

This Indenture, Made the 13th day of November

in the year of our Lord one thousand nine hundred and thirteen between the Riverside Title Company, formerly Riverside Title and Trust Company, a corporation duly organized and existing under the laws of the State of California, and having its principal place of business in Riverside, California, the party of the first part, and the City of Riverside, a municipal corporation,

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 party of the first part does by these presents grant, bargain, sell and convey 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 County of San Bernardino, ~~County of Riverside~~ in the State of California, and bounded and particularly described as follows, to-wit:

All of Lots Fourteen (14) and Twenty three (23) in Block Fifty four (54) of the Miscellaneous Survey of the Rancho San Bernardino, as per plat of said Survey which is recorded in Book 7 page 2 of Maps, records of said San Bernardino County, California.

Subject to the reservations and restrictions as contained in the Deed from Olive A. Byrne, a widow, to the Riverside Title and Trust Company, recorded in Book 505 page 156 of Deeds, records of said County.

Subject to the Taxes for fiscal year 1913-14.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, subject to the reservations herein set forth.

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

Riverside Title Company

has caused these presents to be signed with its corporate name, and under its corporate seal, by its proper officers thereunto duly authorized.

RIVERSIDE TITLE COMPANY,

By *A. J. [Signature]* President.

Attest: *L. B. Scranton* Secretary.

Not Posted (Property in San Bernardino) 4821

State of California, } ss.
COUNTY OF RIVERSIDE,

On this 13th day of November in the year one thousand nine hundred thirteen before me, Chas. E. Johnson a Notary Public in and for said County and State, personally appeared J. A. Simms known to me to be the President, and L. B. Scranton known to me to be the Secretary of the Riverside Title Company,

the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation therein named and acknowledged to me that such corporation executed the same.

In witness whereof, I have hereunto set my hand and official seal at my office in Riverside, in the said County the day and year in this Certificate first above written.

Chas. E. Johnson
Notary Public in and for Riverside County, State of California.

My commission expires July 19th, 1914.

DEED

Riverside Title Company, &
formerly Riverside Title
and Trust Company,

TO

City of Riverside, a
municipal corporation.

Dated November 13th 1913.

Recorded in Book
Vol. 1000
Page 100
Recorded at Request of
Chas. E. Johnson

NOV 22 1913

Chas. E. Johnson
Notary Public
in and for
County of Riverside,
State of California

Wm. B. Scranton
Deputy Recorder

When copied please return to

RIVERSIDE TITLE & TRUST CO.



TELEPHONES: (Sunset 99)
(Home 1099)
731 NINTH STREET
RIVERSIDE, CALIFORNIA

This Corporation compiles Abstracts of Title, issues
Certificates of Title, acts as Escrow Agent
and Accepts Trusts

4821

----- D E E D -----

I, Olive A. Byrne, widow, of the City of San Bernardino, County of San Bernardino, State of California, for and in consideration of the sum of Ten Dollars, receipt whereof is hereby acknowledged, do, by these presents, hereby grant, bargain, sell and convey unto the RIVERSIDE TITLE & TRUST COMPANY, a corporation, as trustee, all those certain lots or parcels of land situate in the County of San Bernardino, State of California, and particularly bounded and described as follows, to-wit:

All of Lots Fourteen (14) and Twenty-three (23) in Block Fifty-four (54) of the Miscellaneous Survey of the Rancho San Bernardino, as per plat of said Survey which is recorded in Book 7 of Maps, at Page 2 thereof, records of said San Bernardino County;

SUBJECT to a perpetual roadway and right-of-way, Thirty-three (33) feet in width, for a water pipe and flume through and over a certain portion of said Lot Fourteen (14), granted by Mathew Byrne to the Riverside Water Company by deed dated August 30, 1888, which deed is recorded in Book 81 of Deeds, at Page 283, official records of said San Bernardino County;

SUBJECT also to a right-of-way to build and maintain a flume or water pipe through the northerly portion of said Lot Twenty-three (23), granted by M. Byrne to James M. Coburn by deed, dated December 14, 1885, and which deed is recorded in Book 86 of Deeds, at Page 105, records of said San Bernardino County; and

SUBJECT also to a right-of-way for a public highway running north and south over and across both of said Lots Fourteen (14) and Twenty-three (23).

Said grantor also hereby grants to said grantee, its successors or assigns, all water, water rights and privileges which may be now or become appurtenant to said land; and said grantor for herself, her heirs, administrators, executors and assigns, hereby covenants and agrees that said grantee, its successors and assigns, may develop any and all water which may be upon or under the surface of said land and which is now appurtenant to said land, divert the same from said land and use the same at any other place or places which said grantee, its successors or assigns, may determine; and said grantee, its successors and assigns, shall not by reason of such development and diversion of said water, be liable in any respect or particular to said grantor for any depletion of other water sources now owned or controlled by said grantor.

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, subject however to the reservations herein set forth:

Said grantee hereby agrees to pay all taxes and assessments that may be levied or assessed against the said property hereinbefore described for the fiscal year 1912-13.

TO HAVE AND TO HOLD the above described premises unto said grantee, its successors and assigns forever.

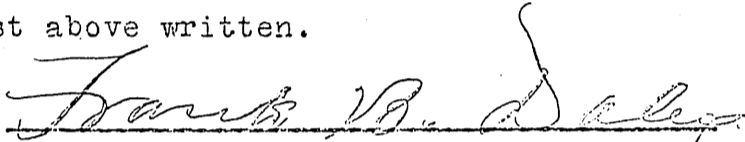
IN WITNESS WHEREOF, the said grantor has hereunto set her hand this 14 day of May, 1912.

Oliver A. Byrne
By W. E. Young
Her Attorney in Fact.

State of California,)
County of San Bernardino.) ss

On this 18th day of May, 1912, before me, Frank B. Daley, a Notary Public in and for the County of San Bernardino, State of California, personally appeared W. E. Byrne, personally known to me to be the same person whose name is subscribed to the foregoing annexed instrument as the Attorney in Fact of Olive A. Byrne, and the said W. E. Byrne duly acknowledged to me that he subscribed the name of Olive A. Byrne thereto as principal and his own name as Attorney in Fact.

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



Notary Public in and for the County of San Bernardino, State of California.

--- D E E D ---
v 99

OLIVE A. BYRNE

-to-

88
RIVERSIDE TITLE & TRUST CO.,
a corporation.

Lots 14 and 23, Blk 54,
Mis. Sur. of Ran San Eor.

May 11/19

Recorded at Request of
Franklee

MAY 18 1919
at 4 1/2 Min. past 9 M.
in Book 505 of Deeds
Page 156
Records San Bernardino County

Henry P. Cowman
County Recorder
By *W. H. ...*
Deputy Recorder
Rec 30

See Deed Book 541, Page 309
Records of San Bernardino County
for conveyance by R.H.T.R.
to the City of Riverside
A.P. Campbell
June 1917
City Eng

1287

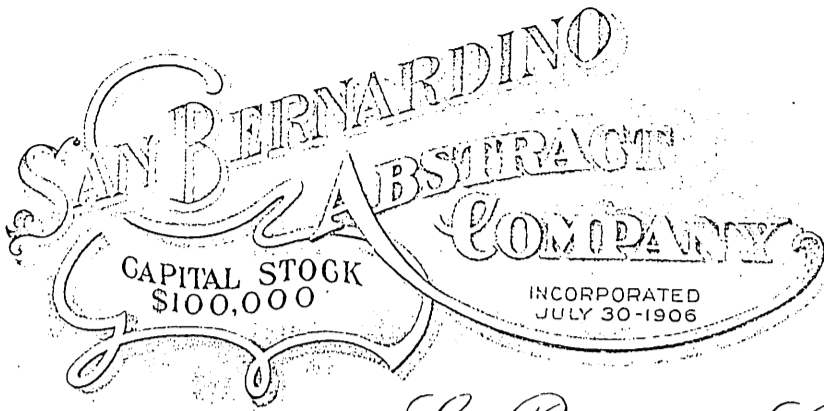
State of California, }
COUNTY OF RIVERSIDE, } ss.
On this 15th day of November
me, Chas. E. Johnson, a Notary Public in and for said County and State, personally appeared
J. A. Stims known to me to be the President, and
L. B. Saranton known to me to be the Secretary of the

A.E.GROW,
PRESIDENT AND MANAGER

M.E.DIMOCK,
SECTY. AND TREAS.

Certificates of Title
a Specialty

Receives Trusts
Acts as Escrow Agent



San Bernardino, Cal.

Unlimited Certificate

Made at the request of Riverside Title Company
After a careful examination of the Official Records of the

County of San Bernardino, State of California, except those hereinafter
mentioned, in relation to the title to that certain tract of land hereinafter described, the

San Bernardino Abstract Company

a Corporation organized and existing under the laws of the State of California, and having its principal place of business in the City of
San Bernardino, in the County of San Bernardino, State of California,

hereby certifies that said title, as appears from said records is vested in

CITY OF REVERSID

a municipal corporation

TITLE AND CLEAR OF ALL INCUMBRANCES:

1st: A perpetual roadway and right of way for a water pipe
and flume through and over a strip of land thirty-three (33) feet
wide, the West line of said strip beginning at a point on the
South line of lot fourteen (14), Block fifty-four (54) of property
hereinafter described, which point is one hundred and fifty (150)
feet East of the Southeast corner of said lot 14; thence running

in a straight line East of North, diagonally, through the said lot 14, to a point on the East line of said lot 14, three hundred (300) feet North of the Southeast corner of said lot 14. The East line of said strip of land runs parallel to said West line always at a distance of thirty-three (33) feet, and no more, from said West line. Said East line extending from a point on said South line of said lot 14, and running diagonally through said lot to a point on the East line of said lot.

Above described right of way being granted to the Riverside Water Company by Mathew Byrne on August 30, 1888; said deed being recorded in Book 81 of Deeds, page 383, records of said County.

2nd: A Right of way to build and maintain a flume or water pipe through the Northerly portion of lot 25, Block 54, of property hereinafter described, lying West of the extension of Salt Lake or "E" Street; said right of way being granted to James M. Coburn by M. Byrne, by deed dated December 14, 1885, and recorded in Book 36 of Deeds, page 105, records of said County.

The above described right of way was transferred by James M. Coburn to John Blake by Deed dated August 7, 1886, and recorded in Book 36 of Deeds, page 108.

DESCRIPTION

Lots fourteen (14) and twenty-three (23) in Block fifty-four (54) 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, of the records of said County; except therefrom all public roads and highways.

NOTE 1: In Book 470 of Deeds, page 113, appears the record of a deed from M. F. Wilkinson to the Pacific Telephone and Telegraph Company, purporting to grant a right of way to erect and maintain poles with necessary wires on the North line of lot 14, Block 54, of property hereinbefore described, six (6) feet from fence.

According to the records of this County, M. F. Wilkinson had no record title to property herein described, nor has he since acquired any.

NOTE 2: No examination or report is made as to incumbrances made, done or suffered by the City of Riverside, a municipal corporation.

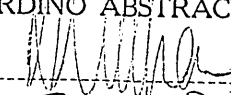
This Certificate does not include an examination of, or report on

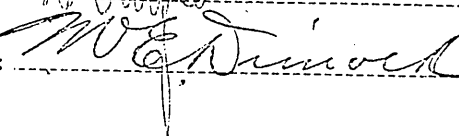
1. Rights reserved in United States Patents, or in the Certifications of Indemnity Land selections, existing roads, water locations, mining claims, or matters relating thereto.
2. Records of or relating to Irrigation, Drainage, Reclamation, Levee, Protection and Sanitary Districts, if the property described herein lies within the boundaries of any such district.
3. Municipal taxes and assessments and the effect and operation of municipal laws, ordinances and regulations, proceedings for street, sewer, shade tree and sidewalk improvements, and for the opening, widening and other changes in streets or alleys, if the property described herein lies within the boundaries of any incorporated city except the city of San Bernardino.
4. Proceedings for street, sewer, shade tree and sidewalk improvements, and for opening, widening, and other changes in streets or alleys in the City of San Bernardino, unless the amount of the assessment therefor has become fixed and shown as a lien by the recording of the warrant at the date hereof in the public office designated by law.
5. Instruments, trusts, defects, liens, easements and incumbrances not shown by any public record of the City of San Bernardino, or of the County of San Bernardino, State of California.
6. The validity or legality of tax sales, street assessments, attachments, leases, easements, declaration of homestead and money judgments, if any, are mentioned as incumbrances in this Certificate.

IN TESTIMONY WHEREOF, *The San Bernardino Abstract Company* has caused these presents to be duly signed by its President, attested by its Secretary, under its Corporate Seal, this

thirty-first day of December, in the year nineteen hundred and thirteen
at 8.00 A. M.

SAN BERNARDINO ABSTRACT COMPANY.

By  President,

Attest:  Secretary.

SAN BERNARDINO ABSTRACT COMPANY

...
 ...
 ...
 ... County

