches, pipes, flumes and apparatus for purposes of irrigation and domestic use.

Except, 4th:-

A Right of Way along the Westerly line of North Fairmount Boulevard, as granted to Twin Springs Water Company by Deed recorded March 2, 1916 in Book 439 page 121 of Deeds, records of Riverside County, California.

Except, 5th:-

Provision regarding development and use of water, sinking wells, etc., as set out in Deed from Riverside Land and Irrigating Company to Chris C. Walker and Emma C. Walker, as recorded April 5, 1916 in Book 440 page 153 of Deeds, records of Riverside County, California;

Also reservation of all riparian water rights in the Santa Ana River appurtenant to said land and all riparian and other water rights in Spring Brook as described in said Deed.

Except, 6th:-

A Mortgage executed by Frank Wyatt and Pauline V. Wyatt, his wife, in favor of Oscar W. Johnson, to secure the payment of one note for \$800.00 dated October 16, 1928; principal sum payable three years after date; with interest at seven per cent per annum, payable semi-annually and if not so paid to become a part of the principal and thereafter bear like interest as the principal, and recorded October 19, 1928 in Book 263 page 93 of Mortgages, records of Riverside County, California.

Except, 7th:-

A five foot Easement for public utilities and sewer over the Northwesterly 5 feet of Lots 4 to 8 inclusive, also over the Northeasterly 5 feet of said Lot 8 and over the South-

#73428-3

Westerly 5 feet and Southeasterly 5 feet of Southwesterly 405 feet of Lot 9 as shown upon the hereinafter described Map.

Except, 8th:-

A Covenant running with the land that no portion of the hereinafter described Lots shall at any time be occupied by any person not entirely of the White or Caucasian Race, as provided in Deed from Frank Wyatt and Pauline V. Wyatt, husband and wife, recorded January 14, 1930 in Book 836 page 430 of Deeds, records of Riverside County, California.

- : 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:-

Lots 4 to 9 inclusive of Brookside Homes as shown by Map on file in Book 17 page 64 of Maps, records of Riverside County, California;

Excepting therefrom all water and water rights appurtenant, together with the right to remove the same as conveyed to the City of Riverside, a Municipal Corporation, by Deed filed for record June 25, 1931 in the office of the County Recorder of Riverside County, California.

#73428-4

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 25th day of June 1931 at 2:00 o'clock P.M.

RIVERSIDE TITLE COMPANY

By [Signature] President
 Attest: [Signature] Assistant Secretary
 Countersigned [Signature] Manager

TITLE INSURANCE AND TRUST COMPANY

By [Signature] President
 Attest: [Signature] Assistant Secretary

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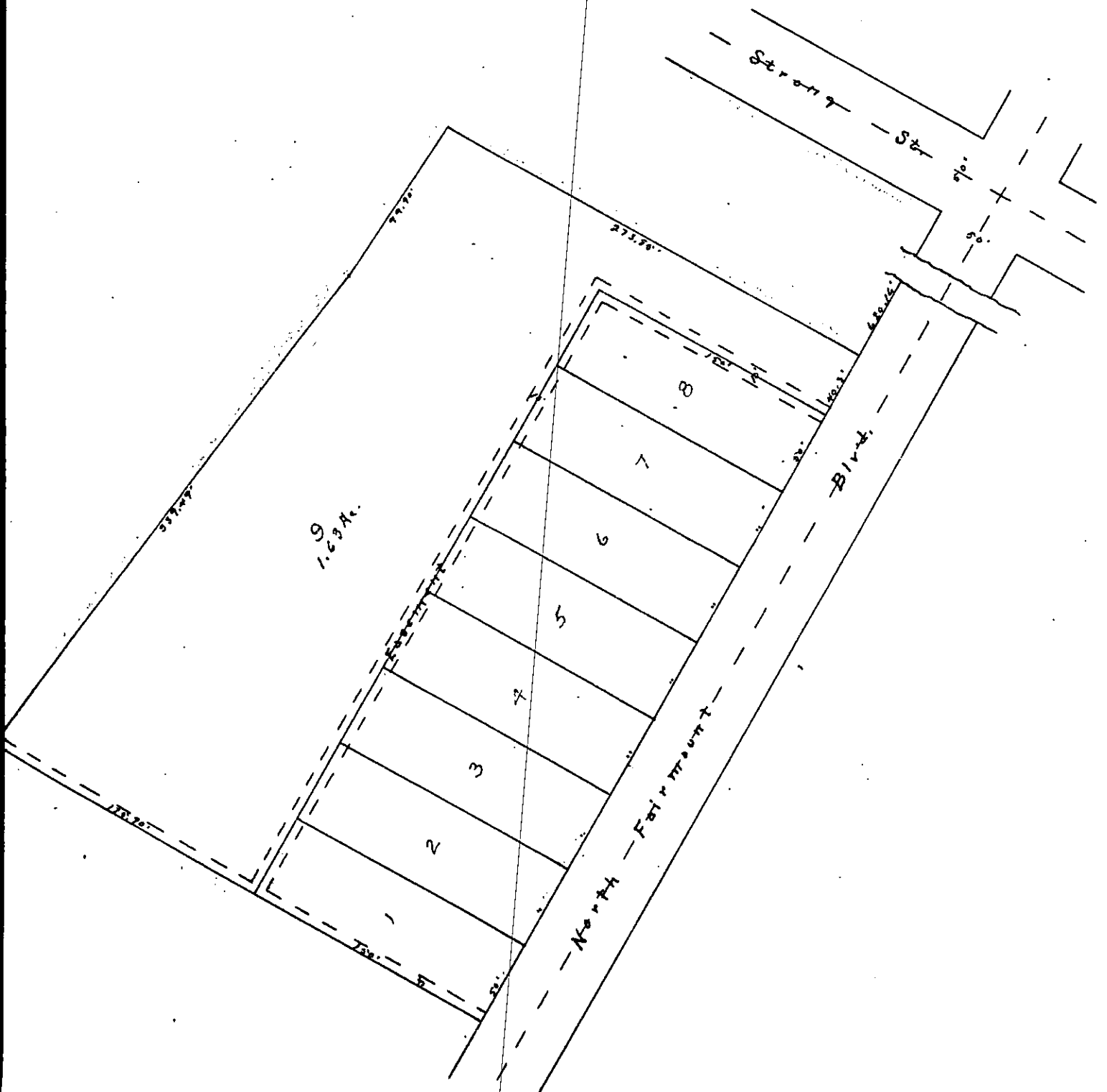
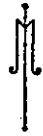


PLAT

Brookside Homes.

MAP BOOK 17 PAGE 64 RIV. CO. CAL.

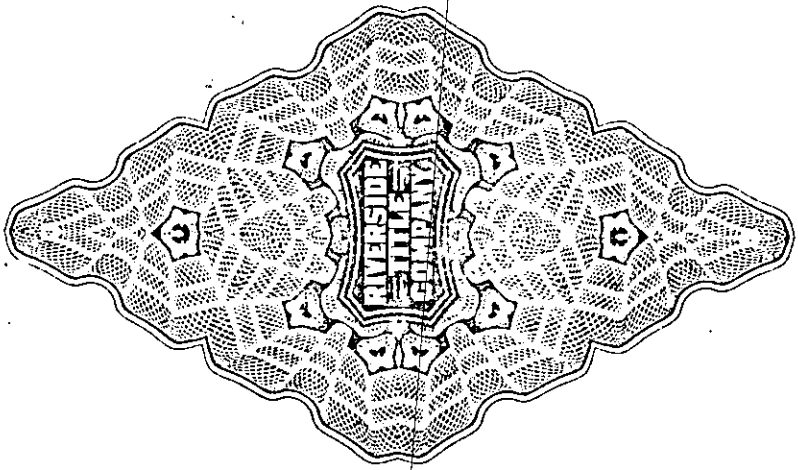
Scale 80 ft. = 1 Inch



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

1066



NUMBER
73428

RIVERSIDE TITLE COMPANY

CERTIFICATE OF TITLE
TO

Por. of Brookside
Homes.

Frank Wyatt et ux.

(WATER RIGHTS - TWIN
SPRINGS WATER COMPANY)

GUARANTEED

BY

**THE INSURANCE
AND
TRUST COMPANY**
LOS ANGELES, CAL.

Capital and Surplus,
OVER

\$10,000,000

940 MAIN STREET

RIVERSIDE,
CAL.

CHAS. E. JOHNSON,
MANAGER.

