

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

JAMES E. RUSSELL and ANNA E. RUSSELL, his wife,

1079

1079

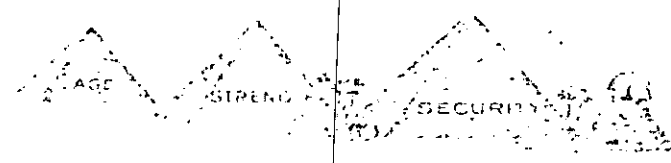
Do Hereby Grant to CITY OF RIVERSIDE, a Municipal Corporation,

all that Real Property situate in the

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

That portion of Lot 18 of Addition to Bandini Donation, being a portion of Section 12 in Township 2 South, Range 5 West, San Bernardino Base and Meridian, as shown by Record Survey on file in Book 1, page 3 of Record Surveys, Riverside County Records, by metes and bounds, beginning at the South-east corner of said Lot 18; thence Westerly on the Southerly line of said lot, 75.59 feet; thence N 18° 12' E 78 feet; thence S 71° 48' E, 75.59 feet; thence S 18° 12' W, 78 feet to the point of beginning.

Excepting therefrom the Southerly portion thereof granted to the County of Riverside for road purposes by deed recorded in Book 433 page 83 of Deeds, December 15, 1915.



The above instrument approved as to form.

[Handwritten signature]

CITY ATTORNEY OF THE CITY OF RIVERSIDE, CALIF.

WITNESS our hands this 5th day of July, 1935

James E. Russell
Anna E. Russell

STATE OF CALIFORNIA,

County of Riverside

ss.

On this 5th day of July 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

JAMES E. RUSSELL and ANNA E. RUSSELL, his wife

known to me to be the persons described in and whose names are subscribed to the within instrument, and acknowledged that they 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.

Grant Deed
INDIVIDUAL

TO

Dated

19

Security Title Insurance
and
Guaranty Company
CALIFORNIA

Order No. 111546
Escrow No. 19616-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 Company 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
Tulare County

This Blank Is Not For Sale

1079

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RESOLUTION NO. 2070 (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 July 5, 1935, executed by JAMES E. RUSSELL AND ANNIA E.
RUSSELL, his wife, to the City of Riverside, a municipal corporation,
of the County of Riverside, State of California, for the following des-
cribed premises situated in the City of Riverside, County of Riverside,
State of California, and more particularly described as follows, to-wit:

the South line of said lot

That portion of Lot 18 of Addition to Bandini Donation,
being a portion of Section 12 in Township 2 South, Range
5 West, San Bernardino Base and Meridian, as shown by
Record Survey on file in Book 1 page 3 of Record Surveys,
Riverside County Records, by metes and bounds, beginning at a point on
of the Southeast corner of said Lot 18; thence Westerly
on the Southerly line of said lot, 75.59 feet; thence N
18° 12' E 78 feet; thence S 71° 48' E, 75.59 feet; thence
S 18° 12' W, 78 feet to the point of beginning.

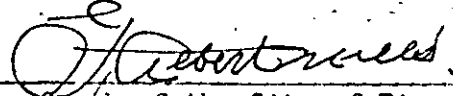
Excepting therefrom the Southerly portion thereof
granted to the County of Riverside for road purposes
by deed recorded in Book 433 page 83 of Deeds, Decem-
ber 15, 1915.

be, and the same is hereby, accepted; and

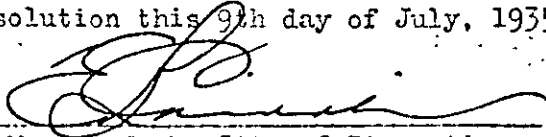
BE IT FURTHER RESOLVED; that a copy of this resolution be attached
to said deed and that the same be recorded in the office of the County Recor-
der of Riverside County, California, and thereafter filed in the office of
the City Clerk of said City of Riverside.

I, G. Albert Mills, the duly elected, qualified and acting City Clerk
of the City of Riverside, California, hereby certify that the foregoing resolu-
tion was duly and regularly introduced and adopted by the Council of said City,
at its meeting held on the 9th day of July, 1935, by the following vote:

Ayes: Councilmen Pinkerton, Barber, Carter, Barger, Wilson and Tiernan.
Noes: None.
Absent: Councilman Wells.


City Clerk of the City of Riverside

I hereby approve the foregoing resolution this 9th day of July, 1935.


Mayor of the City of Riverside

Partial Reconveyance

THIS INDENTURE, made this third day of July, 1935.

WITNESSETH:

THAT in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, the CITIZENS NATIONAL TRUST & SAVINGS BANK OF RIVERSIDE, a National Banking Association, at the request of the owner of the note or notes secured by the Deed of Trust hereinafter described, does hereby remise, release and reconvey to the person or persons lawfully entitled thereto, but without warranty, the real property in the City of _____, County of Riverside, State of California, described as follows:

Beginning at a point on the Northerly line of Placentia Lane, 30 feet Westerly of the common corner of Lots 15 and 18 of Addition to Bandini Donation, as recorded in Book 1 of Records of Survey, page 3, Records of Riverside County, California; thence Westerly along the Northerly line of Placentia Lane for a distance of 75.59 feet; thence North 18° 12' East, a distance of 78 feet; thence South 71° 48' East, a distance of 75.59 feet; thence South 18° 12' West, a distance of 78 feet to the point of beginning, containing .135 acres, more or less, all being a portion of said Lot 18 of Addition to Bandini Donation.

being a portion of the property described in that certain Deed of Trust dated December 15, 1931, executed by JAMES E. RUSSELL and ANNA E. RUSSELL, his wife, and recorded in the office of the County Recorder of the County of Riverside, State of California, in Book 48 Page 353 of Official Records.

The intention of this Association acting as Trustee being to reconvey the estate in said above described property acquired by Citizens National Trust & Savings Bank of Riverside, Trustee, under and by virtue of said Deed of Trust.

The remaining property mentioned in said Deed of Trust shall continue to be held by said Trustee under the terms thereof, and this Reconveyance shall not affect the personal liability of any person for the unpaid portion of the indebtedness mentioned as secured thereby.

IN WITNESS WHEREOF, the said CITIZENS NATIONAL TRUST & SAVINGS BANK OF RIVERSIDE, as Trustee, has caused these presents to be signed by its Vice President and attested by its _____ Trust Officer, who has attached its seal the day and year first above written.

CITIZENS NATIONAL TRUST & SAVINGS BANK OF RIVERSIDE

As Trustee

By [Signature] Vice President

By [Signature] Trust Officer

Attest:

STATE OF CALIFORNIA,
COUNTY OF RIVERSIDE. } ss.

On this third day of July, A. D. 19 35,
before me, Alice L. Haglund, a Notary Public in and for
the County of Riverside, State of California, residing therein and duly commissioned and sworn, personally ap-
peared R.B. Hampson, known to me to be the Vice President,
and J.G. Reed known to me to be the Trust Officer
of the Citizens National Trust & Savings Bank of Riverside, a National Banking Association, that executed the
within and foregoing instrument, as Trustee, and known to me to be the persons who executed the same on behalf of
said association, therein named, and acknowledged to me that said association executed the same as Trustee.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in the
certificate first above written.

Alice L. Haglund
Notary Public in and for the County of Riverside, State of California
My commission expires 12/5/35

Partial Reconveyance

Property Covered by Deed of Grant

REGISTER NO. _____

FROM
CITIZENS NATIONAL TRUST & SAVINGS
BANK OF RIVERSIDE
TRUSTEE
TO

CITIZENS NATIONAL TRUST & SAVINGS
BANK OF RIVERSIDE
TRUST DEPARTMENT
RIVERSIDE, CALIFORNIA

RECORDED
INDEXED
115746
Book 3 Paged
1079
Escrow No. 115746
When recorded please mail this instrument to
Book 3 Paged

RECORDED FOR RECORD
JUL 11 1935
at _____

SECRETARY TRUST DEPT. & SAVINGS CO.
Oct 1st 1935 238
259
Jane Jones
10/7

10/7

Partial Reconveyance

THIS INDENTURE, made this third day of July, 1935

WITNESSETH:

THAT in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, the CITIZENS NATIONAL TRUST & SAVINGS BANK OF RIVERSIDE, a National Banking Association, at the request of the owner of the note or notes secured by the Deed of Trust hereinafter described, does hereby remise, release and reconvey to the person or persons lawfully entitled thereto, but without warranty, the real property in the City of _____, County of Riverside, State of California, described as follows:

Beginning at a point on the Northerly line of Placentia Lane, 30 feet Westerly of the common corner of Lots 15 and 18 of Addition to Bandini Donation, as recorded in Book 1 of Records of Survey, page 3, Records of Riverside County, California; thence Westerly along the Northerly line of Placentia Lane for a distance of 75.59 feet; thence North 18° 12' East, a distance of 78 feet; thence South 71° 48' East, a distance of 75.59 feet; thence South 18° 12' West, a distance of 78 feet to the point of beginning, containing .135 acres, more or less, all being a portion of said Lot 18 of Addition to Bandini Donation.

being a portion of the property described in that certain Deed of Trust dated August 12th, 1930, executed by JAMES E. RUSSELL and ANNA E. RUSSELL, his wife, and recorded in the office of the County Recorder of the County of Riverside, State of California, in Book 863 Page 149 of Deeds Records.

The intention of this Association acting as Trustee being to reconvey the estate in said above described property acquired by Citizens National Trust & Savings Bank of Riverside, Trustee, under and by virtue of said Deed of Trust.

The remaining property mentioned in said Deed of Trust shall continue to be held by said Trustee under the terms thereof, and this Reconveyance shall not affect the personal liability of any person for the unpaid portion of the indebtedness mentioned as secured thereby.

IN WITNESS WHEREOF, the said CITIZENS NATIONAL TRUST & SAVINGS BANK OF RIVERSIDE, as Trustee, has caused these presents to be signed by its Vice President and attested by its _____ Trust Officer, who has attached its seal the day and year first above written.

CITIZENS NATIONAL TRUST & SAVINGS BANK OF RIVERSIDE

As Trustee

By [Signature] Vice President

By [Signature] Trust Officer

Attest:

STATE OF CALIFORNIA,—
COUNTY OF RIVERSIDE.— } ss.

On this third day of July, A. D. 1935

before me, Alice L. Haglund, a Notary Public in and for
the County of Riverside, State of California, residing therein and duly commissioned and sworn, personally ap-
peared R.B. Hampson, known to me to be the Vice President,
and J.G. Reed known to me to be the Trust Officer

of the Citizens National Trust & Savings Bank of Riverside, a National Banking Association, that executed the
within and foregoing instrument, as Trustee, and known to me to be the persons who executed the same on behalf of
said association, therein named, and acknowledged to me that said association executed the same as Trustee.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in the
certificate first above written.

Alice L. Haglund

Notary Public in and for the County of Riverside, State of California
My commission expires 12/5/35

Partial Reconveyance

OF

Property Covered by Deed of Trust

REGISTER NO. _____

FROM

CITIZENS NATIONAL TRUST & SAVINGS
BANK OF RIVERSIDE

TRUSTEE

TO

CITIZENS NATIONAL TRUST & SAVINGS
BANK OF RIVERSIDE
TRUST DEPARTMENT
RIVERSIDE, CALIFORNIA

598/149

Escrow No. 19616-15
Order No. 111546

When recorded please mail this instrument to

Deputy Commissioner
County Hall

re purchase from trustee

INDEXED

Book 3 Page 3

JUL 11 1935

SECRET

238

257

J.G. Reed

100/
COPIES
made

JAMES E. ROSSELL AND ANNA E. ROSSELL,
HIS WIFE
TO
CITY OF RIVERSIDE

WILLIAM D. ...
City of Riverside
Forward by Office
City Clerk's Office

COMPARTMENT
M. ...

Department
N. ...

Post

POST OFFICE

JUL 11 1935

at ...

REGISTERED

Capital ... 239

Office ... 247

City of Riverside

Anna E. Rossett

James E. Rossett

Wm. D. ...

1079

7/35

Amount \$100.00.

LL/B-52.

Number 111546.

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 One Hundred (\$100.00)---- 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 11th day of July, 1935 at 9:00 A. M.

Countersigned:

Glenn W. Chapman
By
Manager.

Security Title Insurance and Guarantee Company

Glenn W. Schaefer
President

Attest: *Ada Smith*

Assistant Secretary.

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

1079

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 County of Riverside, State of California, and particularly described as follows, to-wit:

That portion of Lot 18 of Addition to Bandini Donation, being a portion of Section 12, Township 2 South, Range 5 West, San Bernardino Base and Meridian, as shown by Record Survey on file in Book 1 page 3 of Records of Survey, Riverside County Records, by metes and bounds, beginning at a point on the Southerly line of said Lot, 30 feet West of the Southeast corner thereof; thence Westerly on the Southerly line of said Lot 75.59 feet; thence North $18^{\circ} 12'$ East, 78 feet; thence South $71^{\circ} 48'$ East, 75.59 feet; thence South $18^{\circ} 12'$ West, 78 feet to the point of beginning; excepting therefrom the Southerly portion thereof granted to the County of Riverside for road purposes by deed recorded in Book 433 page 83 of Deeds, December 15, 1915, Riverside County Records.

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.

2. The exclusive and perpetual right, by means of wells hereafter to be bored in and upon the herein described property and pumps which may be installed thereon or in connection therewith, to develop, take, transport and convey by means of underground water conduits, for such uses and purposes as the City of Riverside shall determine, all of the underground water being in or percolating through the herein described property.

Also the right to enter upon the herein described property for said purposes and other purposes in connection therewith, as fully set out in Deed from James E. Russell, et ux., to the City of Riverside recorded August 29, 1930 in Book 872 page 267 of Deeds, Riverside County Records.

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 _____; (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 _____.
3. Proceedings for municipal improvement, which, at the date hereof, are shown by the official records of the City of _____, 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.

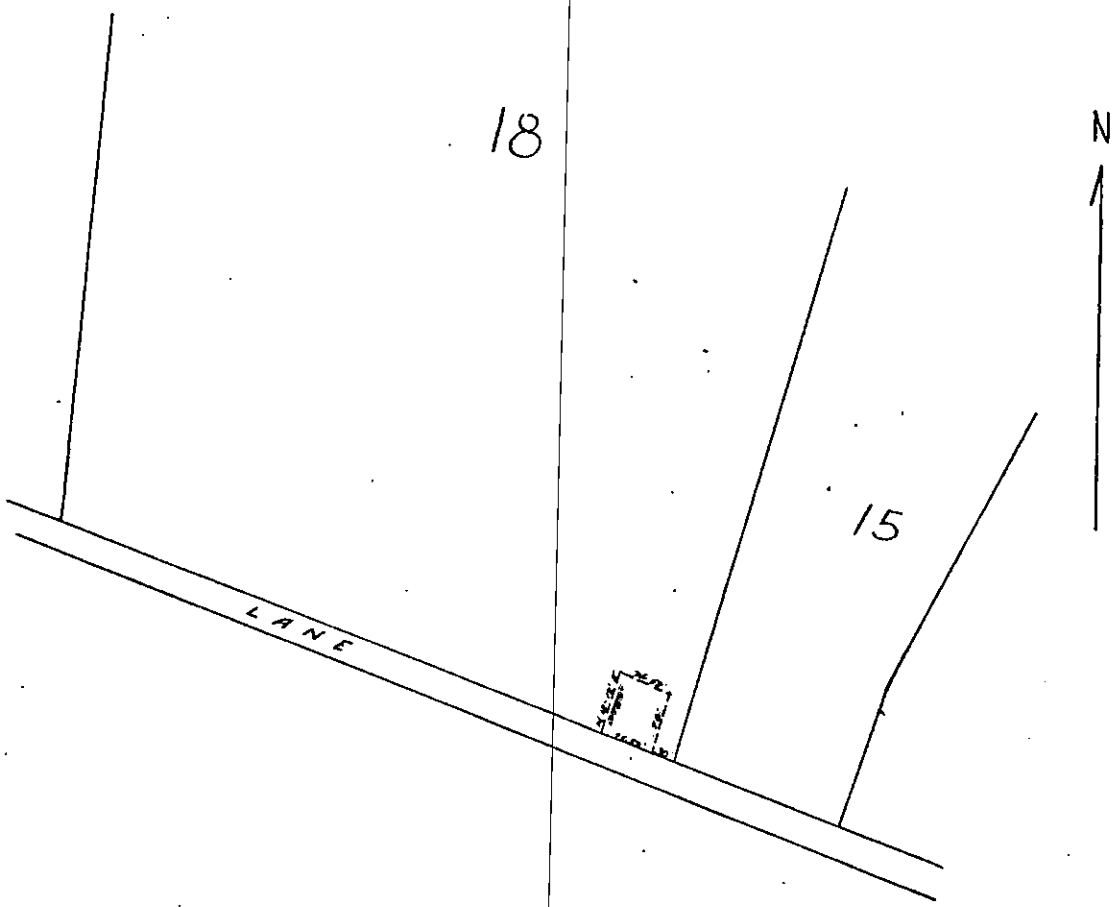
5. The Company has the right and option, in case any loss is claimed under this Policy by an Insured owner of an indebtedness secured by mortgage or deed of trust, to pay such Insured the entire indebtedness of the mortgagor or trustor under said mortgage or deed of trust, together with all costs which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



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LANE

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PROPERTY OF
SECURITY LIFE INSURANCE AND GUARANTEE COMPANY



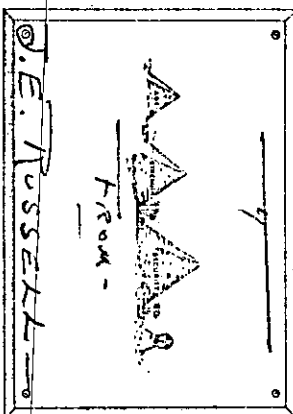
AMADOR COUNTY Jackson
 13 Court Street
CALAVERAS COUNTY San Andreas
 15 Main Street
FRESNO COUNTY Fresno
 1136 Fulton St.
IMPERIAL COUNTY El Centro
 678 Main Street
KERN COUNTY Bakersfield
 1704 Chester Ave.
KINGS COUNTY Hanford
 207 West Seventh St.
LOS ANGELES COUNTY Los Angeles
 530 West Sixth St.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

#111546.

Policy of Title

Insurance

FOR LOT 18 OF ADDITION
TO BARDINI DONATION



J. E. ROSSER

JULY 11, 1935

Security

Title Insurance

and

Guarantee Company



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