

1022A

In Consideration of Twenty-Eight Hundred and no/100 Dollars

also known as Joseph F. Emery Jr.  
J.F. EMERY, Jr., and MARGARET EMERY, his wife

1022A

Do..... Hereby Grant to.....the City of Riverside, a Municipal Corporation,  
for street purposes for the widening of Pepper Street between  
Seventh and Eighth Streets.

all that Real Property situate in the City of Riverside  
County of Riverside, State of California, described as follows:

A portion of Lot 1 in Block 18 of Rubidoux Heights, as shown by map recorded in Book 6 of Maps, at page 22, Records of Riverside County, California, more particularly described as follows:  
Commencing at the Southeasterly corner of said Lot 1, Block 18, said point being on the Westerly line of Pepper Street and the point of beginning of the parcel of land to be described; thence Northerly along the Westerly line of Pepper Street to the Southerly line of Seventh Street; thence Westerly along the Southerly line of Seventh Street to the Westerly line of said Lot 1, Block 18; thence Southerly along the Westerly line of said Lot 1, Block 18, a distance of 0.07 feet to a point; thence Southeasterly along the arc of a curve, concave to the southwest with a radius of 80' through an angle of 80°47'10", a distance of 112.80 feet to a point; thence on a line, tangent to the last described curve, bearing South 20°26'20" West to the southerly line of said Lot 1, Block 18; thence Easterly along the Southerly line of said Lot 1, Block 18, 8.22 feet to the point of beginning.

OK. For Description  
R.E. Brown, City Eng'r.  
By R.E.B.

Posted On Index Sheet  
R.E.B.

The above instrument approved  
as to form.  
*[Signature]*  
CITY ATTORNEY OF THE  
CITY OF RIVERSIDE, CALIF.

WITNESS.....our.....hand.....s..... this.....16th.....day of.....March....., 193.2

*[Signature]*  
*[Signature]*

STATE OF CALIFORNIA, }  
County of Riverside } ss.

On this 16th day of March in the year one thousand nine hundred  
thirty two, before me, Chas. E. Johnson

a Notary Public in and for said County and State, personally appeared  
J.F. Emery, Jr., and Margaret Emery, his wife

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

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

18445-T

*Chas. E. Johnson*  
Notary Public in and for said County and State.

# Grant Deed

INDIVIDUAL

J.F. Emery et ux  
TO

City of Riverside  
a municipal corporation

Dated \_\_\_\_\_, 1932

Excess 15625  
Order No.

When recorded, please mail this instrument to

California  
Street

### REVEREND TITLE COMPANY

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

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

- LOS ANGELES 630 W. Sixth Street
- FRESNO 1136 Fulton Street
- MADERA 129 South "D" Street
- MERCED 552 17th Street
- MODESTO 1013 "H" Street
- RIVERSIDE Eighth and Orange
- SAN BERNARDINO 480 Court Street
- SANTA ANA 313 N. Broadway
- EL CENTRO 678 Main Street
- SAN LUIS OBISPO 1119 Chorro Street
- SANTA BARBARA 1014 State Street
- STOCKTON 30 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 471 E. Main Street
- BONORA Tehama County

CALIFORNIA

Security Title Insurance  
and  
Guarantee Company

625

all this instrument to

California

Street

COMPANY  
Furnished Free of  
Charge Business With  
Priority SERVICE  
and Get it at Campang

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SALIA  
Acquia Streets  
NFORD  
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Is Not For Sale

RESOLUTION NO. 1886 (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 March 16, 1932, executed by J. F. EMERY, JR., and MARGARET  
EMERY, his wife, to the CITY OF RIVERSIDE, a municipal corporation, of the  
County of Riverside, State of California, for the following described pre-  
mises situated in the City of Riverside, County of Riverside, State of  
California, and more particularly described as follows, to-wit:

A portion of Lot 1 in Block 18 of Rubidoux Heights, as shown  
by map recorded in Book 6 of Maps, at page 22, Records of Riverside County,  
California, more particularly described as follows:

Commencing at the Southeasterly corner of said Lot 1, Block 18,  
said point being on the Westerly line of Pepper Street and the point of  
beginning of the parcel of land to be described; thence Northerly along  
the Westerly line of Pepper Street to the Southerly line of Seventh Street;  
thence Westerly along the Southerly line of Seventh Street to the Westerly  
line of said Lot 1, Block 18; thence Southerly along the Westerly line of  
said Lot 1, Block 18, a distance of 0.07 feet to a point; thence South-  
easterly along the arc of a curve, concave to the southwest with a radius  
of 80' through an angle of 80°47'10", a distance of 112.80 feet to a point;  
thence on a line tangent to the last described curve, bearing South 20°26'  
20" West to the southerly line of said Lot 1, Block 18; thence Easterly  
along the Southerly line of said Lot 1, Block 18, 8.22 feet to the point  
of beginning,

said property being for street purposes for the widening of Pepper Street,  
between Seventh and Eighth Streets, 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 City  
Clerk of the City of Riverside, California, hereby certify that the fore-  
going resolution was duly and regularly introduced and adopted by the Coun-  
cil of said City at its meeting held on the 22nd day of March, 1932, by the  
following vote:

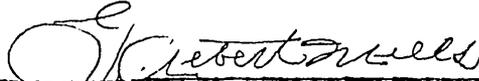
Ayes: Councilmen Redman, Backstrand, Taylor, Pearse, Wells and  
Lohrli.

Noes: None.

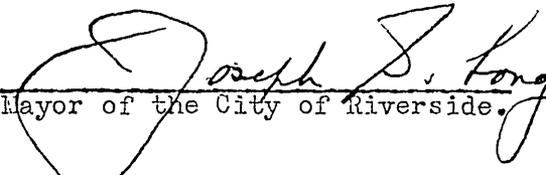
1022A

1 Absent: None.

2 Not Voting: Councilman Lindsley.

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4   
5 City Clerk of the City of Riverside.

6 I hereby approve the foregoing resolution this 22nd day of March,  
7 1932.

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10 Mayor of the City of Riverside.  
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Book 8 P. 10

DEED

J. F. EMERY, JR., ET UX

1972

to

CITY OF RIVERSIDE

Given Pursuant to  
*W. Albert Mills*  
*City Clerk*  
RIVERSIDE TITLE COMPANY

1022A

Portion of Lot 1, Block 18, Rubidoux Heights

COMPAIRED

Document *WALLEN*  
*L. H. HOWE*

RECEIVED FOR RECORD  
 MAR 25 1932  
*1500* of Block *P-11*  
 REQUEST OF  
 RIVERSIDE TITLE COMPANY  
 Book No. *70* of  
 Official Records, page *324* of  
 the Records of Riverside County,  
*J. A. [Signature]* Recorder.  
 Equity Recorder.  
 Fees, \$ *me/10*

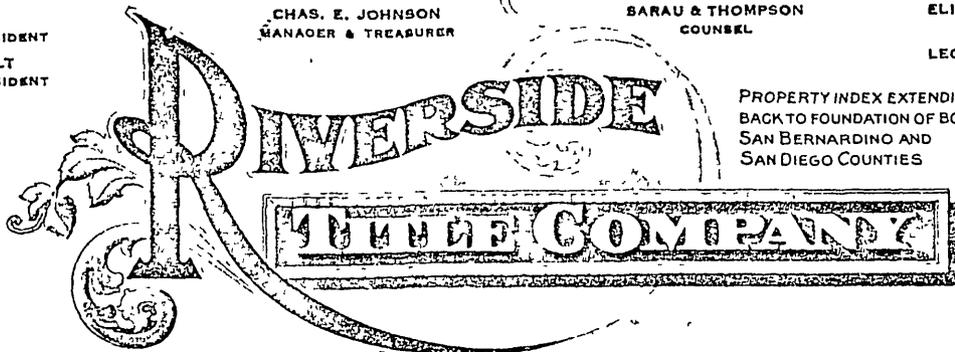
COVENT

J. W. COVERT  
PRESIDENT  
EMERSON L. HOLT  
VICE-PRESIDENT

CHAS. E. JOHNSON  
MANAGER & TREASURER

SARAU & THOMPSON  
COUNSEL

ELIZABETH S. RAINER  
SECRETARY  
LEONARD WHITE  
ESCROW OFFICER



PROPERTY INDEX EXTENDING  
BACK TO FOUNDATION OF BOTH  
SAN BERNARDINO AND  
SAN DIEGO COUNTIES

940 MAIN STREET

RIVERSIDE, CALIFORNIA

AND  
**TITLE INSURANCE AND TRUST COMPANY**  
LOS ANGELES, CALIFORNIA

WILLIAM H. ALLEN, JR.  
PRESIDENT  
STUART O'MELVNY  
FIRST VICE-PRESIDENT  
O. P. CLARK  
SECRETARY

CAPITAL AND SURPLUS  
OVER  
\$11,000,000 00

No. 75044

29/50

**UNLIMITED CERTIFICATE  
AND  
GUARANTEE OF TITLE**

Issued for the benefit and protection of

City of Riverside

After careful examination of the official records of the counties of San Bernardino and Riverside, State of California, in relation to the record title to that certain real property hereinafter described, the

**RIVERSIDE TITLE COMPANY**

a Corporation having its principal place of business in the City of Riverside, State of California  
(herein called the Abstract Company)

hereby **Certifies** and the

**TITLE INSURANCE AND TRUST COMPANY**

a Corporation of Los Angeles, California, (herein called the Insurance Company)

hereby **Guarantees** in a sum not exceeding \$2800.00 that the said title, as appears from said records, is vested in

CITY OF RIVERSIDE,  
a Municipal Corporation.

Free From All Encumbrances,

Except, 1st:-

County and Municipal Taxes for the fiscal year 1932-33,  
payable November 1, 1932.

Except, 2nd:-

Buena Vista Improvement Assessment dated April 21, 1931

#75044-2

payable in connection with County and Municipal Taxes over a period of five years from date thereof. .

Except, 3rd:-

A Right of Way reserved to the Riverside Water Company and its successors and assigns for the construction and maintenance and repair of canals and ditches and other conduits of water that may be required of said Company, also the right of way over and through any of the lands bordering Spring Brook for the purpose of developing the water of said Brook, for pumping works and other machinery for elevating said water for domestic use, irrigation and other purposes.

Except, 4th:-

Covenants running with the land, with reversion in case of violation thereof, to Robert Lee Bettner and Lucy Elise Bettner, their heirs and assigns, that said premises shall not be used for any purpose other than for dwellings; that any dwelling erected thereon shall cost not less than \$3500.00; that not more than two dwellings shall be erected on said Lot; and that no part of any building shall be located less than 40 feet from the front line of said Lot; said Covenants and Conditions are contained in Book 220 page 31, Book 226 page 142 of Deeds, and in Book 7 page 135 of Miscellaneous Records of Riverside County, California, to which instruments reference is hereby made.

The Deed from Robert J. Lutz and wife to J. F. Emery, Jr. contains the condition that no dwelling shall be erected on said premises, that shall cost less than \$4500.00.

- : 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:-

All that portion of Lot 1 in Block 18 of Rubidoux Heights, as shown by Map on file in Book 6 page 22 of Maps, records of Riverside County, California, particularly described as follows:-

Beginning at the Southeasterly corner of said Lot 1,

#75044-3

Block 18, said point being on the Westerly line of Pepper Street;

Thence Northerly along the Westerly line of Pepper Street to the Southerly line of Seventh Street;

Thence Westerly along the Southerly line of Seventh Street to the Westerly line of said Lot 1;

Thence Southerly along the Westerly line of said Lot 1, 0.07 of a foot;

Thence Southeasterly along the arc of a curve concave to the Southwest with a radius of 80 feet, through an angle of  $80^{\circ} 47' 10''$  a distance of 112.80 feet;

Thence on a line tangent to the last described curve bearing South  $20^{\circ} 26' 20''$  West to the Southerly line of said Lot 1;

Thence Easterly along the Southerly line of said Lot 1, 8.22 feet to the point of beginning.

#75044-4

This Certificate and Guarantee are issued upon the following conditions and stipulations:

1. No provision or condition thereof can be waived or changed except by writing endorsed hereon or attached hereto and signed by the President, a Vice-President, the Secretary or an Assistant Secretary of the Abstract Company and of the Insurance Company.

2. The liability of the Abstract Company and of the Insurance Company shall in no case exceed in all the amount stated on the first page hereof and shall in all cases be limited to the actual loss of the persons and the corporations for whose benefit and protection this Certificate and Guarantee are issued, as their respective interests may appear, provided, that each subsequent owner or pledgee of any indebtedness secured by mortgage or deed of trust shown herein, shall be entitled to, and shall have, all the protection, rights and remedies secured to the original owner hereof by the issuance of this Certificate and Guarantee.

3. Any loss shall be payable within thirty days after the amount thereof has been definitely fixed.

4. This Certificate and Guarantee do not include examination of or report on:

- a. Adverse claims or rights not shown by such official records.
- b. Reservations in federal or state patents, existing roads, water rights, water locations, mining claims, records of any local district or city in said county or matters affecting title resulting therefrom.
- c. Taxes or assessments levied by any such district or city, if the land herein described lies within the boundaries of any such district or city other than the city of Riverside.
- d. Proceedings for municipal or district improvements by local assessment unless such assessment has become a record lien.
- e. The validity of any easement, lease, declaration of homestead, attachment, public assessment, tax sale or money judgment mentioned herein.
- f. Action by any government or public agency for the purpose of regulating, restricting or controlling the occupancy or use of the land herein described or any building thereon.
- g. 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 ABSTRACT COMPANY has caused this Certificate to be signed by its

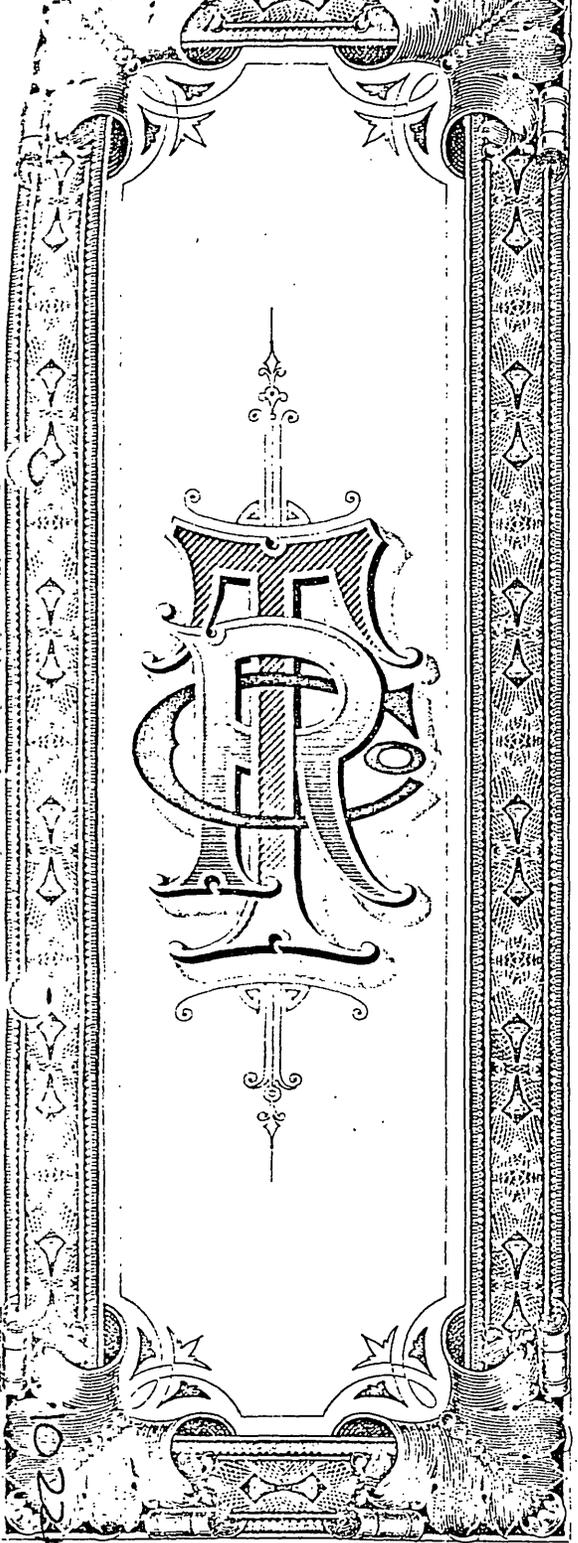
\_\_\_\_\_  
President and attested by its Assistant Secretary, under its corporate seal, and countersigned by its Manager and the INSURANCE COMPANY has caused this Guarantee to be signed by its President and attested by its Assistant Secretary, under its corporate seal this 25th day of March 1932 at 2:15 o'clock P. M.

RIVERSIDE TITLE COMPANY

By [Signature] President  
Attest: Beulah M. Vauht Assistant Secretary  
Countersigned Charles E. Johnson Manager

TITLE INSURANCE AND TRUST COMPANY

By William H. Albaugh President  
Attest: Charles E. Johnson Assistant Secretary



NUMBER  
75044

# RIVERSIDE TITLE COMPANY

CERTIFICATE OF TITLE  
TO

Por. of Block 18 of  
Rubidoux Heights.

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City of Riverside,  
a Municipal Corporation  
(Widening of Pepper Street

March 1932  
GUARANTEED

BY  
**TITLE INSURANCE  
AND  
TRUST COMPANY**  
LOS ANGELES, CAL.

Capital and Surplus,  
OVER  
\$10,000,000

940 MAIN STREET  
**RIVERSIDE,**  
**CAL.**  
CHAS. E. JOHNSON,  
MANAGER.

