

In Consideration of TEN and NO/100 - - - - - Dollars

1076

EMMA C. MILLER, a widow

Do ^{es} Hereby Grant to

CITY OF RIVERSIDE, a Municipal Corporation

1076

all that Real Property situate in the City of Riverside

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

That portion of Block Six (6), Range Four (4) of the Town of Riverside, as shown by map recorded in Book 7, at page 17 of Maps, San Bernardino County Records, by metes and bounds: Beginning at a point on the Westerly line of Lime Street, 127 feet Southerly from the Northeast corner of said Block 6; thence Southerly on the Westerly line of Lime Street, 60 feet; thence Westerly and parallel with the Southerly line of Sixth Street, 165 feet; thence Northerly and parallel with the Westerly line of Lime Street, 60 feet; thence Easterly and parallel with the Southerly line of Sixth Street, 165 feet to the point of beginning

SUBJECT TO:

1: Taxes for the fiscal year 1935-36, payable in November, 1935; also Buena Vista Assessment.

2: Rights of way, reservations and restrictions as now of record.

WITNESS my hand this 12th day of June, 1935

Emma C. Miller

EMMA C. MILLER
TO
CITY OF RIVERSIDE

JUNE 12, 1935

WHEN COVERED TO 0825

to *City of Riverside*

City Clerk

City Seal

Permanente City

SECURITY 2025

COMP AIR MAIL

Department J. Ferris

Back

JUN 19 1935

9 a.m.

STANBY TIRE NO. 2 2354

Oct 21 1935

540

John Ross
hms/8

hms/8

9101

STATE OF CALIFORNIA,

County of Riverside,

ss.

On this 14th day of June in the year one thousand nine hundred thirty-five, before me, Conrad L. Bower

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

Emma C. Miller

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

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

Conrad L. Bower
Notary Public in and for said County and State.

The above instrument approved as to form.

Clayton B. ...
CITY ATTORNEY OF THE CITY OF RIVERSIDE, CALIF.

Grant Deed

INDIVIDUAL

Emma C. Miller

TO

City of Riverside, a
Municipal Corporation

Dated June 12, 1935

Order No. 111428/19598-B

When recorded, please mail this instrument to

California
Street

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

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

- LOS ANGELES 530 West Sixth Street
- FRESNO 1136 Fulton Street
- MADERA 129 South "D" Street
- MERCED 552 17th Street
- MODESTO 1013 "I" Street
- RIVERSIDE Eighth and Orange
- SAN BERNARDINO 480 Court Street
- SANTA ANA 312 North Main Street
- 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 Acequia Streets
- HANFORD 207 West Seventh Street
- BAKERSFIELD 1704 Chester Ave.
- JACKSON Amador County
- SAN ANDREAS Calaveras County
- VENTURA 471 East Main Street
- SONORA Tuolumne County

This Blank Is Not For Sale

Security Title Insurance
and
Guaranty Company
CALIFORNIA

1076

RESOLUTION NO. 2060 (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 12, 1935, executed by EMMA C. MILLER, a widow, to the City of Riverside, a municipal corporation, of the County of Riverside, State of California, for the following described premises in the City of Riverside, County of Riverside, State of California, and more particularly described as follows, to-wit:

That portion of Block (6), Range Four (4) of the Town of Riverside, as shown by map recorded in Book 7, at page 17 of Maps, San Bernardino County Records, by metes and bounds: Beginning at a point on the Westerly line of Lime Street, 127 feet Southerly from the Northeast corner of said Block 6; thence Southerly on the Westerly line of Lime Street, 60 feet; thence Westerly and parallel with the Southerly line of Sixth Street, 165 feet; thence Northerly and parallel with the Westerly line of Lime Street, 60 feet; thence Easterly and parallel with the Southerly line of Sixth Street, 165 feet to the point of beginning.

be, and the same is hereby, accepted; and

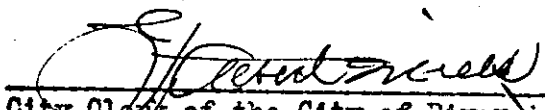
BE IT FURTHER RESOLVED; that a copy of this resolution be attached to said deed and that the same be recorded in the office of the County Recorder of Riverside County, California, and thereafter filed in the office of the City Clerk of said City of Riverside.

I, G. Albert Mills, the duly elected, qualified and acting City 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 18th day of June, 1935, by the following vote:

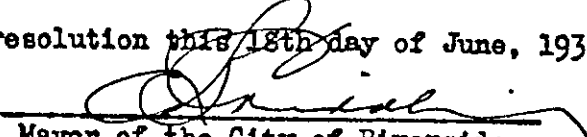
Ayes: Councilmen Carter, Barger, Wells and Tiernan.

Noes: Councilmen Pinkerton, Barber and Wilson.

Absent: None.


City Clerk of the City of Riverside.

I hereby approve the foregoing resolution this 18th day of June, 1935.


Mayor of the City of Riverside.

Amount \$3650.00.

LL/Riv-1.

Number 111428.

1076

6/35

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,

a municipal corporation,

together with any other person or corporation included in the term the Insured as defined in this Policy, against loss or damage not exceeding Eighty-six Hundred Fifty--dollars, which 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, but only insofar as it affects the lien or charge upon said land, 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 19th day of June, 1935 at 9:00 A. M.

Countersigned:

Glenn W. Chapman
Manager

Security Title Insurance and Guarantee Company

By

Glenn W. Schaefer
President

Attest:

Ida Smith

Assistant Secretary.

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

1076

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 Acquisition and Improvement District No. 2, City of Riverside, County of Riverside, State of California, and particularly described as follows, to-wit:

That portion of Block 6, Range 4 of the Town of Riverside, as shown by map recorded in Book 7 page 17 of Maps, San Bernardino County Records, by metes and bounds, beginning at a point on the Westerly line of Lime Street, 127 feet Southerly from the Northeast corner of said Block 6; thence Southerly on the Westerly line of Lime Street, 60 feet; thence Westerly and parallel with the Southerly line of Sixth Street, 165 feet; thence Northerly and parallel with the Westerly line of Lime Street, 60 feet; thence Easterly and parallel with the Southerly line of Sixth Street, 165 feet to the point of beginning.

SCHEDULE B

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

1. Taxes for the current fiscal year, 1935-36, payable in November, 1935.

NOTE: Assessments for Acquisition and Improvement District No. 2, known as Buena Vista Improvement, are payable in connection with and as a part of, the City and County Taxes.

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

jlb

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.

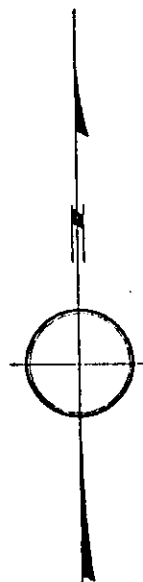
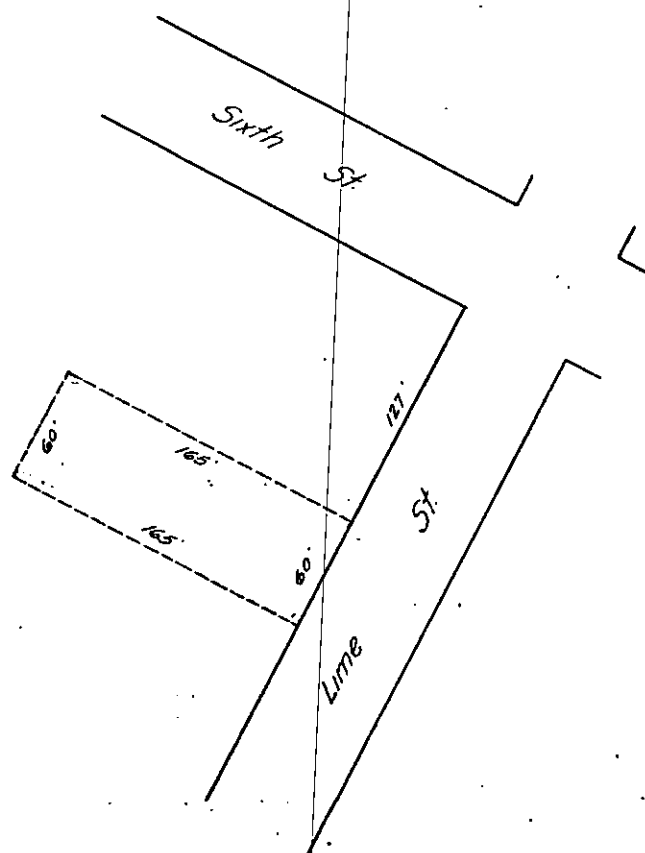
5. The Company has the right and option, in case any loss is claimed under this Policy by an Insured owner of an indebtedness secured by mortgage or deed of trust, to pay such Insured the entire indebtedness of the mortgagor or trustor under said mortgage or deed of trust, together with all costs which 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.



Security Title Insurance and Guarantee Company

1076



AMADOR COUNTY
 13 Court Street Jackson
CALAVERAS COUNTY
 15 Main Street San Andreas
FRESNO COUNTY
 1136 Fulton St. Fresno
IMPERIAL COUNTY
 678 Main Street El Centro
KERN COUNTY
 1704 Chester Ave. Bakersfield
KINGS COUNTY
 207 West Seventh St. Hanford
LOS ANGELES COUNTY
 530 West Sixth St. Los Angeles
MADERA COUNTY
 129 D Street Madera
MERCED COUNTY
 552 Seventeenth St. Merced
ORANGE COUNTY
 313 North Broadway Santa Ana

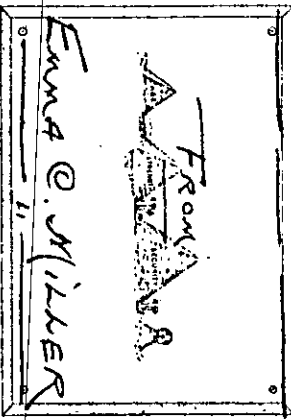


#1111428.

Policy of
Title

Insurance

P.O. Box 7, Paradise
 Town of Riverside



JUNE 19, 1935

Security

Title Insurance,

and

Guarantee Company



RIVERSIDE COUNTY
 3602 W. Eighth St. Riverside
SAN BERNARDINO COUNTY
 480 Court Street San Bernardino
SAN JOAQUIN COUNTY
 30 N. San Joaquin St. Stockton
SAN LUIS OBISPO COUNTY
 119 Chopro Street San Luis Obispo
SAN TRIBUNIA COUNTY
 1014 State Street Santa Barbara
STANISLAUS COUNTY
 1013 I Street Modesto
TULARE COUNTY
 119 S. Locust St. Visalia
TUOLUMNE COUNTY
 520 Washington St. Sonora
VENTURA COUNTY
 471 East Main St. Ventura

