

1944

1944

GUARDIAN'S DEED

THIS INDENTURE, made this 18th day of February, 1947, by and between CITIZENS NATIONAL TRUST AND SAVINGS BANK OF RIVERSIDE, a national banking association, as guardian of the estate of GEORGE K. SCOTT, an incompetent person, party of the first part, and CITY OF RIVERSIDE, CALIFORNIA, a municipal corporation, party of the second part,

W I T N E S S E T H:

THAT, WHEREAS, pursuant to notices given thereof, said party of the first part did sell, subject to confirmation by the Superior Court of the State of California, in and for the County of Riverside, the real property hereinafter described, and at such sale said party of the second part purchased said real property for the sum of Eight Thousand Five Hundred Dollars (\$8,500.00);

AND WHEREAS, said Superior Court, upon return of said sale and upon due notice having been given as required by law, did on February 17, 1947, make an order confirming said sale and directing conveyance to be executed to said party of the second part; a certified copy of which order of confirmation is recorded contemporaneously herewith in the office of the County Recorder of said County, within which said land is situated, which said order of confirmation is hereby referred to and made a part of this indenture;

NOW, THEREFORE, said CITIZENS NATIONAL TRUST AND SAVINGS BANK OF RIVERSIDE, a national banking association, as guardian of the estate of GEORGE K. SCOTT, an incompetent person, party of the first part, pursuant to the order of said Superior Court, and in consideration of \$8,500.00 to it in hand paid, by said party of the second part, receipt whereof is hereby acknowledged, does hereby grant and convey unto said party of the second part, all

right, title, interest and estate of said GEORGE K. SCOTT, an incompetent person, in and to the real property in the City of Riverside, County of Riverside, State of California, described as follows:

Beginning at a point on the Southerly line of Eighth Street 75 feet Easterly from the Northwest-ly corner of Block 8, Range 2, 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 Southerly line of Eighth Street, 25 feet;

Thence at a right angle Southerly and parallel with the Easterly line of Mulberry Street, 132 feet;

Thence at a right angle Westerly and parallel with the Southerly line of Eighth Street, 25 feet;

Thence at a right angle Northerly and parallel with the Easterly line of Mulberry Street, 132 feet to the point of beginning.

7 1947 SUBJECT TO:

1. Second half 1946-47 general and special taxes.
2. Conditions, restrictions, reservations, easements and rights of way of record.
3. Unrecorded lease dated the 1st day of June, 1945, for the term ending the 31st day of May, 1950, wherein GEORGE K. SCOTT is named as lessor and A. J. BROCKIE is named as lessee, covering said real property.

TO HAVE AND TO HOLD the above described property, together with the appurtenances, unto said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, said party of the first part, as guardian as aforesaid, has hereunto set its hand the day and year in this indenture first above written.

CITIZENS NATIONAL TRUST AND SAVINGS BANK OF RIVERSIDE

As Guardian of the Estate of GEORGE K. SCOTT, an incompetent person.

By: [Signature]  
Vice-President

By: [Signature]  
Trust Officer

The above instrument approved as to form.

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



RESOLUTION NO. 4177.

RESOLUTION OF THE COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA,  
ACCEPTING A DEED.

\*\*\*

RESOLVED, that, in consideration of the request of the Board of Public Utilities of the City of Riverside, California, that that certain deed dated February 18, 1947, from the Citizens National Trust and Savings Bank of Riverside, a national banking association, as Guardian of the Estate of George K. Scott, an incompetent person, granting to the City of Riverside, a municipal corporation, for and in consideration of the sum of \$8,500.00, all right, title, interest and estate of said George K. Scott, an incompetent person, in and to the described portion of Block 5, Range 2, of the City of Riverside, situated on the southerly side of Eighth Street, between Vine Street and Mulberry Street, in the City of Riverside, County of Riverside, State of California, be, and the same is hereby, officially accepted for and in behalf of the City of Riverside.

\*\*\*

I, G. Albert Mills, 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 4th day of March, 1947, by the following vote:

Ayes: Councilmen Rawlings, Allbright, Carter, Patterson, Hair, Brand, and Dales.


Noes: None.

Absent: None.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this 4th day of March, 1947.

  
City Clerk of the City of Riverside

I hereby approve the foregoing resolution this 4th day of March, 1947.

  
President of the Council, Mayor Pro Tem.  
City of Riverside, California

Order # 111111  
Return to - 3851  
G. Albert Mills  
City Clerk  
City Hall  
Riverside, Calif.  
INDEXED  
Book & Page

GUARDIAN'S DEED

between-

THE NATIONAL TRUST AND SAVINGS BANK  
OF RIVERSIDE, as Guardian of the estate of  
WILLIAM SCOTT, an incompetent person,

-and-

CITY OF RIVERSIDE, CALIFORNIA, a municipal  
corporation.

February 18, 1947

RECORDED  
MAR 27 1947  
Be 7 2  
RIVERSIDE TITLE COMPANY  
824  
245  
Muel N

COMPART  
M. Muel N

LAW OFFICES  
ARTHUR W. SWARNER  
12-110 LERNER BUILDING  
RIVERSIDE  
CALIFORNIA

D1944

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1 A. W. SWARNER, ESQ.,  
2 Attorney at Law,  
3 114 Lerner Building,  
4 Riverside, California.

5 Telephone 926

6 Attorney for Guardian  
7

8 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA  
9 IN AND FOR THE COUNTY OF RIVERSIDE

10 In the Matter of the Estate )  
11 and guardianship )

NO. 11205

12 -of- )

ORDER CONFIRMING SALE OF  
REAL PROPERTY

13 GEORGE K. SCOTT,  
14 An incompetent person. )

15 The return and verified petition of CITIZENS NATIONAL TRUST  
16 AND SAVINGS BANK OF RIVERSIDE, a national banking association, as  
17 guardian of the estate of GEORGE K. SCOTT, an incompetent person,  
18 in the matter of the above-entitled estate praying for an order  
19 confirming sale of real property and authorizing conveyance, A. W.  
20 SWARNER, appearing as attorney for said petitioner, coming on  
21 regularly to be heard this 17th day of February, 1947, the Court  
22 after examining said report and petition, finds that due notice of  
23 the hearing of said petition has been given as provided by law;

24 That all the allegations of said petition are true; that said  
25 sale was legally made and fairly conducted and was necessary to  
26 pay for the support and maintenance of the ward and was for the ad-  
27 vantage, benefit and best interests of the estate;

28 That notice of the time, place and terms of sale was duly given  
29 and made as required by law;

30 That said property was appraised within one year prior to said  
31 sale; that the sum offered is at least 90% of said appraised value  
32 and is not disproportionate to the value of the property sold;

1 That there was no real estate broker involved in this sale and  
2 that the only charges to the estate for such sale are to be the  
3 seller's title charges, internal revenue stamps and other usual  
4 seller's expenses in connection with such transactions; and that said  
5 property was sold subject to the following:

- 6 1. Second half 1946-47 general and special taxes;
- 7 2. Unrecorded lease dated the 1st day of June, 1945, for the  
8 term ending the 31st day of May, 1950, wherein GEORGE K.  
9 SCOTT is named as lessor and A. J. BROCKIE is named as  
10 lessee, covering said real property;
- 11 3. Conditions, restrictions, reservations, easements and rights  
12 of way of record;

13 and no person objecting thereto or offering a higher price;

14 AND GOOD CAUSE APPEARING THEREFOR,

15 IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that  
16 the sale so made of the real property hereinafter described, unto the  
17 CITY OF RIVERSIDE, CALIFORNIA, a municipal corporation, for the sum  
18 of \$8,500.00 cash subject to the following:

- 19 1. Second half 1946-47 general and special taxes;
- 20 2. Unrecorded lease dated the 1st day of June, 1945, for the  
21 term ending the 31st day of May, 1950, wherein GEORGE K.  
22 SCOTT is named as lessor and A. J. BROCKIE is named as  
23 lessee, covering said real property;
- 24 3. Conditions, restrictions, reservations, easements and rights  
25 of way of record,

26 be and the same is hereby confirmed and that upon receipt of the price  
27 aforesaid the said CITIZENS NATIONAL TRUST AND SAVINGS BANK OF RIVER-  
28 SIDE, execute to said purchaser a deed of conveyance thereof and said  
29 guardian is further authorized to pay the usual seller's title  
30 charges, internal revenue stamps and for a policy of title insurance  
31 for delivery to the buyer;  
32

1 That the real property affected by this Order is situated, ly-  
2 ing and being in the City of Riverside, County of Riverside, State of  
3 California, and particularly described as follows, to wit:

4 Beginning at a point on the Southerly line of Eighth Street  
5 75 feet Easterly from the Northwesterly corner of Block 8,  
6 Range 2, as shown by Map of the Town of Riverside, recorded  
7 in Book 7 page 17 of Maps, records of San Bernardino County,  
8 California;

9 Thence Easterly along said Southerly line of Eighth  
10 Street, 25 feet;

11 Thence at a right angle Southerly and parallel with  
12 the Easterly line of Mulberry Street, 132 feet;

13 Thence at a right angle Westerly and parallel with the  
14 Southerly line of Eighth Street, 25 feet;

15 Thence at a right angle Northerly and parallel with the  
16 Easterly line of Mulberry Street, 132 feet to the point of  
17 beginning.

18 Done in open Court this 17th day of February, 1947.

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RUSSELL S. WAITE

Judge

FILED

FEB 20 1947

G. A. PEQUEGNAT, Clerk

B. H. Tompkins Deputy

THE FOREGOING INSTRUMENT IS A CORRECT COPY OF  
THE ORIGINAL ON FILE IN THIS OFFICE

ATTEST March 11 1947

G. A. PEQUEGNAT County Clerk and Clerk of the Superior Court  
of the County of Riverside,  
State of California.

BY Loed McFanning DEPUTY

Doc #1341  
Order # 117155  
Return to - 3850

G. O'Neil M. 222

Chg Clerk

Chg + Acc

Riverside. Calif.

INDEXED  
Book's Paged.

REFERENCE RECORD

MAR 27 1947

RECEIVED BY

RIVERSIDE TITLE COMPANY

824

2 846

RIVERSIDE CALIF.

*Handwritten signature*

Mar 10

COMPARED

A. Bennett

M. Edney

Mar 10

D 1944