

G R A N T D E E D

1083

1083

THIS INDENTURE, made the 21st day of December, in the year of our Lord one thousand nine hundred and twenty-five between the RIVERSIDE TITLE COMPANY, a corporation duly organized and existing under the laws of the State of California, and having its principal place of business in Riverside, California, the party of the first part, and CITY OF RIVERSIDE, a municipal corporation, party of the second part;

WITNESSETH, That for and in consideration of the sum of Ten Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, the said party of the first part does by these presents grant, bargain, sell and convey unto the said party of the second part, and to its successors and assigns forever, all that certain lot or parcel of land situate in the City of Riverside, County of Riverside, State of California, and described as follows:

Parcel #1.

Beginning at a point on the Northerly line of Seventh Street, Two Hundred Fifteen (215) feet Easterly from the Southwesterly corner of Block Six (6), Range Five (5), as shown by Map of the Town of Riverside, recorded in Book 7 page 17 of Maps, records of San Bernardino County, California;

Thence Easterly along said Northerly line of Seventh Street, Thirty-nine (39) feet;

Thence at a right angle Northerly and parallel with Lemon Street, One Hundred Sixty-five (165) feet;

Thence at a right angle Westerly and parallel with Seventh Street, Thirty-nine (39) feet;

Thence at a right angle Southerly and parallel with Lemon Street, One Hundred Sixty-five (165) feet to beginning.

Parcel #2.

That portion of Block Six (6), Range Five (5) of the Town of Riverside, as shown by Map recorded in Book 7 page 17 of Maps, records of San Bernardino County, California, described as follows:

Beginning at a point on the Northerly line of Seventh Street, distant One Hundred Sixty-five (165) feet Easterly from the Southwesterly corner of said Block;

Thence Easterly, on said Northerly line of Seventh Street, Fifty (50) feet;

Thence Northerly at right angles to Seventh Street, One Hundred Sixty-five (165) feet;

Thence Westerly parallel with Seventh Street, Fifty (50) feet;

And thence at right angles Southerly, One Hundred Sixty-five (165) feet to the point of beginning.

Consideration herein is less than \$100.00.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, subject to the reservations herein set forth.

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

IN WITNESS WHEREOF, the said RIVERSIDE TITLE COMPANY has caused these presents to be signed with its corporate name and under its corporate seal by its proper officers thereunto duly authorized.

RIVERSIDE TITLE COMPANY

By Emerson L. Holt
Vice President

Attest Cline White
Ass't Secretary.

Approved as to form
George L. Burch
City Attorney

STATE OF CALIFORNIA, } ss.
County of Riverside.

On this 4th day of January 1916

before me, Leonard White, a Notary Public in and for said County

personally appeared Emerson L. Holt

known to me to be the Vice President, and Cline C. White

known to me to be the ASST. Secretary of the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

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

Leonard White
Notary Public in and for the County of Riverside, State of California.

(CORPORATION—WALTER D. CLARK, PRINT) 2-17-16-2M

WHEREAS the City of Riverside, a Municipal Corporation, has agreed to purchase the following described property situate in the City of Riverside, County of Riverside, State of California, and described as follows:

Parcel #1. Beginning at a point on the Northerly line of Seventh Street, Two Hundred Fifteen (215) feet Easterly from the Southwesterly corner of Block 6, Range 5 as shown by Map of the Town of Riverside, recorded in Book 7 page 17 of Maps, records of San Bernardino County, California;

Thence Easterly along said Northerly line of Seventh Street, Thirty-nine (39) feet;

Thence at a right angle Northerly and parallel with Lemon Street, One Hundred Sixty-five (165) feet;

Thence at a right angle Westerly and parallel with Seventh Street, Thirty-nine (30) feet;

Thence at a right angle Southerly and parallel with Lemon Street, One Hundred Sixty-five (165) feet to beginning.

Parcel #2. That portion of Block 6, Range 5 of the Town of Riverside, as shown by Map recorded in Book 7 page 17 of Maps, records of San Bernardino County, California, described as follows:

Beginning at a point on the Northerly line of Seventh Street, distant One Hundred Sixty-five (165) feet Easterly from the Southwesterly corner of said Block;

Thence Easterly, on said Northerly line of Seventh Street, Fifty (50) feet;

Thence Northerly at right angles to Seventh Street, One Hundred Sixty-five (165) feet;

Thence Westerly parallel with Seventh Street, Fifty (50) feet;

Thence at right angles Southerly, One Hundred Sixty-five (165) feet to the point of beginning.

AND WHEREAS the owners of said property have tendered to the City of Riverside, a Municipal Corporation, a good and sufficient deed to said property.

NOW THEREFORE be it and it is hereby resolved by the Mayor and Common Council of the City of Riverside, that said Deed be and it is hereby accepted and ordered recorded in the office of the County Recorder of Riverside County, State of California, and filed among the records of said Municipal Corporation, together with a copy of this Resolution.

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss

I, C. B. Burns, City Clerk and ex-officio Clerk of the Common Council of the City of Riverside, State of California do hereby certify that the foregoing is a full, true and correct copy of a Resolution adopted on the 4th day of January, 1925.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of the City of Riverside, this 8th day of January, 1925.

C. B. Burns
Clerk of the City of Riverside. 1083

974

Return to

1081

COMPARED

RECORDED

INDEXED

W. S. PARKER

RECORDED FILE RECORD

JAN 15 23

30 10:30 AM at

WILSON & PARKER

662 of

DEEDS page 239 of

County of Riverside

State of California

Jana R. Parker

County Recorder

File # 118

RIVERSIDE TITLE COMPANY

J. W. COVERT,
PRESIDENT
EMERSON L. HOLT
VICE-PRESIDENT
C. B. BURNS
VICE-PRESIDENT

CHAS. E. JOHNSON
MANAGER & TREASURER

SARAU & THOMPSON
COUNSEL

ELIZABETH SCRANTON
SECRETARY
CLINE C. WHITE
ASST. SECRETARY
LEONARD WHITE
ESCROW OFFICER



PROPERTY INDEX EXTENDING
BACK TO FOUNDATION OF BOTH
SAN BERNARDINO AND
SAN DIEGO COUNTIES

908 MAIN STREET

RIVERSIDE, CALIFORNIA

AND
TITLE INSURANCE AND TRUST COMPANY

DIRECTORS
WM. H. ALLEN, JR., PRES.
M. S. HELLMAN, VICE-PRES.
H. W. O'MELVENY, VICE-PRES.
L. J. BEYNON, VICE-PRES.
O. P. CLARK, SECY & TREAS.

LOS ANGELES, CALIFORNIA

CAPITAL AND SURPLUS
\$7,000,000

DIRECTORS
WM. R. STAATS
W. M. CASWELL
H. C. ALLEN
WM. H. BURHAM
H. M. ROBINSON
W. HERBERT ALLEN
STUART O'MELVENY
T. J. BRANT

No. 59152.

UNLIMITED CERTIFICATE
AND
GUARANTEE OF TITLE

21/141.

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 \$ 30,000.00 that the said title, as appears from said records, is vested in

CITY OF RIVERSIDE, a Municipal Corporation.

Free from all encumbrances,

Except:-

Right of Entry upon and Right of Way over
and through said land for the construction and maintenance
of all water ditches that may be required for irrigation
and other purposes, as reserved to the Riverside Land and

59152-2.

Irrigating Company and the Riverside Canal Company, their successors and assigns.

-: 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:-

Beginning at a point on the Northerly line of Seventh Street, One Hundred Sixty-five (165) Easterly from the Southwesterly corner of Block Six (6), Range Five (5), as shown by Map of the Town of Riverside, recorded in Book 7 page 17 of Maps, records of San Bernardino County, California;

Thence Easterly along said Northerly line of Seventh Street, Eighty-nine (89) feet;

Thence at a right angle Northerly and parallel with the Easterly line of Lemon Street, One Hundred Sixty-five (165) feet;

Thence at a right angle Westerly and parallel with the Northerly line of Seventh Street, Eighty-nine (89) feet;

Thence at a right angle Southerly and parallel with the Easterly line of Lemon Street, One Hundred Sixty-five (165) feet to beginning.

59152-3.

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 ^{ASST} 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 15th day of January, 1926 at 1:30 o'clock P. M.

RIVERSIDE TITLE COMPANY

By [Signature] President
 Attest: [Signature] Secretary

Countersigned: [Signature]
 Manager

TITLE INSURANCE AND TRUST COMPANY

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

59152

Directors and Officers
 J. A. SIMMS, PRESIDENT
 J. W. COVERT, VICE PRES.
 W. A. PURINGTON,
 VICE PRESIDENT
 CHAS. E. WAITE,
 VICE PRESIDENT
 L. B. SCRANTON, SECY
 F. E. DINSMORE,
 ASS'T SECY
 CHAS. E. JOHNSON,
 MANAGER
 C. L. MCFARLAND



Law Department
 L. B. SCRANTON
 C. L. MCFARLAND
 W. A. PURINGTON

Telephones
 PACIFIC 99
 HOME 1099

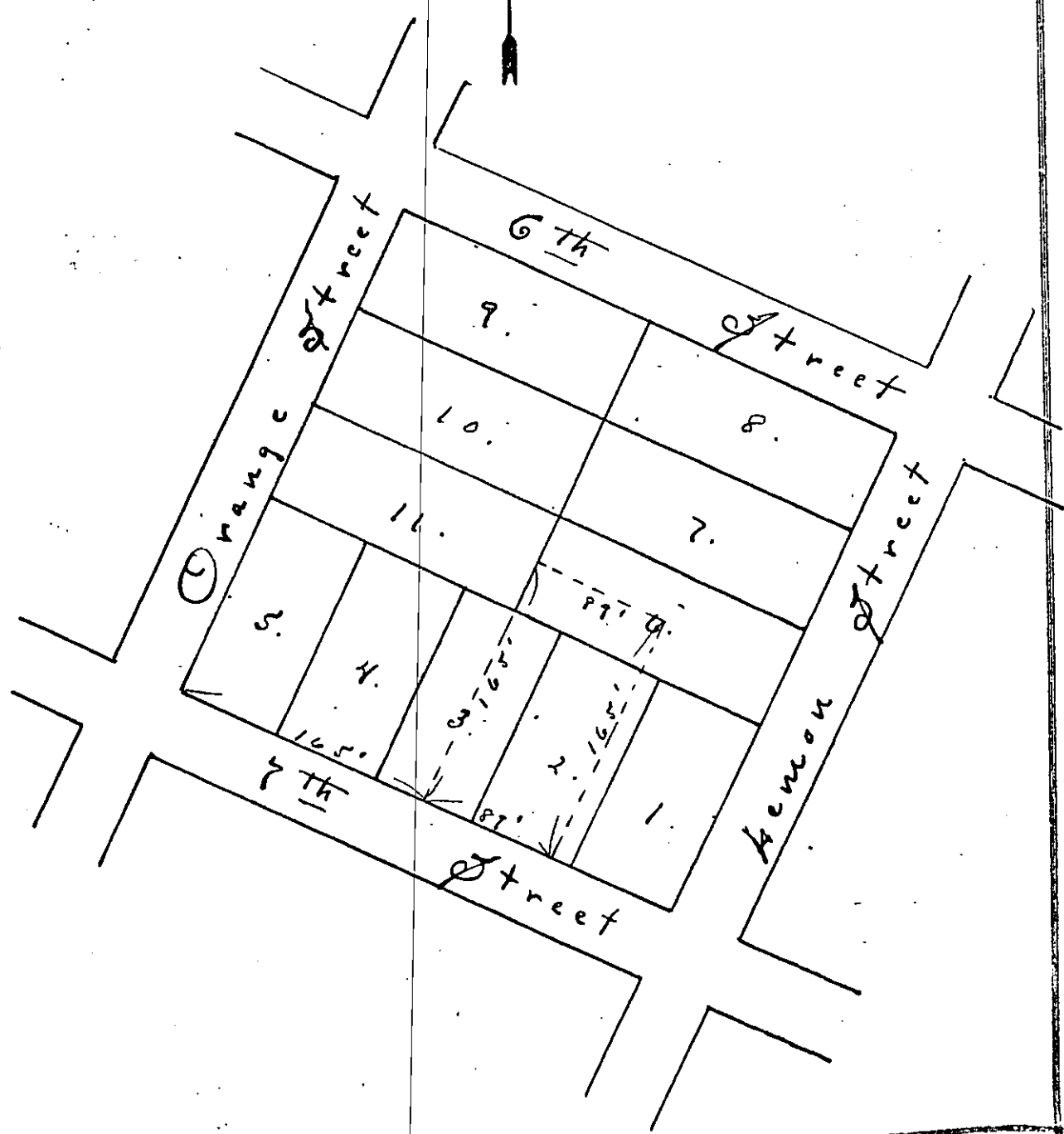
Property index extending
 back to foundation of both
 San Bernardino and
 San Diego Counties

Incorporated January 25th, 1901

908 Main Street

Plot  Showing

Block 6 Range 5.
 Map 7, 175 BCO., Cal.
 Scale 100 feet = 1 in.



1083

GUARANTEE FUND \$ 100,000.00 DEPOSITED WITH TREASURER OF STATE OF CALIFORNIA

Title Insurance Company of Riverside

INCORPORATED JANU. 5, 1920.

PHONE MISSION 87

FRANK D. TROTH, PRESIDENT
GLENN A. SCHAEFER, VICE PRES. & MANAGER
FRANK H. WELLS, VICE PRES.
GLEN W. CHAPMAN, SECRETARY
A. E. SAXEY, ASST. SECRETARY
T. W. HAYMOND
K. D. HARGER
G. H. SAWYER
A. H. WINDER
H. E. COURTNEY

632 - 4 SEVENTH STREET

AFFILIATED WITH
THE RIVERSIDE ABSTRACT COMPANY
INCORPORATED 1894
UNION TITLE AND ABSTRACT COMPANY
INCORPORATED 1898

Riverside, California

LEGAL DEPT.
ADAIR & WINDER
T. W. HAYMOND

W. L. GILLILAND, TREASURER
BESSIE L. PETERS, ASST. TREASURER

December 24, 1920.

Mr. Raymond Best,
Attorney at Law,
C i t y.

Dear Sir: In re. our Order #52506.

We have completed our preliminary search covering the property hereinafter described, and we wish to report that should no further change occur in the records, we will be able to show the title of said property by our Guarantee in the usual form and containing the usual printed exceptions to be vested in

M E L V I N A E. A L L A T T.

Presumptively as her separate property,
as to Parcel 1; and in

W. B. C L A N C Y,

as to Parcel 2.

FREE OF ALL INCUMBRANCES:

EXCEPT 1st:- The second installment of taxes covering Parcel 1, for the fiscal year, 1920-21. Amount, \$84.63, under Assessment No. 2126.

2nd:- A right of entry upon and a right of way over and through the lands hereinafter 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.

3rd:- A Mortgage executed by Melvina E. Allatt, to secure one note for \$3000.00, dated August 4, 1919,

Mr. Raymond Best.

Page 2.

due 3 years after date, with interest at 7% per annum, payable semi-annually or compounded at the banking house of the payee in Riverside, California; in favor of Security Savings Bank of Riverside.

Recorded in Book 188, page 89 of Mortgages, August 6, 1919, in the office of the County Recorder of the County of Riverside, State of California.

The above Mortgage covers Parcel 1 only.

-: DESCRIPTION :-

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

PARCEL 1:- That portion of Block 6, Range 5 of the Town of Riverside, as shown by map recorded in the office of the County Recorder of the County of San Bernardino, State of California, in Book 7 of Maps, at page 17 thereof, by metes and bounds, beginning at a point on the Northerly line of Seventh Street, distant 165 feet Easterly from the Southwesterly corner of said Block 6, thence Easterly on said Northerly line of Seventh Street, 50 feet; thence Northerly at right angles 165 feet; thence Westerly parallel with Seventh Street, 50 feet; thence Southerly at right angles 165 feet to the point of beginning.

PARCEL 2:- That portion of Block 6, Range 5 of the Town of Riverside, as shown by map recorded in the office of the County Recorder of the County of San Bernardino, State of California, in Book 7 of Maps, at page 17 thereof, by metes and bounds, beginning at a point on the Northerly line of Seventh Street, distant 215 feet Easterly from the Southwesterly corner of said Block 6; thence Easterly on said Northerly line of Seventh Street 39 feet; thence Northerly at right angles parallel with Lemon Street, 165 feet; thence Westerly at right angles parallel with Seventh Street 39 feet; thence Southerly at right angles parallel with Lemon Street,

Copy:

CITY OF RIVERSIDE
City Hall

January 21st, 1926.

Mr. A. F. Campbell,
City Engineer,
Riverside, California.

Dear Sir:

Among the papers I find I was to clear and dispose of herewith find copy of a deed from Olive A. Eyrne to City of Riverside of November 25th, 1901. This, I assume, is for the land on which the main library building is located on the Northeasterly corner of Seventh and Orange Streets. Deed 148


Some time ago I wrote all Departments of the City to file their Deeds in your office, and I am yet following each Department to see that all Deeds are so filed, though I believe the City Clerk has some deeds that have not been given you, but I will follow it and see to it.

If you have the original Deed you can destroy this copy, but otherwise I suggest you mark this and file and index it.

A carbon copy of this letter has been sent to Mr. C. L. McFarland, President of the Library Board, and which Board has been requested to file all of its Deeds in your office, and if the Library Board has not done so, will Mr. McFarland please see that it is done, and greatly oblige.

The Council, some time ago, passed a Resolution that all City Deeds should be filed in the Engineer's office, so that there would be just one place to look for Deeds.

Yours very truly,



Member Board of Public Utilities.

SCE-LP
encl.(1)

Woods

Have we any deeds in our files,
L. M.

NUMBER
59152.

RIVERSIDE TITLE COMPANY

CERTIFICATE OF TITLE
TO

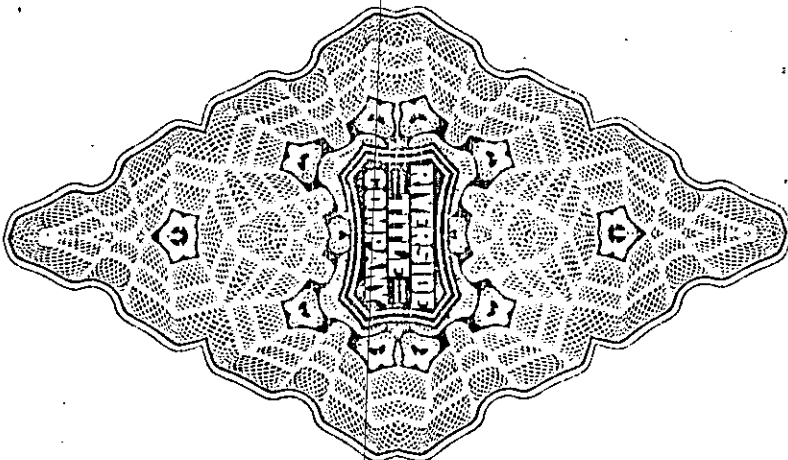
Portion Block 6,
Range 5 Riverside.

As per

GUARANTEED
BY

**Title Insurance and
Trust Company**
LOS ANGELES, CALIF.
Capital and Surplus, \$7,000,000

908 MAIN STREET
RIVERSIDE,
CALIF.
CHAS. E. JOHNSON,
MANAGER.

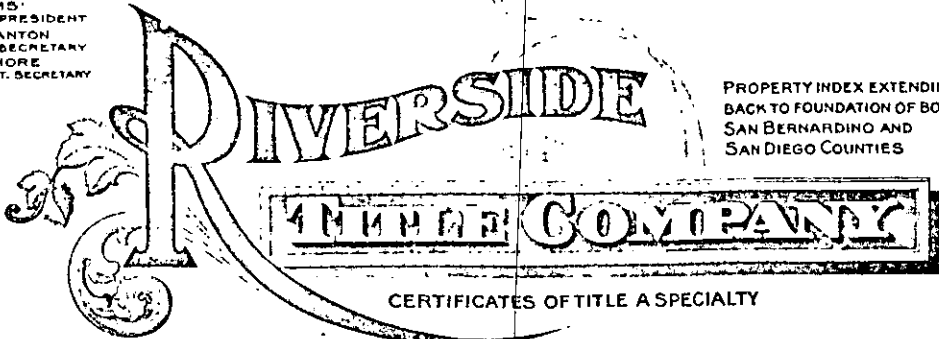


Agreement dated December 20, 1920, is filed in
Contract Book No. 2, page 315.

with D 1083

J.A. SIMMS
PRESIDENT
L.B. SCRANTON
SECRETARY
F.E. DINSMORE
ASST. SECRETARY

LAW DEPARTMENT
L.B. SCRANTON
C.L. MCFARLAND
W.A. PURINGTON



PROPERTY INDEX EXTENDING
BACK TO FOUNDATION OF BOTH
SAN BERNARDINO AND
SAN DIEGO COUNTIES

TELEPHONE
MISSION 89

CERTIFICATES OF TITLE A SPECIALTY

CHAS. E. JOHNSON
MANAGER

908 MAIN STREET

No. 47795-6.

21/140.

UNLIMITED CERTIFICATE

MADE FOR BENEFIT OF

City of Riverside.

After a careful examination of the official records of the Counties of San Bernardino and Riverside, State of California, in relation to the 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

hereby certifies that the title to said property, as appears from said records, is vested in

RIVERSIDE TITLE COMPANY,

a corporation.

Free From All Incumbrances,

Except, 1st:-

Right of Entry upon and Right of Way over and through said land for the construction and maintenance of all water ditches that may be required for irrigation and other purposes, as reserved to the Riverside Land and Irrigating Company and the Riverside Canal Company, their successors and assigns.

Except, 2nd:-

An Agreement dated December 20, 1920, and filed

#47795-6-2.

for record December 28, 1920, in the office of the County Recorder of Riverside County, California, by which Riverside Title Company, a corporation, agrees to sell and City of Riverside, a Municipal Corporation, agrees to buy the real property in this certificate described for \$34,500.00 payable \$5000.00 upon the execution of said agreement, \$6500.00, one year, \$6200.00 two years, \$5900.00 three years, \$5600.00 four years and \$5300.00 five years after date.

- : 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:-

PARCEL #1:-

That portion of Block Six (6), Range Five (5), of the Town of Riverside, as shown by Map recorded in Book 7 page 17 of Maps, records of San Bernardino County, California, described as follows:-

Beginning at a point on the Northerly line of Seventh Street, distant One hundred sixty-five (165) feet Easterly from the Southwesterly corner of said Block;

Thence Easterly, on said Northerly line of Seventh Street, Fifty (50) feet;

Thence Northerly, at right angles to Seventh Street, One hundred sixty-five (165) feet;

Thence Westerly, parallel with Seventh Street, Fifty (50) feet;

And thence at right angles Southerly One hundred Sixty-five (165) feet to the point of beginning.

RIVERSIDE TITLE COMPANY

1083

#47795-6-3.

PARCEL #2:-

Beginning at a point on the Northerly line of Seventh Street, Two hundred fifteen (215) feet Easterly from the Southwesterly corner of Block Six (6), Range Five (5) as shown by Map of the Town of Riverside recorded in Book 7 page 17 of Maps, records of San Bernardino County, California;

Thence Easterly along said Northerlyline of Seventh Street, Thirty-nine(39) feet;

Thence at a right angle Northerly and parallel with Lemon Street, One hundred sixty-five (165) feet;

Thence at a right angle Westerly and parallel with Seventh Street, Thirty-nine (39) feet;

Thence at a right angle Southerly and parallel with Lemon Street, One hundred sixty-five (165) feet to beginning.

This Certificate Does Not Include an Examination of, or a Report on:—

1. Exceptions and rights reserved in United States Patents, existing roads, water rights, water locations, mining claims; or records of any local district or city or matters affecting title resulting therefrom, except the City of Riverside.
2. The validity of any tax sales, public assessments, attachments, leases, easements, declarations of homestead, or money judgments mentioned in this certificate.
3. 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 Riverside Title Company has caused these presents to be duly signed by its Vice President and attested by its --- Secretary, under its corporate seal, and countersigned by its Manager, this 1st day of December 1920, at 8:00 o'clock A. M.

RIVERSIDE TITLE COMPANY

By Frederick L. Hall Vice President

Attest L. B. Scranton Secretary

Countersigned Chas. Johnson Manager.

RIVERSIDE TITLE COMPANY

W. A. PURINGTON,
VICE PRESIDENT
CHAS. E. WAITE,
VICE PRESIDENT
L. B. SCRANTON, SECY
F. E. DINSMORE,
ASSY SECY
CHAS. E. JOHNSON,
MANAGER
C. L. MCFARLAND



W. A. PURINGTON
Telephones
PACIFIC 99
HOME 1099

Property index extending
back to foundation of both
San Bernardino and
San Diego Counties

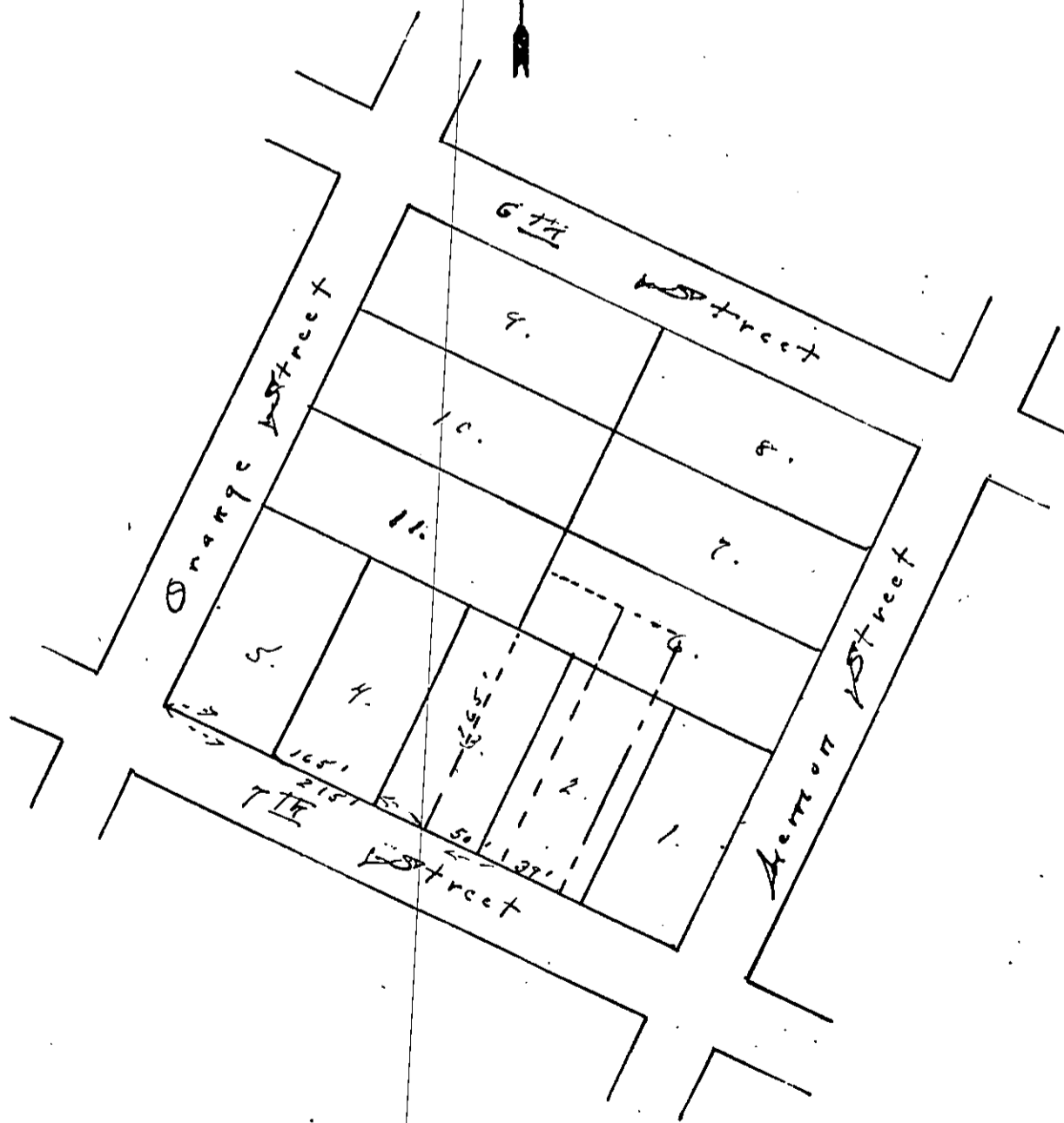
Incorporated January 25th, 1901

908 Main Street

Plat  Showing

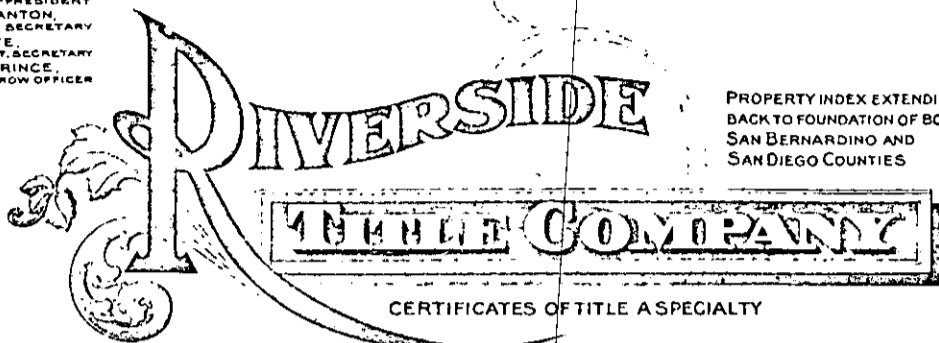
Block 6 Page 5.

Map 789 17.5 B. Co., Cal.
Scale 100 feet = 1 in.



GEORGE FROST,
PRESIDENT
E. L. HOLT,
VICE-PRESIDENT
L. B. SCRANTON,
SECRETARY
C. C. WHITE,
ASST. SECRETARY
JOHN L. PRINCE,
ESCROW OFFICER

LAW DEPARTMENT
L. B. SCRANTON
SARAU & THOMPSON



PROPERTY INDEX EXTENDING
BACK TO FOUNDATION OF BOTH
SAN BERNARDINO AND
SAN DIEGO COUNTIES

TELEPHONE
MISSION 99

CHAS. E. JOHNSON
MANAGER

908 MAIN STREET

ADDRESS ALL COMMUNICATIONS
TO THE COMPANY.

RIVERSIDE, CALIFORNIA

January 6, 1920.

Mr. Harry B. Chase,
1323 Lemon Street,
Riverside, California.

Dear Sir: In re our Escrow #7953.

The above referred to escrow has
been completed and inclosed you will please
find our Unlimited Certificate #47795-6,
on a portion of Block 6, Range 5 of
Riverside.

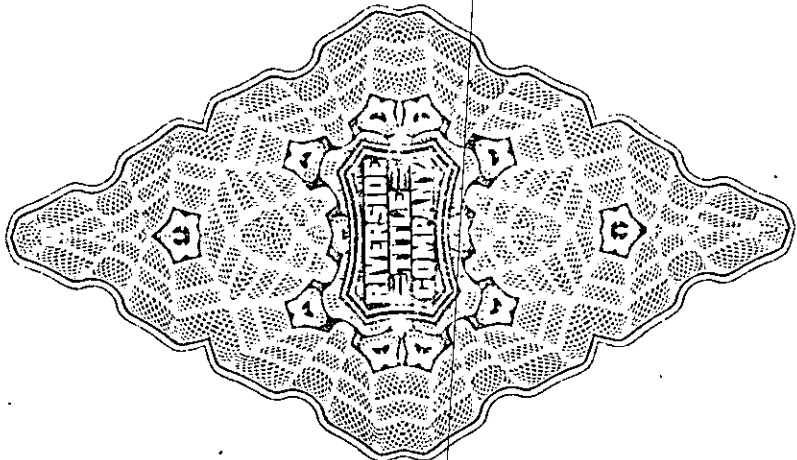
Yours sincerely,

RIVERSIDE TITLE COMPANY,

By

Manager.

WW
Enc.



NUMBER
47795-6.

RIVERSIDE TITLE COMPANY

CERTIFICATE OF TITLE
TO

Portion Block 6.

Range 5 of
Riverside.

908 MAIN STREET
RIVERSIDE,
CAL.
CHAS. E. JOHNSON,
MANAGER.

