

This Indenture, Made the Eleventh day of November, in the year of our Lord one thousand nine hundred eight, between John C. Peters, and Anna Peters (his wife),

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

Witnesseth, That for and in consideration of the sum of One (\$1.00) Dollars,

in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, the said parties of the first part do by these presents grant, bargain, sell, convey and confirm unto the said part y 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 bounded and particularly described as follows, to-wit:

All the right, title and interest of the first parties in and to the land in Lot Thirty-five (35) hereinafter described, included between the exterior boundary lines of Main Street in the City of Riverside, as shown on map of the Town of Riverside, as the same is recorded in Book 7 of Maps, at page 17, San Bernardino County Recorder's office, California, by producing said boundary lines in straight lines from First Street through Lot Thirty-five (35) of the lands of the Southern California Colony Association, according to a map of said Southern California Colony Association Lands, as the same appears of record in Book 7 of Maps, at page 3, San Bernardino County Recorder's office, California.

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.

To Have and to Hold all and singular, the said premises together with the appurtenances, unto the said part y of the second part and to its successors and 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 C. Peters [SEAL]
Anna Peters [SEAL]

State of California, } ss. [SEAL]
COUNTY OF RIVERSIDE }

On this Ninth day of February, in the year one thousand nine hundred nine before me, Raymond Best, a Notary public in and for said County of Riverside State of California, residing therein, duly commissioned and sworn, personally appeared John C. Peters and Anna Peters (his wife), 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.

In Witness Whereof: I have hereunto set my hand and Official seal, at my office in the said County, the day and year in this Certificate first above written.

Notary Public in and for Riverside County, State of California

EXAMINED AND FOUND

Deed

John C. Peters, et ux.

-TO-

City of Riverside.

Dated Nov. 11, 1908. XX

RECEIVED FOR RECORD	
DEC 17 1908	
at 5 Min. past 7 o'clock P.M. at request of J. C. Peters.	
Copied in Book No. 281 of Deeds page 185 of seq. Records of Riverside County, California.	
By J. S. Logan, Recorder	
J. J. Ramos bottom Deputy Recorder	
Fees, \$ 1.10	

The Riverside Abstract Co.

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Signature—Every man's signature should be accompanied by his wife's and every woman's signature by that of her husband. If any of the grantors are unmarried it should be so recited in the deed. Every grantor should sign his name in exactly the same manner as his name appears in the deed conveying title to him unless in the interval his or her name shall have been changed, in which case the grantor must sign the name by which he or she is known at present and a recital must be made herein of the name in which he or she derived title to said real estate. The true consideration need not be stated. \$10.00 is the usual consideration named. No witnesses are necessary to the validity of this instrument.

Acknowledgement—By a married woman is taken on the same form as if unmarried. An Acknowledgement may be taken in California before a Justice or Clerk of the Supreme Court or Judge of a Superior Court or within the City, City and County, County or Township for which the officer was elected or appointed before either (1) a Clerk of a Court of Record, (2) a County Recorder, (3) a Court Commissioner, (4) a Notary Public, (5) a Justice of the Peace. The signature of a Justice of the Peace must be attested by the County Clerk when acknowledgment is taken in any County other than where the land is situate.

An Acknowledgement may be taken without the State of California but within the United States and within the jurisdiction of the officer before either (1) a Justice, Judge or Clerk of any Court of Record of the United States or of any State, (2) a Commissioner appointed by the Governor of California for that purpose, (3) a Notary Public, or (4) any other officer of the State where the acknowledgement is made authorized by its laws to take such acknowledgement.

An Acknowledgement may be taken without the United States before either (1) a Minister, Commissioner, or Charge d'affairs of the United States, resident and accredited in the country where such acknowledgement is made, (2) a Consul, Vice Consul, or Consular Agent of the United States, (3) a Judge of a Court of Record, (4) Commissioners appointed by the Governor of California for such purpose, or (5) a Notary Public.

Any Acknowledgement taken without the State of California, and within the United States must be accompanied by the Certificate of the Clerk of a Court of Record of the County or District where such acknowledgement is taken, that the officer certifying to the same is authorized by law so to do, and that the signature of the said officer to such certificate is his true and genuine signature, and that such acknowledgement is taken in accordance with the laws of the place where the same is made.

Taxes—Become a lien on the first Monday of March of each year and are payable in two installments, one on the first Monday in October and the second in April following. Above instalments become delinquent on the last Monday in November and April respectively. If either instalment remains unpaid, the property is sold on or near June 20th. All taxes are sold to the State of California and may be redeemed at any time within five years after sale or at any subsequent time before the State makes final disposition of the same.