

EXECUTOR'S DEED.

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3 THIS INDENTURE, made this 29rd day of January, 1930,
4 by and between WALTER M. WARREN, the duly appointed, qualified and
5 acting Executor of the last will and testament of Sylvia E. War-
6 ren, deceased, the party of the first part, and the CITY OF RIVER-
7 SIDE, a municipal corporation of the County of Riverside, State
8 of California, party of the second part, WITNESSETH:

9 That WHEREAS, pursuant to the powers of sale given to
10 said Executor in the said last will and testament of said deceased,
11 the said party of the first part did sell, subject to confirm-
12 ation by the Superior Court of the State of California, in and for
13 the County of San Bernardino, the real property hereinafter des-
14 cribed, situate in the said County of San Bernardino, and at such
15 sale said party of the second part became the purchaser of said
16 real property for the sum of FIFTEEN THOUSAND DOLLARS, cash; and

17 WHEREAS, said Superior Court, upon return of said sale
18 on the 2nd day of January, 1930, and upon and after notice of the
19 hearing of said return having been given in the manner and for
20 the time required by law, did, on the 25th day of January, 1930,
21 make an order confirming said sale and directing conveyance to be
22 executed to said party of the second part, a certified copy of
23 which order of confirmation was recorded on the 20th day of January,
24 1930, in Book 575, page 222, Official Records of the County
25 Recorder's Office of San Bernardino County;

26 NOW, THEREFORE, Walter M. Warren, as executor of the last
27 will and testament of Sylvia E. Warren, deceased, as aforesaid, the
28 party of the first part, pursuant to the order last aforesaid of
29 said Superior Court, for and in consideration of the sum of Fif-
30 teen Thousand Dollars, cash, to him in hand paid by the said party
31 of the second part, receipt whereof is hereby acknowledged, has
32 granted, bargained, sold and conveyed, and by these presents does

1 grant, bargain, sell and convey unto the said party of the second
2 part, all the right, title, interest and estate of the said Sylvia
3 E. Warren, deceased, at the time of her death and also all the
4 right, title and interest that her said estate may have acquired
5 by operation of law, or otherwise, other than or in addition to
6 that of said decedent at the time of her death, in and to all that
7 certain real property situate in the County of San Bernardino,
8 State of California, and more particularly described as follows,
9 to wit:

10 All of Lot 12, Block 54, of the Forty Acre Survey of the
11 Rancho San Bernardino, as per plat recorded in Book 7 of
12 Maps, page 2, official records of said County; and also that
13 portion of Lot 25, in said Block 54, of said Forty Acre
14 Survey of said Rancho San Bernardino, described as follows:

15 BEGINNING at the southeast corner of said Lot 25;
16 thence north along the east line of said Lot 25, 26 rods,
17 more or less, to the southeast corner of the land deeded
18 to Erasmus C. Biggs, by deed dated June 21, 1865, and
19 recorded in Book "F" of Deeds, page 612, records of said
20 County; thence west along the south line of the land so
21 deeded, 80 rods, more or less, to the west line of said Lot
22 25; thence south along the west line of said lot 25, 26 rods
23 more or less, to the southwest corner of said lot 25; thence
24 east along the south line of said lot 25, 80 rods, more or
25 less, to the point of beginning.

26 Together with the tenements, hereditaments and appurten-
27 ances thereunto belonging or in any wise appertaining.

28 TO HAVE AND TO HOLD all and singular the above mentioned
29 and described premises unto the said party of the second part, its
30 successors and assigns forever.

31 Subject to all conditions, restrictions and reservations
32 of record, and lease on said property in favor of C.H. Warren,
expiring November 1, 1930.

IN WITNESS WHEREOF, the said party of the first part
as such executor, has hereunto set his hand the day and year first
above written.

Walter M. Warren

Executor of the last will and testament of
Sylvia E. Warren, deceased.

State of California,)
County of San Bernardino.)

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STATE OF CALIFORNIA,)
COUNTY OF SAN BERNARDINO.)

On this 22rd day of January, 1930, before me,
Blanche B. Wilson, a Notary Public in and for the County of San
Bernardino, State of California, residing therein, duly commission-
ed and sworn, personally appeared WALTER M. WARREN, personally
known to me to be the person whose name is subscribed to the fore-
going instrument as executor of the last will and testament of
Sylvia E. Warren, deceased, and acknowledged to me that he executed
the same as such executor.

WITNESS my hand and official seal the day and year
in this certificate first above written.

Blanche B. Wilson
NOTARY PUBLIC in and for the County of San
Bernardino, State of California.

RESOLUTION NO. 1659 (NEW SERIES)

1 RESOLUTION OF THE COUNCIL OF THE CITY OF RIVERSIDE ACCEPTING A DEED.

2 RESOLVED; by the Council of the City of Riverside, California,
3 that deed dated January 23rd, 1930, executed by WALTER M. WARREN,
4 the duly appointed, qualified and acting Executor of the last will and
5 testament of Sylvia E. Warren, deceased, to the CITY OF RIVERSIDE, a
6 municipal corporation, of the County of Riverside, State of California,
7 for the following described premises situated in the County of San Ber-
8 nardino, State of California, and more particularly described as follows,
9 to-wit:

10 All of Lot 12, Block 54, of the Forty Acre Survey of the Rancho
11 San Bernardino, as per plat recorded in Book 7 of Maps, page 2, official
12 records of said County; and also that portion of Lot 25, in said Block
13 54, of said Forty Acre Survey of said Rancho San Bernardino, described
14 as follows:

15 BEGINNING at the southeast corner of said Lot 25; thence north
16 along the east line of said Lot 25, 26 rods, more or less, to the south-
17 east corner of the land deeded to Erasmus C. Biggs, by deed dated June
18 21, 1865, and recorded in Book "F" of Deeds, page 612, records of said
19 County; thence west along the south line of the land so deeded, 80 rods,
20 more or less, to the west line of said Lot 25; thence south along the
21 west line of said lot 25, 26 rods more or less, to the southwest corner
22 of said lot 25; thence east along the south line of said lot 25, 80 rods,
23 more or less, to the point of beginning,

24 be, and the same is hereby, accepted; and

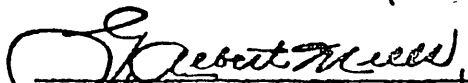
25 BE IT FURTHER RESOLVED; that a copy of this resolution be
26 attached to said deed and that the same be recorded in the office of the
27 County Recorder of San Bernardino County, California, and thereafter filed
28 in the office of the City Engineer of said City. of Riverside.

29 I, G. Albert Mills, the duly elected, qualified and acting Clerk
30 of the City of Riverside, California, hereby certify that the foregoing
31 resolution was duly and regularly introduced and adopted by the Council of
said City at its meeting held on the 21st day of January, 1930, by the
following vote:


Ayes: Councilmen Redman, Backstrand, Taylor, Pearse, Wells and
Lohrli.

Noes: None.

Absent: Councilman Lindsley.


Clerk of the City of Riverside

I hereby approve the foregoing resolution this 21st day of Jan-
uary, 1930.


Mayor of the City of Riverside

102151-215

INDEXED

5

Security Title
Insurance and Title
Co. Riverside
Calif.

296

Recorded at Request of
SECURITY TITLE INS. & GUARANTEE CO.

JAN 31 1930

At - 9 A.M.

In Book.....589..... } Official
Page.....49..... } Records

San Bernardino County
Calif

Alton G. Grand

County Recorder

By *[Signature]* Deputy

Fee \$.....

I certify that I have correctly
transcribed this document in
above mentioned book.

M. Carroll Copyist

G. ROWSE

No. 7-15

968

01/30

Security Title Insurance and Guarantee Company

A. L. BLOAN, CHAIRMAN OF THE BOARD
GLENN A. SCHAEFER, PRESIDENT AND GENERAL MANAGER
JAS. R. FORD, VICE PRESIDENT
M. E. DIMOCK, VICE PRESIDENT
T. W. HAYMOND, VICE PRESIDENT, SECRETARY AND GENERAL COUNSEL
RUSSELL S. PADGET, VICE PRESIDENT AND TREASURER
WM. S. POPTER, VICE PRESIDENT AND SUPERINTENDENT OF OPERATIONS
CLYDE C. WHITNEY, VICE PRESIDENT AND MANAGER
R. E. CHALMERS, ASSISTANT SECRETARY
J. E. McGLURE, ASSISTANT SECRETARY
W. C. TYLER, TITLE OFFICER
CLARA COLGAN NICHOLS, ASSISTANT TREASURER
GEORGE W. HELLYER, CONSULTING COUNSEL



OFFICES

LOS ANGELES	SANTA ANA
RIVERSIDE	FRESNO
SAN BERNARDINO	MADERA
EL CENTRO	MERCED
SANTA BARBARA	MODESTO
SAN LUIS OBISPO	STOCKTON
VENTURA	JACKSON
VISALIA	SAN ANDREAS
HANFORD	SONORA
BAKERSFIELD	SACRAMENTO

Amount \$ 15,000.00

Policy No. 2507

Order No. 102151
75/

The Company by this Policy of Title Insurance

In consideration of the payment of its premiums and charges for examination of title
DOES HEREBY INSURE

CITY OF RIVERSIDE

against loss or damage not exceeding
in all the sum of Fifteen Thousand (\$15,000.00) - - - - - DOLLARS,
which the said Insured shall sustain by reason of any incorrect statement in this Policy concerning the title to the real property hereinafter described, or concerning the lien or priority of any encumbrance thereon, or by reason of any defect in, or lien or encumbrance on the title of the person or persons in whom title is herein vested, and, as to one insured as mortgagee, beneficiary or trustee under a deed of trust, or other lien holder or encumbrancer, by reason of any defect in, or invalidity of such mortgage, trust deed or other lien or encumbrance, or by reason of any defect in, or lien or encumbrance on the title of the party or parties executing or creating the same; excepting only the defects, liens, encumbrances and other matters hereinafter mentioned in the statement of title or in the conditions and stipulations of this Policy, which said statement of title and conditions and stipulations are hereby made a part of this Policy.

The TITLE of said real property hereinafter described IS VESTED IN

CITY OF RIVERSIDE
a municipal corporation

under and subject to the conditions and covenants contained in the deed of trust dated June 31, 1928, recorded in Book 100 of Deeds, page 10.

more or less to the first line of said lot 25.

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Subject only to the following:

EXCEPTIONS AND ENCUMBRANCES

1. Instruments, trusts, liens, easements and encumbrances not now or heretofore shown by any public record of the County of San Bernardino or of the Federal Offices located at Los Angeles, California.
2. Rights or claims of parties in possession, or based upon overlapping improvements, or upon adverse possession of all or any portion of said property, which rights or claims are not shown by said public records.
3. Proceedings for municipal improvements prior to becoming a record lien, rights or privileges affecting or limiting the use of the surface of, or the soil beneath any public road, street or alley, lying within or bordering upon said land.
4. Reservations in United States and State patents, mining claims, water rights, ownership of subterranean waters, governmental restrictions or control of the use and occupancy of said land or any building thereon.

5. Right of way for pole line over property hereinafter described as granted to the Southern California Edison Company by Deed recorded in Book 493 of Deeds, page 366, records of said County, to which record reference is hereby made for further particulars.

DESCRIPTION

All of Lot 12 in Block 54, of the 40 acre Survey of the RANCHO SAN BERNARDINO, in the County of San Bernardino, State of California, as per plat recorded in Book 7 of Maps, page 2, records of said County.

ALSO that portion of Lot 25 in said Block, described as follows:

BEGINNING at the Southeast corner of said Lot 25; thence North along the East line of said Lot, 26 rods more or less to the Southeast corner of land deeded to Erasmus C. Biggs by deed dated June 21, 1865, recorded in Book "F" of Deeds, page 612; thence West along the South line of land so deeded 80 rods more or less to the West line of said Lot 25;

thence South along the West line of said Lot,
26 rods more or less to the Southwest corner
of said Lot 25; thence East along the South
line of said Lot 25, 80 rods, more or less to
the point of beginning.



CONDITIONS AND STIPULATIONS OF THIS POLICY

I. CONSTRUCTION OF TERMS: The term "the insured" wherever used in this Policy, includes all described on its first page as those whom it insures, their successors in interest, and all persons (holding an insurable interest) to whom this Policy may be transferred, or to whom loss hereunder may be made payable, including all persons claiming an estate or interest under the Insured by will or descent, also the wife as to her community interest, if the Insured is a married man, and if the Insured is a corporation, all persons claiming said estate or interest under it by operation of law. The term "statement of title" includes the vesting, a list of numbered "Exceptions and Encumbrances," a description of the real property covered, and notes and comments, if any. The term "Company" wherever used in this policy means the Security Title Insurance and Guarantee Company.

II. LIABILITY OF THE COMPANY: Except as otherwise shown by the statement of title contained herein, and subject to the terms hereof, the Company hereby insures a marketable title to the estate or interest of the Insured, who may be an owner or part owner of the real property herein described, or holder of an estate or interest in a mortgage, or deed of trust, or other lien or indebtedness shown as an encumbrance upon the fee simple title. As to one insured as owner or part owner, said list of numbered "Exceptions and Encumbrances" is a statement of all defects and objections to said fee simple title, and the liens, charges and encumbrances thereon, and other matters against which the Company does not insure, and as to one insured as mortgagee, or beneficiary or trustee under a deed of trust, or other lien holder or encumbrancer, it is also a statement, binding upon the Company, as to the validity and order of priority of such mortgage, deed of trust, lien or encumbrance. The Company may and will, at its own cost and expense, defend the Insured in all actions or proceedings founded on a record claim of title or encumbrance prior in date and time to this policy and hereby insured against. The Company will not be liable to anyone by reason of defects, liens or encumbrances by such person created or suffered, or created subsequent to the date hereof, or resulting in no pecuniary loss to the Insured; nor for any sum in costs, expenses and loss in excess of the amount of this Policy.

III. TRANSFER OF POLICY: The benefits of this Policy shall inure to each successor of the present estate or interest of the Insured whether by conveyance, assignment, pledge or hypothecation thereof, and no assignment of this Policy shall be required to secure such rights. A surrender of this Policy to the Company operates as a full cancellation and thereupon a new Policy may be issued at a special rate.

IV. NOTICE—RIGHT OF ACTION: In case any action or proceeding is begun as mentioned in Paragraph II, and the Insured shall be made a party thereto, or in case actual knowledge shall come to the Insured of such adverse claim of title or interest, the Insured shall at once notify the Company thereof in writing and secure to it, in the name of the Insured, the right to pay, satisfy, compromise, or, at the option of the Company, resist and defend such adverse claim to final determination. If such notice shall not be given to the Company within thirty days after actual notice to the Insured of the pendency of such action then this Policy shall be void, but only as to the Insured receiving such notice and failing to notify the Company within said time, otherwise in full force. Right of action against the Company shall accrue under this Policy (1) when and if, after receiving such notice, it shall fall within a reasonable time, in the name of the Insured, to institute and faithfully prosecute proper action to remove, or otherwise pay, satisfy, compromise or defend to final determination, such adverse claim of title or interest, and (2) when there has been a final determination by a court of competent jurisdiction adverse to the title as insured.

V. INSURANCE OF MORE THAN ONE PERSON—LOSS PAYABLE: In case two or more persons are insured by this Policy the liability of the Company shall be deemed to be as their respective interests shall appear, and loss, if any hereunder, is hereby made payable as follows: First, to the insured mortgagee, beneficiary or trustee under a deed of trust, or other lien holder or encumbrancer, to each in the order of priority as such mortgage, deed of trust or other lien or encumbrance is shown by statement of "Exceptions and Encumbrances" herein; secondly, to one insured as owner or part owner, and if more than one, to them jointly in proportion to their interests; provided, the transferee, assignee, or pledgee of any estate or interest hereby insured shall be substituted for the transferer, assignor, or pledgor thereof, as to order of priority. Upon the payment, cancellation or release of the interests of all collateral holders hereof, including the interests of all persons hereby insured otherwise than as owner or part owner, the full amount of this Policy shall remain in force for the benefit of the owner or owners of the fee simple title if herein insured.

VI. AS TO PAYMENT: The Company reserves the option to settle any claim insured against by this Policy, or to pay this Policy in full; and the payment to the full amount of this Policy shall terminate all liability of the Company hereunder. All payments under this Policy shall reduce the amount of the insurance pro tanto. No payment or settlement can be demanded of the Company without producing this Policy for indorsement of the fact of such payment or settlement. If this Policy be lost, indemnity must be furnished to the satisfaction of the Company.

VII. SUBROGATION: Whenever the Company shall have settled a claim under this Policy, it shall be entitled to all of the rights and remedies which the Insured would have against any other person or property in respect to such claim had this Policy not been made, and the Insured will transfer or cause to be transferred to the Company such rights, and permit it to use the name of the Insured for the recovery or defense thereof. If the payment does not cover the loss of the Insured, this Company shall be subrogated to such rights, in the proportion which said payment bears to the amount of said loss not covered by said payment. And the Insured warrants that such right of subrogation shall vest in the Company unaffected by any act of the Insured.

IN TESTIMONY WHEREOF, The SECURITY TITLE INSURANCE AND GUARANTEE COMPANY has caused these presents to be signed by its officers duly authorized under its corporate seal at its office in the city of San Bernardino California, this 31st day of January, in the year one thousand nine hundred and ~~thirty~~ thirty, at 9:00 o'clock A.M.

SECURITY TITLE INSURANCE AND GUARANTEE COMPANY,

By [Signature]
Its Assistant Secretary.

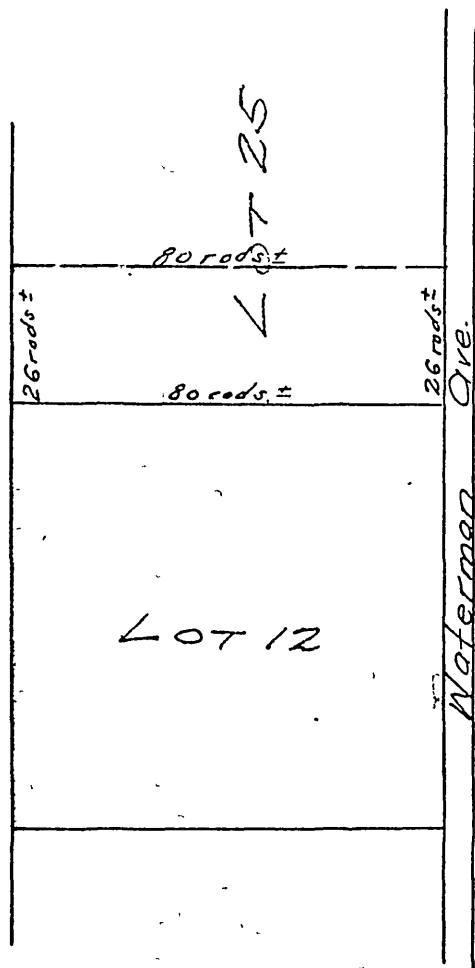
By [Signature]
Its Vice-President.

MEJ

JP

This Policy Number 2507 consists of 4 pages, which are numbered at the end of each page. 4

Plat
Showing Property Under Search
As per plat recorded in Book 7
page 2 of Maps
San Bernardino County
Calif



This plat is inserted as a matter of information only, and while the same is compiled from information which we believe to be correct, no liability is assumed by this Company as to the correctness of said information.

Security Title Insurance and Guarantee Company
 ISSUES GUARANTEES OF TITLE.
 POLICIES OF TITLE INSURANCE AND
 ACTS AS ESCROW AGENT.
 GUARANTEE FUND
 \$100,000.00
 DEPOSITED WITH STATE
 TREASURER OF CALIFORNIA

102151

POLICY OF TITLE INSURANCE

Property in name
of:

City of Riverside
Green Street



Security Title Insurance and Guarantee Company

480 COURT STREET
SAN BERNARDINO, CALIF.

UNDER DIRECT SUPERVISION OF THE
STATE INSURANCE COMMISSIONER

CAPITAL AND SURPLUS OVER
\$2,000,000.00

SECURITY
TITLE INSURANCE AND GUARANTEE
COMPANY

Security Title Insurance and Guarantee Company

ISSUES
POLICIES OF TITLE INSURANCE, GUARANTEES OF TITLE AND
TRANSACTS A GENERAL TITLE BUSINESS IN NINETEEN
COUNTIES OF CALIFORNIA. THE COMPANY ALSO
RENDERS A COMPLETE AND COMPREHENSIVE
ESCROW SERVICE ON PROPERTY ANYWHERE.
ORDERS FOR EITHER SERVICE MAY BE PLACED THROUGH ANY OF ITS OFFICES

Amador County	Security Title Insurance and Guarantee Co. Jackson California
Calaveras County	Security Title Insurance and Guarantee Co. San Andreas California
Fresno County	Security Title Insurance and Guarantee Co. 1136 Fulton St. Fresno
Imperial County	Security Title Insurance and Guarantee Co. 678 Main St. El Centro
Kings County	Security Title Insurance and Guarantee Co. 207 West 7th St. Hanford
Los Angeles County	Security Title Insurance and Guarantee Co. 532-534 W. Sixth St. Los Angeles
Madera County	Security Title Insurance and Guarantee Co. Abstract Bldg. Madera
Merced County	Security Title Insurance and Guarantee Co. 552 17th St. Merced
Orange County	Security Title Insurance and Guarantee Co. 313 N. Broadway Santa Ana
Riverside County	Security Title Insurance and Guarantee Co. 8th and Orange Sts. Riverside
Sacramento County	Security Title Insurance and Guarantee Co. 913 Eighth St. Sacramento
San Bernardino County	Security Title Insurance and Guarantee Co. 480 Court St. San Bernardino
San Joaquin County	Security Title Insurance and Guarantee Co. 30 N. San Joaquin St. Stockton
San Luis Obispo County	Security Title Insurance and Guarantee Co. 1119 Chorro St. San Luis Obispo
Santa Barbara County	Security Title Insurance and Guarantee Co. 1014 State St. Santa Barbara
Stanislaus County	Security Title Insurance and Guarantee Co. Title Insurance Bldg. Modesto
Tulare County	Security Title Insurance and Guarantee Co. Title Insurance Bldg. Visalia
Tuolumne County	Security Title Insurance and Guarantee Co. Sonora California
Ventura County	Security Title Insurance and Guarantee Co. 471 E. Main St. Ventura

Security Title Insurance and Guarantee Company

SECURITY
TITLE INSURANCE AND GUARANTEE
COMPANY