

1 THIS INDENTURE, Made and entered into this 18th day of
 2 June, in the year nineteen hundred and eighteen, between the
 3 RUBIDOUX BUILDING COMPANY, a corporation duly organized and
 4 existing under the laws of the State of California, party of
 5 the first part, and CITY OF RIVERSIDE, a municipal corporation
 6 organized and existing under a special charter, approved by
 7 the legislature of the State of California, party of the second
 8 part,

9 WITNESSETH: That in pursuance of a resolution duly passed
 10 by the Board of Directors of said corporation, at a meeting of
 11 said Board of Directors duly assembled, and for and in con-
 12 sideration of the sum of Eighteen thousand and no/100 dollars,
 13 (\$18,000), to it paid by the said party of the second part, the
 14 receipt whereof is hereby acknowledged, the said party of the
 15 first part doth, by these presents, grant, bargain, sell and
 16 convey unto the said party of the second part, and to its
 17 successors and assigns forever, all that certain real property
 18 situate in the City of Riverside, County of Riverside, State
 of California, and more particularly described as follows,

to wit:

Beginning at the Northeasterly corner of Block Seven (7), Range Six (6), of the Town of Riverside, as per map recorded in Book 7 page 17 of Maps, records of San Bernardino County, California; thence Westerly along the southerly line of Seventh Street a distance of Ninety-five (95) feet; thence southerly at a right angle to said Seventh Street a distance of One hundred twenty-five (125) feet; thence easterly at a right angle ninety-five (95) feet to the westerly line of Orange Street; thence northerly along the Westerly line of Orange Street a distance of One hundred twenty-five (125) feet to the point of beginning.

ALSO: An undivided one-half interest is hereby quitclaimed in that certain party wall as now constructed being Eighty (80) feet in length and Thirteen (13) inches in width, and being more fully described in that certain Party Wall Agreement dated November 23rd, 1907, and recorded in Book



THIS INSTRUMENT IS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, THIS 15th DAY OF JANUARY, 1903.

12

1 259 of Deeds, page 366, records of Riverside
2 County, California, and that certain quitclaim deed
3 dated December 11, 1907, and recorded in Book 245
4 of Deeds, page 41, records of Riverside County,
5 California, together with any and all rights in and
6 to and which can or could be exercised or claimed
7 by the RUBIDOUX BUILDING COMPANY under and by vir-
8 tue of that certain party wall agreement dated No-
9 vember 23rd, 1907, and recorded in Book 259 of Deeds,
10 page 366, Records of Riverside County, California.

11 ALSO: An undivided one-half interest is here-
12 by quitclaimed in and to that certain party wall as
13 now constructed and which is more fully described
14 in that certain indenture entered into January 2nd,
15 1903, and recorded in Book 147 of Deeds, page 165,
16 Records of Riverside County, California, said undi-
17 vided one-half interest having been quitclaimed to
18 first party hereto by quitclaim deed dated July 8,
19 1908, and recorded in Book 245 of Deeds, page 75,
20 records of Riverside County, California. Together
21 with any and all rights in and to and which can or
22 could be exercised or claimed by the RUBIDOUX
23 BUILDING COMPANY under and by virtue of that cer-
24 tain party-wall agreement, dated January 2nd, 1903,
25 and recorded January 15th, 1903, in Book 147 of Deeds
26 at page 165, Records of Riverside County, California.

27 A right of way is reserved to the Riverside
28 Water Company and its assigns, for the construction
29 and maintenance of all necessary water ditches,
30 pipes, flumes and apparatus for the purposes of
31 irrigation and domestic use.

TOGETHER with all and singular the tenements, heredita-
ments and appurtenances thereunto belonging or in any wise
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 appurtenances, unto the said party of the
second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said party of the first
part hath, by resolution of its Board of Directors, caused
its corporate name and seal to be hereunto affixed and hath
by said resolution caused these presents to be executed by

CITY ATTORNEY'S OFFICE
Riverside, California

NOTARY PUBLIC STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
OFFICE OF THE NOTARY PUBLIC
200 N. 10th St. Riverside, California

1

its President and Secretary.

RUBIDOUX BUILDING COMPANY

By Christine C. Evans
President.

ATTEST: P. T. Evans
Secretary.

(Corporate Seal)

STATE OF CALIFORNIA)
County of Riverside } ss:

On this 1st day of July, in the year one thousand nine hundred and eighteen, before me, O. P. Sanders, a Notary Public in and for said County and State, personally appeared Christine C. Evans, known to me to be the President, and P. T. Evans, known to me to be the Secretary of the corporation that executed the within and foregoing instrument, and known to me to be the persons who executed the within and foregoing instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

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

O. P. Sanders
Notary Public in and for the County of Riverside, State of California.

CITY ATTORNEY'S OFFICE
Riverside, California

DEED

RUBIDOUX BUILDING COMPANY

to

CITY OF RIVERSIDE

APPROVED AS TO FORM

M. J. ...
CITY ATTORNEY

DATED June 18, 1918

*Approved as to Receipt
A. J. ...
City Engineer
July 1/1918*

M. J. ...

COMPARED
Document L. B. HESS
Books O. M. GOULD

604

CITY OF RIVERSIDE

OFFICE OF
CITY ATTORNEY
MIGUEL ESTUDILLO
GEO. B. BUSH

RIVERSIDE, CALIFORNIA

RECEIVED FOR RECORD	
JUL 3 1918	
at 5 o Min. past 9 o'clock A.M. at	request of <u>City Engineer</u>
Copied in Book No. <u>783</u> of	page <u>325</u> of
Sec., Records of Riverside County, California.	
I. S. LOGAN	
Record	
By <u>J. H. Carey</u>	Deputy
Fees \$	12

CHAS. E. JOHNSON, PRESIDENT
L. B. SCRANTON, SECRETARY

A. SIMMS, PRESIDENT.
CHAS. E. JOHNSON, MANAGER.
L. B. SCRANTON, SECRETARY.

LAW DEPARTMENT
L. B. SCRANTON,
C. L. MCFARLAND,
W. A. PURINGTON.



TELEPHONES:
PACIFIC 99
HOME 1099

908 MAIN STREET

No. 42963.

21/176.

Unlimited Certificate

MADE FOR BENEFIT OF

Rubidoux Building Company.

After a careful examination of the official records of the Counties of San Bernardino and Riverside, State of California, in relation to the 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.

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

THE RUBIDOUX BUILDING COMPANY, a corporation.

Free from all incumbrances,

Except, 1st:-

State, County and Municipal Taxes for fiscal year 1918-19, payable in October, 1918. Also State Corporation Franchise Tax of the Rubidoux Building Company for fiscal year 1918-19.

Except, 2nd:-

A Right of Way reserved to the Riverside Water Company and its assigns, for the construction and maintenance of all necessary water ditches, pipes, flumes and apparatus for the purposes of irrigation and domestic use.

Except, 3rd:-

A Party Wall Agreement dated October 2, 1905, between Wm. Grant Fraser and Riverside Land & Irrigating Company, and recorded in Book 208 page 309 of Deeds, records of Riverside County, relating to the party wall extending $6\frac{1}{2}$ feet on either side of the Westerly line of the hereinafter described property.

-: 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:-

Commencing at the Northeast corner of Block Seven (7), Range Six (6), as shown by Map of the Town of Riverside recorded in Book 7 page 17 of Maps, records of San Bernardino County, California; thence running Westerly on the Southerly line of Seventh Street, ninety-five (95) feet; thence Southerly at a right angle to Seventh Street and parallel with Orange Street, one hundred twenty-five (125) feet; thence Easterly at a right angle and parallel with Seventh Street, ninety-five (95) feet to the Westerly line of Orange Street; thence Northerly on the Westerly line of Orange Street, one hundred twenty-five (125) feet to the point of beginning.

42963-3

This Certificate Does Not Include an Examination of, or a Report on:—

1. Exceptions and rights reserved in United States Patents, existing roads, water rights, water locations, mining claims; or records of any local district or city or matters affecting title resulting therefrom, except the City of Riverside.
2. The validity of any tax sales, public assessments, attachments, leases, easements, declarations of homestead, or money judgments mentioned in this certificate.
3. The official records of the Counties of San Bernardino or San Diego, subsequent to the date of the formation of Riverside County.

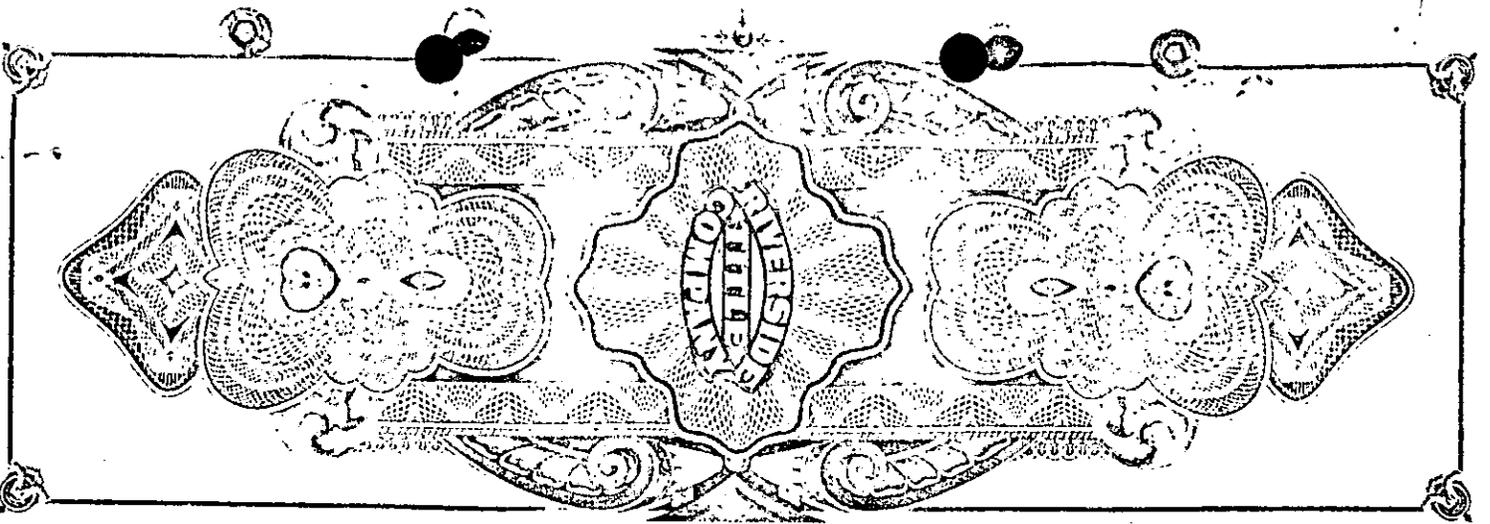
In Testimony Whereof, THE RIVERSIDE TITLE COMPANY has caused these presents to be duly signed by its ----- President and attested by its ----- Secretary, under its corporate seal, and countersigned by its Manager, this 2d day of July, 1918, at 8:00 o'clock A. M.

RIVERSIDE TITLE COMPANY

By George H. [Signature] President

Attest L. D. [Signature] Secretary

Countersigned Chas. E. Johnson
Manager



RIVERSIDE TITLE COMPANY

No. 42963.

CERTIFICATE OF TITLE
TO

Portion Lots

10 and 11, Blk.

7, R. 6 of River-

side. ED

JUL - 2 1918

W. H. CLEARY
CLERK
908 MAIN STREET
RIVERSIDE,
CAL.

