

This Indenture, Made the _____ day of January, 1926

in the year of our Lord, one thousand nine hundred Twenty-six
between The City of Riverside, a municipal corporation, of the County of
Riverside, State of California,

_____ party of the first part
and William Rupert Chawner and Mary Margaret Chawner,
as joint tenants, with the right of survivorship, and not as tenants in common.

_____ parties of the second part,

WITNESSETH, That for and in consideration of the sum of _____
TEN and no/100- _____ Dollars,
in hand paid by the said parties of the second part, the receipt whereof is hereby ac-
knowledged, the said party of the first part does by these presents grant, bargain, sell,
convey and confirm unto the said parties of the second part and to
their 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:
Lot 1, City Park Tract, as said tract is recorded in Book 13 of Maps, page 82
Records of Riverside County, California.

This Lot is conveyed subject to the restrictions running with the property; that the
Lot shall be used for residence purposes only, and not more than one residence shall be erected
and maintained on said Lot, and the front line thereof shall be set back 25 feet from the
property line, facing Houghton Avenue, and a garage will be allowed, either single or double,
and it may be a part of the house, but in any event the front of such garage shall not be
nearer the street than is the line of the house. Any dwelling erected on said property shall
cost not less than \$5000.00, and shall be of a neat and attractive design, and any garage
erected shall be in harmony with the dwelling.

The above property is granted, and the grantee accepts the title to said property
with the following covenants running with the land, and as part consideration thereof, to-
wit: if said Lot shall ever be leased, rented or conveyed to or occupied by any person or
persons of other than the Caucasian race, or if said Lot shall be used for other than dwell-
ing house purposes; or if more than one dwelling house shall ever be erected or moved upon
said Lot at any one time; or if any store or business building, apartment house, tenement
house or double house, shall ever be erected or moved upon said Lot; or if any dwelling
erected or moved upon said Lot shall cost and be reasonably worth less than \$5000.00; or
if any dwelling erected or moved upon said Lot shall not be set back 25 feet from the front
property line; or if any building erected or moved upon said Lot to be used for private
garage purposes is not located as above set forth; or if such garage is occupied as a
residence; then in such case, the title to said property shall revert to the grantor herein,
its successors or assigns, provided however, that no forfeiture or re-entry thereunder shall
operate to impair or render invalid the lien of any mortgage or Deed of Trust made in good
faith on said Lot and improvements thereon, and further provided, that each and every one
of the restrictions herein imposed shall remain in full force and effect for a period of
Twenty-five (25) years from the date hereof.

Subject to right of way, if any of record, to the Riverside Water Company.

Together with all and singular, the tenements, hereditaments and appurtenances there-
unto 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 appurte-
nances, unto the said parties of the second part and to their
heirs and assigns forever.

In Witness Whereof, the said party of the first part has hereunto set its
hand the day and year first above written.

State of California,
County of Riverside

} ss.

On this..... day of..... in the year one thousand nine
hundred....., before me,
a Notary Public in and for said County and State, personally appeared.....

known to me to be the person.... described in and whose name..... subscribed to the
within instrument, and acknowledged that..... he..... 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 the County of Riverside, State of California.

[RECORDER'S FORM]

Deed

The City of Riverside,

—70—

William Rupert Chawner and

Mary Margaret Chawner.

Dated..... 19.....

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