

In Consideration of ---Ten and no/100--- Dollars

W. M. EASON and CARRIE M. EASON, his wife

994

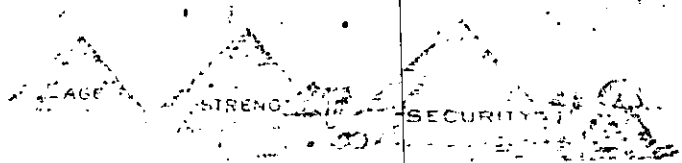
Do. Hereby Grant to CITY OF RIVERSIDE, a Municipal Corporation

all that Real Property situate in the City of Riverside

County of Riverside, State of California, described as follows:

Commencing on the Southeasterly line of Main Street at a point 147 feet Southwesterly from the most Northerly corner of Lot 19 of E. N. Smith's Subdivision as shown by map on file in Book 5 at page 179 of Maps, Riverside County Records: thence at right angles Southeasterly and parallel with the Northeasterly line of said Lot 19, 120 feet; thence Southwesterly parallel with the Southeasterly line of Main Street, 49.5 feet to the Southwesterly line of said Lot 19; thence Northwesterly along the said Southwesterly line of said Lot 19, 120 feet to the Southeasterly line of Main Street; thence Northeasterly along the Southeasterly line of Main Street, 49.5 feet to the point of beginning.

Secretary of
Riverside - City Eng.



Subject to:

Usual rights of way, reservations and restrictions as of record.

The above instrument approved as to form.

[Signature]
CITY ATTORNEY, OF THE CITY OF RIVERSIDE, CALIF.

WITNESS our hands this 21st day of October, 1930

[Signature]
Carrie M. Eason

STATE OF CALIFORNIA,
County of Los Angeles } ss.

On this 23rd day of October, in the year one thousand nine hundred
and thirty, before me, Edward R. Milliken,
a Notary Public in and for said County and State, personally appeared W. M. Eason and
Carrie M. Eason, his wife

known to me to be the persons described in and whose name are subscribed to the
within instrument, and acknowledged that they executed the same.

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

Edward R. Milliken
Notary Public in and for said County and State.

Grant Deed

INDIVIDUAL

W. M. EASON & WIFE

TO

CITY OF RIVERSIDE, CALIF.

Dated Oct. 21, 1930, 19

Order No. 96733/16498-II

When recorded, please mail this instrument to

City Clerk

Riverside California

City Hall Street

This Legal Blank Is Furnished Free of Charge to Those Doing Business With Security Title Insurance and Guaranty Companies as a part of SECURITY SERVICE

Full and Complete TITLE and ESCROW Service Furnished at the Following Offices:

- MADERA 129 South "D" Street
- MERCED 552 17th Street
- MODESTO 1013 "A" Street
- RIVERSIDE Eighth and Orange
- SAN BERNARDINO 480 Court Street
- REDLANDS 12 West Citrus Street
- SANTA ANA 313 N. Broadway
- EL CENTRO 678 Main Street
- SAN LUIS OBISPO 1119 Chorro Street
- SANTA BARBARA 1014 State Street
- STOCKTON 80 North San Joaquin Street
- VISALIA Locust and Acquia Streets
- HANFORD 207 West Seventh Street
- BAKERSFIELD 1704 Chester Ave.
- JACKSON Amador County
- SAN ANDREAS Calaveras County
- VENTURA 831 Main Street
- SONORA Tuolumne County
- SACRAMENTO 913 Eighth Street

This Blank Is Not For Sale

**Security Title Insurance
and
Guaranty Company**

CALIFORNIA

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RESOLUTION NO. 1759 (NEW SERIES)

RESOLUTION OF THE COUNCIL OF THE CITY OF RIVERSIDE,
CALIFORNIA, ACCEPTING A DEED.

RESOLVED; by the Council of the City of Riverside, California,
that deed dated October 21, 1930, executed by W. M. EASON and CARRIE M.
EASON, his wife, to the CITY OF RIVERSIDE, a municipal corporation, of
the County of Riverside, State of California, for the following described
premises situated in the City of Riverside, County of Riverside, State of
California, and more particularly described as follows, to-wit:

Commencing on the Southeasterly line of Main Street at a point
147 feet Southwesterly from the most Northerly corner of Lot 19 of E. N.
Smith's Subdivision as shown by map on file in Book 5 at page 179 of Maps,
Riverside County Records; thence at right angles Southeasterly and parallel
with the Northeasterly line of said Lot 19, 120 feet; thence Southwesterly
parallel with the Southeasterly line of Main Street, 49.5 feet to the South-
westerly line of said Lot 19; thence Northwesterly along the said South-
westerly line of said Lot 19, 120 feet to the Southeasterly line of Main
Street; thence Northeasterly along the Southeasterly line of Main Street,
49.5 feet to the point of beginning.

be, and the same is hereby, accepted; and

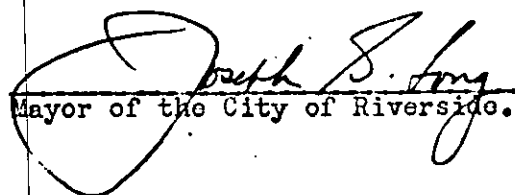
BE IT FURTHER RESOLVED; that a copy of this resolution be attached
to said deed and that the same be recorded in the office of the County Re-
corder of Riverside County, California, and thereafter filed in the office
of the City Engineer of said City of Riverside.

I, G. Albert Mills, the duly elected, qualified and acting Clerk
of the City of Riverside, California, hereby certify that the foregoing
resolution was duly and regularly introduced and adopted by the Council of
said City at its meeting held on the 5th day of November, 1930, by the fol-
lowing vote:

- Ayes: Councilmen Redman, Backstrand, Taylor, Lindsley, Wells and Lohrli.
- Noes: None.
- Absent: Councilman Pearse.


Clerk of the City of Riverside.

I hereby approve the foregoing resolution this 5th day of November,
1930.


Mayor of the City of Riverside.

DEED

W. M. EASON, ET AL

to

CITY OF RIVERSIDE

*City of Riverside
Entry Book*

994

RECEIVED RECORD

NOV 12 1930

Request of *John R. Mat*

SECURITY TITLE INS. & GUAR. CO.

878

Copied in Book #

DEEDS

page 526

at

seq. Records of Riverside County,

California.

JACK A. ROSS,

Recorder.

By *J. R. Ross*

Dputy Recorder.

Fees \$ *None*

INDEXED

Part of Book

COPIED & INDEXED

Doc. *E. Kellering*

A. Lanika

Book

11/30

994

Security Title Insurance and Guarantee Company

Los Angeles Office 530 West Sixth Street



GENERAL OFFICERS
GLENN A. SCHAEFER, CHM. OF BOARD
WAVERLY P. WAGGONER, PRESIDENT
WM. S. PORTER, EXEC. VICE PRES.
R. S. PADGET, VICE PRES.
GEO. M. WOODRUFF, VICE PRES.
T. W. HAYMOND, SECRETARY

RIVERSIDE OFFICERS
A. L. SLOAN, MANAGING DIRECTOR
GLEN W. CHAPMAN, MANAGER
F. E. DINSMORE, ASST. MANAGER
VERN T. LAWSON, TITLE OFFICER

Security Title Insurance Building
Eighth and Orange
Riverside, California

Amount \$635.00.

Number 96733.
LL/S-21.

Policy of Title Insurance

Security Title Insurance and Guarantee Company

a California Corporation

herein called the Company, for a valuable consideration, paid for this Policy of Title Insurance,

Does Hereby Insure

City of Riverside,
(as to an interest in fee simple)

together with any other person or corporation included in the term the Insured as defined in this Policy, against loss or damage not exceeding Six Hundred Thirty-five (\$635.00) dollars, which any Insured shall sustain by reason of title to the land described in Schedule A being vested at the date hereof otherwise than as therein stated, or by reason of unmarketability of the title of any vestee to or in said land on account of defects, liens, encumbrances and other matters not shown in Schedule B, or by reason of any defect in, or lien or encumbrance on said title, at the date hereof, other than defects, liens, encumbrances and other matters shown in Schedule B or by reason of any defect in the execution of any mortgage or deed of trust securing an indebtedness the owner of which is insured by this Policy or by reason of priority thereto of any lien or encumbrance at the date hereof except as shown in Schedule B, all subject, however, to the exceptions and conditions hereto annexed, which exceptions and conditions together with Schedules A and B are hereby made a part of this Policy.

IN WITNESS WHEREOF, SECURITY TITLE INSURANCE AND GUARANTEE COMPANY has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, this 12th day of November, 1930 at 3:00 P. M.

SECURITY TITLE INSURANCE AND GUARANTEE COMPANY,

By

Countersigned:

Glen W. Chapman
Manager

Waverly P. Waggoner
President.

Attest: *Ada Smith*
Assistant Secretary.

SCHEDULE A

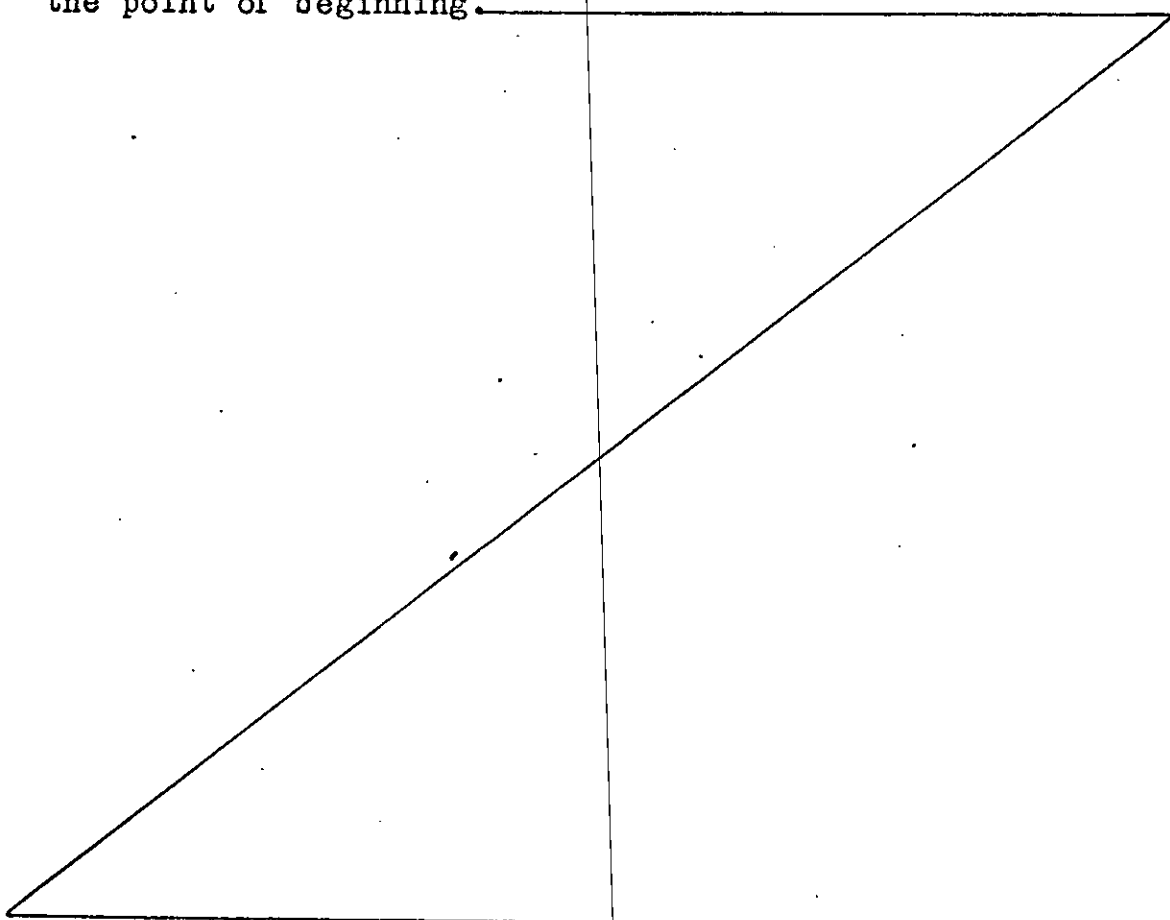
1. The title to said land is at the date hereof vested in

CITY OF RIVERSIDE,
a municipal corporation.

2. The land referred to in this Policy is described as follows:

All that certain real property situated in the City of Riverside, County of Riverside, State of California, and particularly described as follows, to-wit:

That portion of Lot Nineteen (19) of E. N. Smith's Subdivision, as shown by map on file in Book 5, page 179 of Maps, Riverside County Records, by metes and bounds, beginning at a point One Hundred Forty-seven (147) feet Southwesterly from the most Northerly corner of said Lot; thence Southeasterly parallel with the Northeasterly line of said Lot, One Hundred Twenty (120) feet; thence Southwesterly parallel with the Southeasterly line of Main Street, Forty-nine and five tenths (49.5) feet to the Southwesterly line of said Lot; thence Northwesterly on said Southwesterly line One Hundred Twenty (120) feet to the Southeasterly line of Main Street; thence Northeasterly on the Southeasterly line of Main Street, Forty-nine and five tenths (49.5) feet to the point of beginning.



This is Page.....2..... of Policy No.....96733..... consisting of ...4..... Pages.

RECORDED

SCHEDULE B

Defects, liens, encumbrances and other matters to which said land is subject in the order of priority shown:

1. A right of entry upon and a right of way over and through the lands herein described for the construction and maintenance of all necessary water pipes, ditches and other conduits that may be required by the Riverside Water Company, a corporation, its successors and assigns.



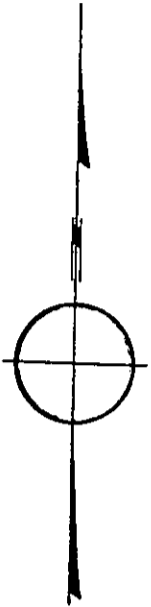
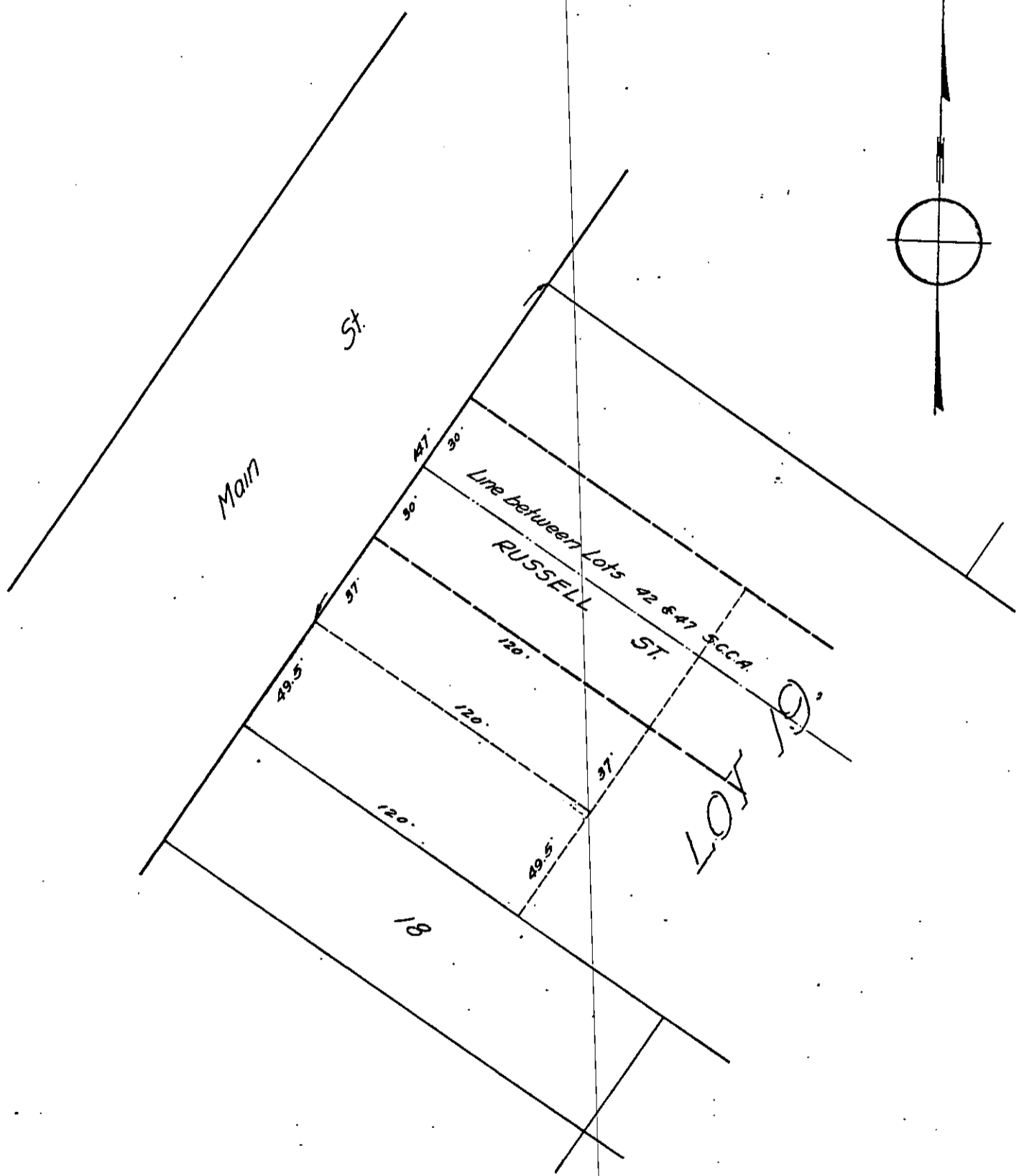
JLB.
EXCEPTIONS

The Company does not, by this Policy, insure against:

1. Any facts which a correct survey and inspection of said land would show; water rights; mining claims; rights or claims of parties in possession of any part of said land, easements, liens or encumbrances which are not shown by the official records of (a) the County of Riverside; (b) the City of Riverside; (c) the Federal Offices at Los Angeles.
2. Assessments, taxes or obligations levied or created for any public or district improvement or purpose, unless at the date hereof the amount of such assessment, tax or obligation has been fixed, is payable and is shown as a lien by the official records of (a) the County of Riverside; or (b) the City of Riverside
3. Proceedings for municipal improvement, which, at the date hereof, are shown by the official records of the City of Riverside, but have not resulted in imposition of a lien upon, or establishment of an easement over, or adjudication of the right to a public use of, said land or any part thereof.
4. Action by any governmental agency for the purpose of regulating occupancy or use of said land or any building or structure thereon.

CONDITIONS

1. The term "the Insured" includes all named as insured on the first page of this Policy and as to each insured owner of an indebtedness secured by mortgage or deed of trust shown in Schedule B, each successor in ownership of such indebtedness and any owner thereof, who acquires said land, or any part thereof, by foreclosure, trustee's sale, or other legal manner in satisfaction of said indebtedness, or any part thereof; and as to each other named Insured, if a person, any person or corporation deriving an estate or interest in said land as heir or devisee of such person, or if a corporation, any person or corporation deriving an estate or interest in said land by dissolution, merger or consolidation.
2. The Company at its own cost shall defend the Insured in all actions or proceedings commenced against the Insured founded upon a defect, lien or encumbrance insured against by this Policy and may pursue such litigation to final determination in the court of last resort. In case any such action or proceeding shall be begun, or in case knowledge shall come to any Insured of any claim of title or interest adverse to the title as insured, or which might cause loss or damage for which the Company shall or may be liable by virtue of this Policy, such Insured shall at once notify the Company thereof in writing. If such notice shall not be given to the Company at least five days before the appearance day in any such action or proceeding, or if such Insured shall not, in writing, promptly notify the Company of any defect, lien or encumbrance insured against or any such adverse claim which shall come to the knowledge of such Insured, in respect to which loss or damage is apprehended, then all liability of the Company as to each Insured having such notice in regard to the subject of such action, proceeding or claim shall cease and terminate, provided, however, that failure to so notify shall in no case prejudice the claim of any Insured unless the Company shall be actually prejudiced by such failure. In all cases where this Policy permits or requires the Company to prosecute or defend any action or proceeding, the Insured shall secure to it the right to so prosecute or defend such action or proceeding, and all appeals therein, and permit it to use, at its option, the name of the Insured for such purpose. The word "knowledge" in this paragraph means actual knowledge and does not refer to constructive knowledge or notice which may be imputed to the Insured by reason of any public record or otherwise.
3. The Company reserves the option to pay, settle or compromise for or in the name of the Insured, any claim insured against or to pay this Policy in full, and payment or tender of payment of the full amount of this Policy together with all costs which the Company is obligated hereunder to pay shall terminate all liability of the Company hereunder.
4. Whenever the Company shall have settled a claim under this Policy, it shall be subrogated to and be entitled to all rights, securities and remedies which the Insured would have had against any person or property in respect to such claim, had this Policy not been issued, and the Insured shall transfer or cause to be transferred to the Company such rights, securities and remedies, and permit it to use the name of the Insured for the recovery, retention or defense thereof. If the payment does not cover the loss of the Insured, the Company shall be subrogated to such rights, securities and remedies in the proportion which said payment bears to the amount of said loss.
5. The Company has the right and option, in case any loss is claimed under this Policy by an Insured owner of an indebtedness secured by mortgage or deed of trust, to pay such Insured the entire indebtedness of the mortgagor or trustor under said mortgage or deed of trust, together with all costs which the Company is obligated hereunder to pay, in which case the Company shall become the owner of, and such Insured shall at once assign and transfer to the Company said mortgage or deed of trust and the indebtedness thereby secured and such payment shall terminate all liability under this Policy to such Insured.
6. A statement in writing of any loss or damage for which it is claimed the Company is liable under this Policy shall be furnished to the Company within sixty days after such loss or damage shall have been ascertained. No action or proceeding for the recovery of any such loss or damage shall be instituted or maintained until after full compliance by the Insured with all the conditions imposed on the Insured by this Policy nor unless commenced within twelve months after receipt by the Company of such written statement.
7. The Company will pay, in addition to any loss insured against by this Policy, all costs imposed upon the Insured in litigation carried on by the Company for the Insured, and in litigation carried on by the Insured with the written authorization of the Company but not otherwise. The Company will not be liable for loss or damage by reason of defects, claims or encumbrances created subsequent to the date hereof or resulting in no pecuniary loss to the Insured, or for defects, claims or encumbrances created or suffered by the Insured claiming such loss or damage, or existing at the date of this Policy and known to the Insured claiming such loss or damage either at the date of this Policy or at the date such Insured claimant acquired an estate or interest insured by this Policy. The liability of the Company under this Policy shall in no case exceed in all the actual loss of the Insured and costs which the Company is obligated hereunder to pay and in no case shall such total liability exceed the amount of this Policy and said costs. All payments under this Policy shall reduce the amount of the insurance pro tanto and payment of loss or damage to an Insured owner of indebtedness shall reduce to that extent the liability of the Company to the Insured owner of said land. No payment can be demanded by any Insured without producing this Policy for indorsement of such payment.
8. Loss under this Policy shall be payable, first, to any Insured owner of indebtedness secured by mortgage or deed of trust shown in Schedule B, in the order of priority therein shown, and if such ownership vests in more than one, payment shall be made ratably as their respective interests may appear, and thereafter, or if there be no such Insured owner of indebtedness, any loss shall be payable to the other Insured, ratably as their respective interests may appear.
9. No provision or condition of this Policy can be waived or changed except by writing indorsed hereon or attached hereto signed by the President, a Vice-President, the Secretary or an Assistant Secretary of the Company.



96753

PROCEEDS OF ESTATE

Portion of Lot 19
E N Smith's Sub.

City of Riverside.

Purchased from

W. M. Eason, et al.



Security Title Insurance and Guaranty Company

EIGHTH AND ORANGE STREETS
RIVERSIDE, CALIFORNIA
UNDER DIRECT SUPERVISION OF THE
STATE INSURANCE COMMISSIONER
CAPITAL AND SURPLUS OVER
\$2,000,000.00

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

Security Title Insurance and Guaranty Company

Security Title Insurance and Guaranty Company

ISSUES
POLICIES OF TITLE INSURANCE AND TRANSACTS A GENERAL
TITLE BUSINESS IN NINETEEN COUNTIES OF CALIFOR-
NIA. THE COMPANY ALSO RENDERS A COM-
PLETE 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 Guaranty Co. Jackson	California
Calaveras County	Security Title Insurance and Guaranty Co. San Andreas	California
Fresno County	Security Title Insurance and Guaranty Co. 1136 Fulton St.	Fresno
Imperial County	Security Title Insurance and Guaranty Co. 678 Main St.	El Centro
Kern County	Security Title Insurance and Guaranty Co. 1704 Chester Ave.	Bakersfield
Kings County	Security Title Insurance and Guaranty Co. 207 West 7th St.	Hanford
Los Angeles County	Security Title Insurance and Guaranty Co. 530 W. Sixth St.	Los Angeles
Madera County	Security Title Insurance and Guaranty Co. Abstract Bldg.	Madera
Merced County	Security Title Insurance and Guaranty Co. 552 17th St.	Merced
Orange County	Security Title Insurance and Guaranty Co. 313 N. Broadway	Santa Ana
Riverside County	Security Title Insurance and Guaranty Co. 8th and Orange Sts.	Riverside
San Bernardino County	Security Title Insurance and Guaranty Co. 450 Court St.	San Bernardino
San Joaquin County	Security Title Insurance and Guaranty Co. 30 N. San Joaquin St.	Stockton
San Luis Obispo County	Security Title Insurance and Guaranty Co. 1119 Chorro St.	San Luis Obispo
Santa Barbara County	Security Title Insurance and Guaranty Co. 1014 State St.	San Luis Obispo
Stanislaus County	Security Title Insurance and Guaranty Co. Title Insurance Bldg.	Santa Barbara
Tulare County	Security Title Insurance and Guaranty Co. Title Insurance Bldg.	Madera
Tuolumne County	Security Title Insurance and Guaranty Co. Seneca	Visalia
Ventura County	Security Title Insurance and Guaranty Co. 471 E. Main St.	California

Security Title Insurance and Guaranty Company