

This Indenture, Made the 13th day of July, in the year of our Lord one thousand nine hundred and nine between John M. Richards and Anna C. Richards, his wife, both of the City of Riverside, California,

, parties of the first part, and City of Riverside, a Municipal Corporation, organized and existing under the laws of the State of California,

, party of the second part,

Witnesseth, That for and in consideration of the sum of Eleven Thousand DOLLARS,

in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, the said parties of the first part do by these presents grant, bargain, sell and convey unto the said party of the second part, and to its assigns forever, all that certain lot or parcel of land situate in the County of Riverside, in the State of California, and bounded and particularly described as follows, to-wit:

Lot numbered one hundred and sixty-six (166) as shown upon a map entitled "Map of the 10 acre lots, The property of the S.C.C. Association", of record in the office of the County Recorder of the County of San Bernardino, State of California, in Book Seven (7) of Maps, at page Three (3) thereof, excepting therefrom a roadway on the Southern side of said lot the width of one or two rods at the option of the Riverside Land and Irrigating Company. (Book 117 of Deeds, page 207, San Bernardino County Records.)

Also excepting those certain roads and roadways as described in conveyance from the Riverside Land and Irrigating Company, a corporation, et al., to the County of San Bernardino, (Book 21 of Deeds, page 619, Records of the said San Bernardino County,) and as described in the conveyance from Joseph Richards, et al., to the County of San Bernardino. (Book 30 of Deeds, page 10, Records of the said San Bernardino County,) and as described in the deed from A. Keith to the City of Riverside. (Book 61 of Deeds, page 102, Records of the said San Bernardino County.)

The said parties of the first part also hereby transfer and assign to the said second party Eighteen (18) shares of the Capital Stock of the Riverside Water Company, appurtenant to said lands.

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, subject however to the reservations herein set forth.

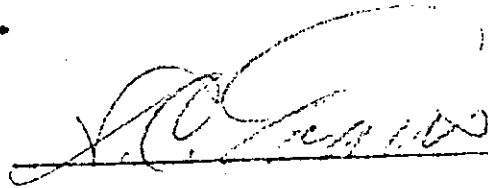
To have and to hold, all and singular the said premises, together, with the appurtenances, unto the said party of the second part, and to its assigns forever.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

John M. Richards Seal
Anna C. Richards Seal

Riverside, Calif, July 20th, 1909.

THIS IS TO CERTIFY that the City of Riverside has agreed with Mr. John M. Richards that he shall be entitled to remove his dwelling house on the land this day paid for, as bought from him, said house being situated on North Street, and that said house shall be removed on notice. That said Richards shall also have the use of the deciduous fruit on the place for this season and the use of the alfalfa on the bottom land, provided the City of Riverside shall not desire to commence any work on said place this season and in case said city so desires to commence work, then the use of said deciduous fruit and said alfalfa shall cease.



Mayor of the City of Riverside.

State of California, }
COUNTY OF RIVERSIDE, } ss.

Handwritten scribbles

On this 13th day of July, in the year A.D. one thousand nine hundred and
nine before me, Lafayette Gill a Notary Public in and for said County of Riverside,
residing therein, duly commissioned and sworn, personally appeared John M. Richards and Anna C. Richards
his wife, both of Riverside, California,

personally known to me to be the persons described in, and whose names are
subscribed to and who executed the within instrument, and acknowledged to me that
they 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 Cer-
tificate first above written.

Lafayette Gill
Notary Public in and for Riverside County, State of California

25
321
Deed

John M. Richards et ux

-to-

City of Riverside

LM-3-05

RECEIVED FOR RECORD

JUL 20 1909

at 4 Min. past 11 o'clock A.M. at
request of *Howard L. Stevens*

Copied in Book No. 288 of

Deeds page 804 of

sec, Records of Riverside County,
California.

By *W. L. Logan* Recorder

Deputy Recorder

Fees, \$ 1.30

Book & Paged