

This Indenture, Made the Seventeenth day of June in the year of our Lord one thousand nine hundred nineteen between Security Savings Bank of Riverside, a corporation of Riverside, California

part Y of the first part, and City of Riverside, a municipal corporation, of Riverside, California

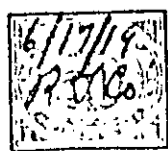
part Y of the second part, Witnesseth: That for and in consideration of the sum of

Ten Dollars, in hand paid by the said part Y of the second part, the receipt whereof is hereby acknowledged, the said part Y of the first part do hereby these presents grant, bargain, sell, convey and confirm unto the said part Y of the second part, and to its successors ~~heirs~~ 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:

Lots numbered Thirteen (13), Fourteen (14) and Fifteen (15) in Block numbered Nine (9) of the Santa Fe Tract, as shown upon a survey made by J.W. Johnson, a plat of which is of record in the office of the County Recorder of the County of San Bernardino, State of California, in Book 6 of Maps, at page 14 thereof.

Subject to the lien of taxes for the year 1919-20.

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 ~~heirs~~ and assigns forever.



In Witness Whereof, The said party of the first part has hereunto caused its corporate name to be subscribed and its corporate seal to be affixed by its proper officers thereunto duly authorized by resolution of its Board of Directors.

Attest *W. J. Dinsmore*  
*Secretary*

Security Savings Bank of Riverside

By *S. H. Herrick*  
 President.

By *W. J. Dinsmore*  
 Secretary

State of California, }  
 COUNTY OF RIVERSIDE } ss.

On this 17th day of June in the year one thousand nine hundred and nineteen, before me, C. W. Derby a Notary Public in and for said County and State, personally appeared S. H. Herrick

known to me to be the President, and Wm. T. Dinsmore known to me to be the 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.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

*C. W. Derby*

Notary Public in and for Riverside County, State of California

**Deed**

(Corporation)

Security Savings Bank

--TO--

City of Riverside

Dated June 17th, 1919.

Approved as to form.

*Wm. T. Dinsmore, City Attorney*

Approved as to description.

A. BRAUNSCHWEIGER,  
 City Engineer.

By *S. H. Herrick*  
 Deputy City Engineer.

BETTER BE SAFE THAN SORRY.  
 YOU'RE SAFE WITH US.

**The Riverside Abstract Co.**

Oldest, Largest and Best Equipped Abstracting Plant

in the County  
 767-771 Eighth Street  
 RIVERSIDE, CALIFORNIA

No. 41817  
 A recorded, please mail this  
 sent to  
 City Clerk  
 City

The Riverside Abstract Co.

Officers  
 Wm. T. Dinsmore, President  
 T. W. Hayward, Vice President  
 Harry E. Courtney, Secretary  
 H. Naslov, Treasurer

COPIED  
 L. GRUNWELL

Document  
 Book  
 C. M. REHWOLD

RECEIVED FOR RECORD  
 JUN 25 1919  
 at 35 Min. past 10 o'clock P.M. at  
 request of FAYES RE TIME COMPANY  
 filed in Book No. 505 of  
 RECORDS page 238  
 S.O. Records of Riverside County,  
 CALIFORNIA.  
*J. Dinsmore* Recorder  
 Deputy Recorder  
 Fees, \$ none

J.A. SIMMS - PRESIDENT  
L.B. SCRANTON - SECRETARY  
F.E. DINSMORE - ADST. 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 99

CERTIFICATES OF TITLE A SPECIALTY

CHAS. E. JOHNSON  
MANAGER

908 MAIN STREET

No. 41817.

16/229.

## Continuation Certificate

MADE FOR BENEFIT OF

City of Riverside.

(Any incumbrance or defect shown in the preceding Certificate and not mentioned herein, has been satisfied or corrected.)

After a careful examination of the official records of the County of Riverside, State of California, that are of date subsequent to the 31st day of October, 1901 at 5:00 o'clock P. M., in relation to the title to that certain real property hereinafter described, and assuming by direction that

James N. Keith, was

possessed of an absolute, unincumbered title thereto at said date, except as appears from a certain Certificate of Title No. 3033, issued by the

Peoples Abstract and Trust Company  
of said date, of which this is a continuation, 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, by this direction and examination, is vested in

**CITY OF RIVERSIDE, a Municipal  
Corporation.**

Free from all incumbrances,

Except:-

State, County and Municipal Taxes for fiscal  
year 1919-20 payable in October, 1919.

# 41817-2.

-: 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:-

Lots Thirteen (13), Fourteen (14) and Fifteen (15) in Block Nine (9) of the Santa Fe Tract, as shown by Map recorded in Book 6 page 14 of Maps, records of San Bernardino County, California.

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 \_\_\_\_\_ President and attested by its \_\_\_\_\_ Secretary, under its corporate seal, and countersigned by its Manager, this 25th day of June, 1919, at 10:35 o'clock A. M.

**RIVERSIDE TITLE COMPANY**  
By George Frost President  
Attest L. B. Scranton Secretary

Countersigned \_\_\_\_\_  
Manager



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

INCORPORATED JANUARY 25th, 1901

TELEPHONES:  
SUNSET 99  
HOME 1099

**DIRECTORS AND OFFICERS**

J. A. Simms, President  
 W. A. Purington, Vice Pres.  
 J. W. Covert, " "  
 Chas. E. Waite, " "  
 Chas. E. Johnson, Manager  
 D. W. Lewis, Associate "  
 L. B. Scranton, Secretary  
 Fred E. Dinamore, Assistant "  
 C. L. McFarland

**LAW DEPARTMENT**

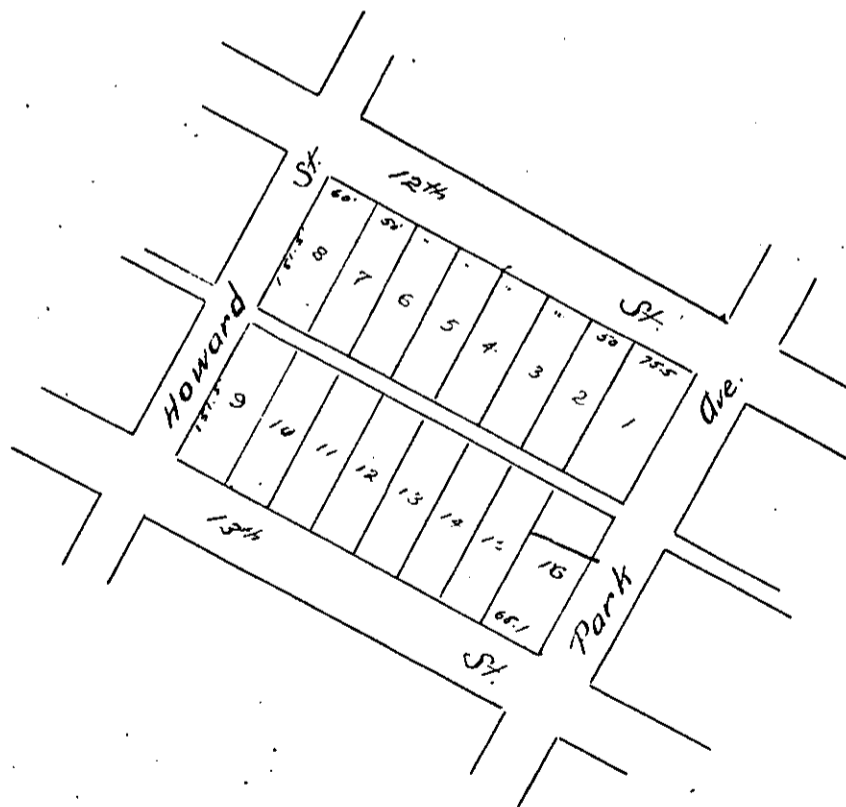
L. B. SCRANTON  
 C. L. MCFARLAND  
 W. A. PURINGTON

731-749 NINTH STREET

Plat  Showing

*Block 9 Santa Fe Tract.*

Map 64914 Riv. Co., Cal.  
 SCALE 200 feet=1 in.



THE PEOPLES ABSTRACT AND TRUST COMPANY  
RIVERSIDE, CALIFORNIA  
INCORPORATED DECEMBER 1897  
DIRECTOR AND OFFICERS

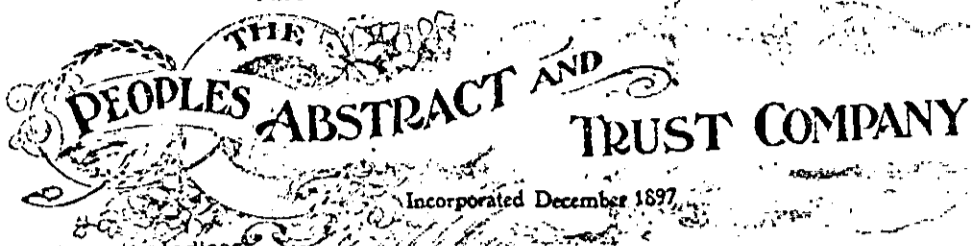
J. F. JARVIS,  
President.

P. S. DINSMORE,  
Vice-President.

ED. F. WADDINGHAM,  
Secretary.

W. T. DINSMORE,  
Manager.

Certificates  
of Title and  
Escrow Work  
A Specialty



Capital \$100,000

Paid up Capital  
\$25,000

P. O. BOX 1033  
Telephone Red 42

Complete Property Indices

RIVERSIDE, CALIFORNIA.

#3033.  
Q.

# Certificate of Title

15/315.

From an examination, at the request of S. J. Castleman, of the Official Records of the County of Riverside, State of California, that are of date subsequent to the Fourteenth day of April, One Thousand Eight Hundred and Ninety-Nine, at Eight o'clock, A. M., in relation to the title to that certain real property hereinafter described as Lots 13 and 14 of Block 9 of the Santa Fe Tract; assuming that on said date James N. Keith was possessed of an absolute, unincumbered title to said property, except as appears from the foregoing Certificate of Title, of said date of which this is a continuation;

Also, from an examination, at said request and direction 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 as Lot 15 in said Block 9 of the Santa Fe Tract;

THE PEOPLES ABSTRACT AND TRUST COMPANY, hereby certifies that the title to all of said property, as appears from said Records by this direction and examination, is now vested in

JAMES N. KEITH,

Free of all incumbrances,

Except:

First, State and County Taxes for the current, fiscal year, 1901-2, assessed to James N. Keith, first Installment, amount \$13.67; second Installment, amount \$10.87.

Second, Municipal Taxes of the City of Riverside, for the current, fiscal year, 1901-2, assessed to James N. Keith, amount \$7.05 and Mtge. Int. assessed to Riverside Savings Bk. & Trust Co., amount \$3.00.

Third, Mortgage, dated April 15, 1899, made and executed by James N. Keith, and Sarah M. Keith, his wife, to the Riverside Savings Bank and Trust Company, a corporation, as security for the payment of a certain promissory note for \$300.00, due two years after date, with interest at the rate of Ten per cent per annum, payable semi-annually. Proviso for the acceptance of interest at the rate of Seven per cent if the Taxes are paid by Mortgagors.

Recorded April 17, 1899, in Book 34 of Mortgages, at page 38.

Covers Lots 13 and 14 as hereinafter described.

Note #1:- A certain Judgment against Joseph Jarvis and Mary A. Jarvis and in favor of Thomas Bakewell, appears on the Judgment Docket in said San Bernardino County, entered Jan. 7, 1891 in Book 5 of Judgments, page 342 for costs in the amount of \$48.25. Relates only to said Lot 15 as herein-

after described.

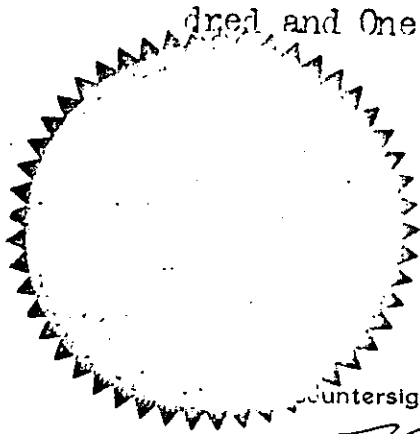
Note #2:- That certain Deed, dated Aug. 12, 1895, made and executed by Jane Armstrong and conveying said Lot 15 to the said James N. Keith, does not have the signature of the husband (if any) of said grantor. Said Lot 15 was conveyed to Jane Armstrong by Deed dated June 19, 1893, made and executed by Mary Amelia Jarvis and Joseph Jarvis, her husband.

— D E S C R I P T I O N —

Lots numbered Thirteen (13), Fourteen (14) and Fifteen (15) in Block number Nine (9) of the Santa Fe Tract, Riverside, California, as shown by survey made by J. W. Johnson, a plat of which is of record in the office of the County Recorder of the County of San Bernardino, State of California, in Book Six (6) of Maps, at page Fourteen (14) thereof.

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IN WITNESS WHEREOF, THE PEOPLES ABSTRACT AND TRUST COMPANY, has hereunto set its name and affixed its Corporate Seal this Thirty-First day of October, One Thousand Nine Hundred and One, at Five o'clock, P. M.



*The Peoples Abstract and Trust Company*

By *J. T. Jarvis* President

By *G. F. Widdington* Secretary

Countersigned by

*H. J. Dinamore*  
Manager

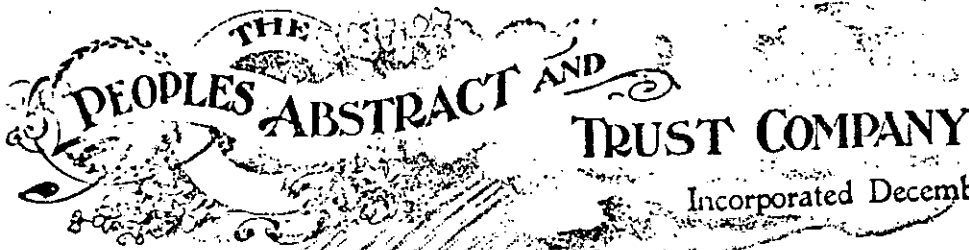


P. B. DINSMORE  
VICE-PRESIDENT

W. T. DINSMORE  
SECRETARY

W. D. DEVANA  
MANAGER

Certificates  
of Title  
a Specialty



Capital \$100,000  
Paid Up Capital  
\$25,000

Complete Property Indices

## CONTINUATION

#1028.  
Q.

# Certificate of Title

4/533.

From an examination at the request of George E. Bittinger, of the Official Records of the County of Riverside, State of California, that are of date subsequent to the Twelfth day of August, 1895, at Twelve o'clock Noon, in relation to the title to that certain real property hereinafter described; assuming that on said date James N. Keith was possessed of an absolute unincumbered title to said property, except as appears from the foregoing Certificate of Title issued by the Abstract and Guaranty Company of Riverside, of said date of which this is a continuation;

THE PEOPLES ABSTRACT AND TRUST COMPANY, hereby certifies that the title to said property is now vested in

JAMES N. KEITH,

Free of all incumbrances,

Except:-

- First, The lien of the State and County Taxes for the current fiscal year 1899-1900, not yet assessed, payable October, 1899.
- Second, Mortgage, dated 18th of January, 1895, given by James N. Keith and Sarah M. Keith, to The National Building and Loan Association, a corporation, to secure the payment of one certain promissory note for \$600.00, due eight years after date, with interest at the rate of 6%

per annum, payable monthly in advance.

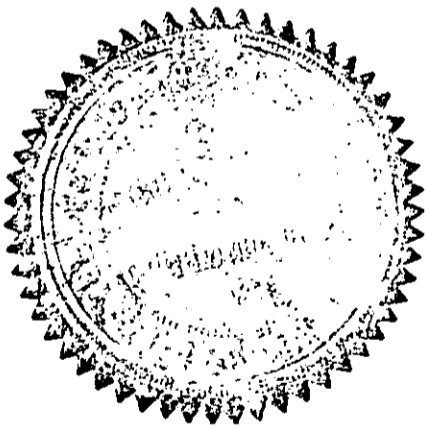
Recorded 12th of August, 1895, Book 20 of  
Mortgages, page 207.

DESCRIPTION.

Lots Thirteen (13) and Fourteen (14), in Block Nine  
(9) of the Santa Fe Tract, Riverside, California, as shown by  
survey made by J. W. Johnson, a plat of which is of record in  
the office of the County Recorder of San Bernardino County,  
State of California, in Book Six of Maps, at page Fourteen thereof.

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In Witness Whereof, THE PEOPLES ABSTRACT AND TRUST  
COMPANY, has hereunto set its name and affixed its Corporate  
Seal this Fourteenth day of April, 1899, at Eight o'clock A. M.



The Peoples' Abstract and Trust Company

By J. T. Jarvis President

By H. J. Winmore Secretary

Countersigned by

W. S. Devanah  
MANAGER



# Abstract & Guaranty Company OF RIVERSIDE.

THE OWNERS OF A COMPLETE  
SET OF ABSTRACT BOOKS OF  
THE COUNTY OF RIVERSIDE. ABST-  
TRACTS OF ANY PROPERTY IN  
COUNTY COMPILED PROMPTLY  
& ACCURATELY AT REASON-  
ABLE RATES.

BOARD OF DIRECTORS.  
H. W. BORDWELL. E. W. FREEMAN.  
J. VAN DE GRIFT. F. E. ABBOTT.  
T. J. DALEY.



OFFICE IN  
ROUBIDOUX BLOCK.

INCORPORATED JUNE 1893.

Riverside, Calif. Aug. 12th 1895

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

We hereby Certify, that from an examination of the  
official records in the offices of the County Recorder, County  
Clerk, and County Tax Collector of the County of <sup>ies</sup> San Berno  
& Riverside, State of California, relating to the following  
described real property, situated in said County and State,  
to wit:

Lots 13 and 14, Block 9 in the Santa Fe Tract, Riverside,  
California, as shown by survey made by J. W. Johnson, a plat  
of which is on record in the Recorder's office in San Bernar-  
dino County, California.

We find that the title to said property, as appears  
from said records, by this examination, is now vested in,

JAMES N. KEITH

Free of all incumbrances,

EXCEPT:

First, State and County taxes for the current fiscal year

1895-6, payable October 1895.

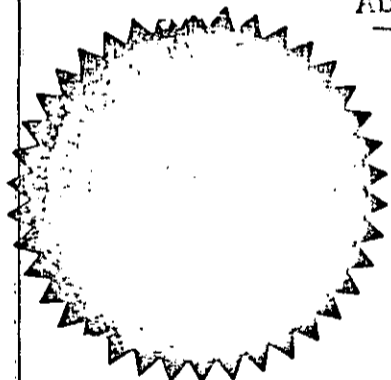
Second:- Mortgage given by James N. Keith and Sarah M. Keith his wife, to the National Building and Loan Association( a corporation) to secure the payment of a note for \$600.00, due in 8 years, interest 6% per annum,, payable monthly in advance, dated 16th Jany. 1895, Recorded 12th August, 1895, Records of Riverside County, California.

IN WITNESS WHEREOF, the Abstract and Guaranty Company of Riverside, has hereunto set its name and affixed its Corporate Seal this 12th day of August, 1895, at 12 o'clock Noon,

Abstract and Guaranty Company of Riverside,

By *A.W. Brown* President,

By *W.D. Deana* Secretary.





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

INCORPORATED JANUARY 25<sup>TH</sup> 1901.

Telephone Main 99.

733-749 NINTH ST.

#4574.

1/462-L-S.

M. J. DANIELS. President.  
THEODORE D. HEWITT, Vice Pres.  
G. W. FREEMAN. Secretary.  
D. W. LEWIS, Mgr. and Treas.

*Directors:*

THEODORE D. HEWITT.  
M. J. DANIELS.  
WALTER L. KOETHEN.  
G. W. FREEMAN.  
D. W. LEWIS.  
H. W. LEIGHTON.  
J. W. COVERT.

CONTINUATION CERTIFICATE.

Made at request of Riverside Savings Bank and Trust Company.

(Any incumbrance or defect shown in the preceding Certificate and not mentioned herein, has been satisfied or corrected.)

After a careful examination of the official records of the County of Riverside, State of California, that are of date subsequent to the 31st day of October, 1901, at 5 o'clock P. M., in relation to the title to that certain real property hereinafter described, and assuming by direction that James N. Keith was possessed of an absolute, unincumbered title thereto at said date, except as appears from a certain Certificate of Title No. 3033 issued by The Peoples Abstract and Trust Company of said date, of which this is a continuation,

The Riverside Title and Trust Company hereby certifies that the title to said real property, as appears from said records, by this direction and examination, is now vested in

RIVERSIDE TITLE AND TRUST COMPANY, a corporation,  
Trustee in trust for  
JAMES N. KEITH AND SARAH M. KEITH, his wife,  
under and by virtue of the Trust Deed  
hereinafter set out.

Free from all incumbrances,

Except, 1st:- 2nd installment State and County taxes for fiscal year 1904-5. Vol. R. 2/72. Receipt #1859. Amount, \$9.68

- , 2nd:- State, County and Municipal taxes for fiscal year 1905-6, payable in October, 1905.
- , 3rd:- A Trust Deed dated March 1st, 1905, executed by James N. Keith and Sarah M. Keith, his wife, parties of the first part, and the Riverside Title and Trust Company, a corporation, party of the second part, and the Riverside Savings Bank and Trust Company, a corporation, party of the third part, to secure the repayment of \$1100.00 borrowed by said first parties from said third party, payable one year after date, with interest thereon at 11 per cent. per annum, payable semi-annually or compounded semi-annually; said Trust Deed being filed for record in the Recorder's office of Riverside County, California, March 29th, 1905, and which Trust Deed provides that interest shall be 7 %, if grantors at their option pay all taxes assessed against said real property.

-: 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:-

Lots Thirteen (13), Fourteen (14) and Fifteen (15) in Block Nine (9) of the Santa Fe Tract, Riverside, California, as <sup>shown by</sup> per Map recorded in Book 8 of Maps, page 14, records of San Bernardino County, California.

POST OFFICE BOX 1807-2 AOT N. CALIF. COUNTY OFFICE  
EXCEPT THAT THE INVESTMENT SERVICE THE COUNTY OFFICE FOR  
LAW FROM THE INVESTMENT SERVICE

NOTE:- The records of Riverside County, California, show  
no change regarding the matters mentioned in the  
preceding Certificate.

ALL BENEFITS UNDER THE STATUTE OF LIMITATIONS ARE HEREBY WAIVED

This Certificate does not include an examination of or a report on  
Drainage, Reclamation, Sanitary, Levee or Irrigation, District Records or matters relating thereto; Municipal Records, except  
in the City of Riverside and municipal taxes of the City of Corona; Proceedings to construct Sewers, improve and open Streets and  
Alleys in the City of Riverside until the Streets or Alleys are established, and the benefits or liabilities assessed become a lien under  
the Statute; Building contracts, Crop mortgages, Mining locations or matters relating thereto, Easements for Water locations, and  
Reservoir sites reserved in U. S. Patents.

Instruments, trusts, defects, liens, easements and incumbrances not shown by any public record of the City of Riverside, or  
municipal tax records of the City of Corona, or by the public records of the Counties of San Bernardino, San Diego and Riverside,  
State of California.

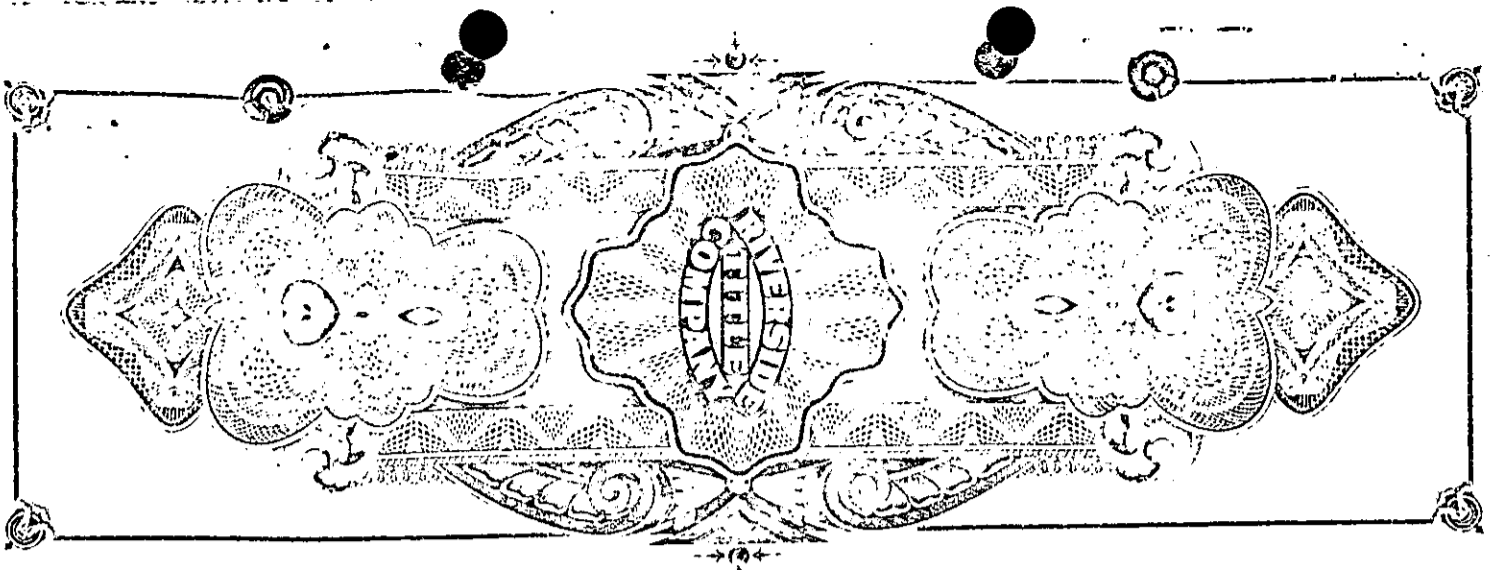
The validity or legality of Tax Sales, Street Assessments, Leases, Easements, Declarations of Homesteads and money judgments  
if any are mentioned as incumbrances in this Certificate.

In Testimony Whereof, THE RIVERSIDE TITLE AND TRUST 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 15th day  
of April, 1905, at eight o'clock A.M

Riverside Title and Trust Company  
By Frederick H. Smith Vice President

Attest G. H. Freeman Secretary

Countersigned by D. W. Lewis Manager



**RIVERSIDE  
TITLE  
COMPANY**

No. 41817.

CERTIFICATE OF TITLE  
TO

Lots 13, 14 & 15,

Blk. 9 Santa Fe Tr.,

Riverside.

*Received*

JUL 3 1914

*[Signature]*  
City Clerk

908 MAIN STREET  
RIVERSIDE,  
CAL.

