

This Indenture, Made the 5th day of December 1920

in the year of our Lord, one thousand nine hundred twenty-three

between LILLIE BROOKES, a widow and AARON WILEY, a widower

part y of the first part

and THE RIVERSIDE ABSTRACT COMPANY, a corporation

part y of the second part,

Witnesseth, that for and in consideration of the sum of

TEN and no/100 - - - - - Dollars,

in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, the

said parties of the first part do by these presents grant, bargain, sell, convey and confirm unto

the said part y of the second part, and to its successors ~~here~~ and

assigns forever, all that certain lot or parcel of land situate in the City of Riverside,

County of Riverside, State of California, and bounded and particularly described as follows, to-wit:

56 47 1/2 x 124 90'

That portion of Lot 16 in Block 9 of the Santa Fe Tract as shown by map recorded in the office of the County Recorder of the County of San Bernardino, State of California in Book 6 of Maps at page 14 thereof, by metes and bounds beginning at a point on the Westerly line of Park Avenue, 50 feet Southerly from the Northeast corner of said Lot 16; thence Southerly on the Westerly line of Park Avenue, 47 1/2 feet more or less to a point 60 feet Northerly from the Southeast corner of said Lot; thence Westerly parallel with the Northerly line of Thirteenth Street to the Westerly line of said Lot 16; thence Northerly on the Westerly line of said Lot 16, 47 1/2 feet more or less to a point 50 feet Southerly from the Northerly line of said Lot; thence Easterly parallel with the Northerly line of Thirteenth Street to the Easterly line of said Lot, being the point of beginning.

SUBJECT TO:

- 1. Rights of way, reservations and restrictions of record.



JAN 1921

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.

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 ~~here~~ and assigns forever.

In Witness Whereof, the said parties of the first part have hereunto set their hands the day and year first above written.

*Lillie Brooks*  
*Aaron Wiley*

State of California,

County of Riverside

On this 8th day of December in the year one thousand nine hundred 23, before me, John L. Prince

a Notary Public in and for said County and State, personally appeared

Lillie Brooks, a widow and Aaron Wiley, a widower

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

In Witness Whereof: I have hereunto set my hand and official seal, at my office in the said county the day and year in this Certificate first above written.

*John L. Prince*  
Notary Public in and for said Riverside County and State California

**DEED**

*See inside for West Title Reference*

Lillie Brooks & Aaron Wiley

-TO-

The Riverside Abstract Company

Dated Dec. 5, 1923

<b>RECEIVED FOR RECORD</b>	
JAN 11 1924	at <u>10</u> Min. past <u>8</u> o'clock <u>A.M.</u> , at
	request of <u>SECURITY TITLE INS. &amp; GUAR. CO.</u>
Filed in Book No. <u>569</u> of	page <u>30</u> of
	<u>Records of Riverside County,</u>
	<u>California</u>
By <u>Raymond</u>	Recorder
Fees, \$ <u>1.10</u>	Deputy Recorder

BETTER BE SAFE THAN SORRY  
YOU'RE SAFE WITH US

**Security Title Insurance and Guarantee Co.**

632-634 Seventh Street Riverside, California

Order No. 62483/9321-P

When recorded, please mail this instrument to

*9321*

**Security Title Insurance and Guarantee Co.**

**OFFICERS**

- GLENN A. SCHAEFER, President
- FRANK H. WELLS, Vice President and Manager
- HARRY E. COURTNEY, Vice President
- Wm. S. PORTER, Vice President
- GLEN W. CHAPMAN, Vice President
- BESSIE L. PETERS, Assistant Treasurer
- OLIVE M. GOULD, Assistant Secretary
- ADAIR & WINDER and T. W. HAYMOND  
Attorneys

**CONFIRMED**

Book 569 Page 30

790

Acct. No. 62483 held  
by the Hellman Commercial  
Trust & Savings Bank  
by its report of 12/10/24  
with other certificates  
This Rept. filed with  
the City Clerk 8-7-25  
by S. C. Adams, Mayor.

GUARANTEE FUND \$ 100,000.00 DEPOSITED WITH TREASURER OF THE STATE OF CALIFORNIA

790

# Title Insurance Company of Riverside

INCORPORATED JAN. 5, 1920.

632-4 SEVENTH STREET

NAME CHANGED TO

## Security Title Insurance and Guarantee Company Riverside, California

PHONE MISSION 87

AFFILIATED WITH  
THE RIVERSIDE ABSTRACT COMPANY  
INCORPORATED 1894  
UNION TITLE AND ABSTRACT COMPANY  
INCORPORATED 1808

LEGAL DEPT.  
ADAIR & WINDER  
T. W. HAYMOND

FRANK D. TROTH, PRESIDENT  
GLENN A. SCHAEFER, VICE PRES. & MANAGER  
FRANK H. WELLS, VICE PRES.  
GLEN W. CHAPMAN, SECRETARY  
A. E. SAXEY, ASST. SECRETARY  
T. W. HAYMOND  
K. D. HARGER  
G. H. SAWYER  
A. H. WINDER  
M. E. COURTNEY

W. L. GILLILAND, TREASURER  
BESSIE L. PETERS, ASST. TREASURER

Jan. 22, 1924.

Mayor S. C. Evans,  
City

Dear Sir:

In re our Escrow #9321-B.

Enclosed herewith find Deed, Lillie Brookes  
to The Riverside Abstract Company recorded in Book 569 of Deeds, at  
page 30 thereof.

Kindly acknowledge receipt on the enclosed  
copy of this letter.

Yours truly,

SECURITY TITLE INSURANCE AND GUARANTEE CO

By  
(Conrad L. Bower) ESCROW OFFICER.

B.  
encls.

790

SIDE  
FIFTH ST.  
187

VISALIA  
TITLE INS. BLDG.  
PHONE 501

FRESNO  
1136 J STREET  
PHONE 4481

MADERA  
ABSTRACT BUILDING  
PHONE 20

MODESTO  
TITLE INS. BLDG.  
PHONE 97

SANTA BARBARA  
1014 STATE ST.  
PHONE 3454

# Security Title Insurance and Guarantee Company

OFFICERS AND DIRECTORS  
RIVERSIDE OFFICE

GLENN A. SCHAEFER, PRESIDENT  
F. H. WELLS, VICE-PRES. AND MANAGER  
GLEN W. CHAPMAN, VICE-PRESIDENT  
HARRY E. COURTNEY, VICE-PRESIDENT  
BESSIE L. PETERS, ASST. TREASURER  
OLIVE M. GOULD, ASST. SECRETARY  
T. W. HAYMOND, GENERAL COUNSEL



AFFILIATED IN OWNERSHIP  
FRESNO COUNTY ABSTRACT CO.  
ORGANIZED 1871  
THE RIVERSIDE ABSTRACT COMPANY  
INCORPORATED 1894  
SANTA BARBARA ABSTRACT & GUARANTY CO.  
ORGANIZED 1887  
MADERA ABSTRACT COMPANY  
INCORPORATED 1893  
VISALIA ABSTRACT COMPANY  
ORGANIZED 1871  
STANISLAUS LAND & ABSTRACT CO.  
ORGANIZED 1878

RIVERSIDE, CALIFORNIA  
January 15, 1924.

Mayor S. C. Evans,  
Riverside, Calif.

Dear Sir:

In re our Escrow #9321-B.

We have completed the above escrow involving your purchase from Lillie Brooks and enclosed herewith find Our Guarantee of Title #62483, showing title vested in

THE RIVERSIDE ABSTRACT COMPANY,  
a corporation,

as to Parcel 1; and in

THE RIVERSIDE ABSTRACT COMPANY,  
a corporation,

as to an undivided two thirds,

and

JERRY WILEY,

as to an undivided one third,  
as to Parcel 2.

covering

--:DESCRIPTION--:

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

Mayor S. C. Evans, #2. Cont'd.

PARCEL 1:- That portion of Lot Sixteen (16) in Block Nine (9) of the Santa Fe Tract, as shown by map recorded in the office of the County Recorder of the County of San Bernardino, State of California, in Book 6 of Maps, at Page 14 thereof; by metes and bounds, beginning on the Westerly line of Park Avenue, fifty (50) feet Southerly from the Northeasterly corner of said Lot 16; thence Southerly on the Westerly line of Park Avenue, Forty (40) feet; thence Westerly parallel with the Northerly line of Thirteenth Street to the Westerly line of said Lot 16; thence Northerly on the Westerly line of said Lot, Forty (40) feet; thence Easterly parallel with the Northerly line of Thirteenth Street, to the point of beginning.

PARCEL 2:- That portion of Lot 16 in Block Nine (9) of the Santa Fe Tract, as shown by map hereinabove referred to, described by metes and bounds, beginning on the Westerly line of Park Avenue, Ninety (90) feet Southerly from the Northeasterly corner of said Lot 16; thence Southerly on the Westerly line of Park Avenue, Seven and one half ( $7\frac{1}{2}$ ) feet, more or less, to a point Sixty (60) feet Northerly from the Southeasterly corner of said Lot 16; thence Westerly parallel with the Northerly line of Thirteenth Street to the Westerly line of said Lot; thence Northerly on the Westerly line of said Lot, Seven and one half ( $7\frac{1}{2}$ ) feet, more or less, to a point which is distant Ninety (90) feet Southerly from the Northwesterly corner of said Lot 16; thence Easterly parallel with the Northerly line of Thirteenth Street, to the point of beginning.

Also find enclosed forty cents in stamps, refund on estimated recording charge.

Kindly acknowledge receipt on the enclosed carbon copy of this letter.

We beg to advise that we have accepted title to the above described property and hold the same for your convenience and subject to your order.

Yours very truly,

SECURITY TITLE INSURANCE  
AND GUARANTEE COMPANY

By *Conrad L. Bower*  
(Conrad L. Bower) Escrow Officer.

LEB:TW  
Encl.

VISALIA

FRESNO  
1136 J STREET  
PHONE 4481

MADERA  
ABSTRACT BUILDING  
PHONE 20

MODESTO  
TITLE INS. BLDG.  
PHONE 94

SANTA BARBARA  
1014 STATE ST  
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1014 STATE ST  
PHONE 3454

# Security Title Insurance and Guarantee Company

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F. H. WELLS, VICE PRES. AND MANAGER  
GLEN W. CHAPMAN, VICE PRESIDENT  
HARRY E. COURTNEY, VICE PRESIDENT  
BESSIE L. PETERS, ASST. TREASURER  
OLIVE M. GOULD, ASST. SECRETARY  
T. W. HAYMOND, GENERAL COUNSEL



RIVERSIDE, CALIFORNIA

AFFILIATED IN OWNERSHIP  
FRESNO COUNTY ABSTRACT CO.  
ORGANIZED 1871  
THE RIVERSIDE ABSTRACT COMPANY  
INCORPORATED 1894  
SANTA BARBARA ABSTRACT & GUARANTY CO.  
ORGANIZED 1887  
MADERA ABSTRACT COMPANY  
INCORPORATED 1893  
VISALIA ABSTRACT COMPANY  
ORGANIZED 1871  
STANISLAUS LAND & ABSTRACT CO.  
ORGANIZED 1878

December 11th, 1923.

Mr. T. F. Flaherty,  
667 West 8th St.,  
C i t y.

*Lot 16-BK 9  
Santa Fe Tract*

Dear Sir:- In re our Escrow #9321-P.

We beg to report that we now have in hand a Deed signed by Lillie Brookes, covering the Northerly 47½ feet of the Southerly 107½ feet. This Deed has also been executed by Aaron Wiley, but to carry full title must also be executed by Jerry Wiley, as the title to the property now stands in the name of the three, having been acquired by them through the Estate of their Father.

While our search of this title has not been fully completed, still from a careful inspection of our office books, it would appear that the whole of the lot was originally owned by the Father who deeded to Aaron the Northerly 50 feet, leaving a balance of 107½ feet in his name at the time of his death. This 107½ feet was distributed by the Estate to the three children, Jerry, Aaron and Lillie Brookes. Later Lillie Brookes and Aaron, conveyed their interest in the Southerly 60 feet to Jerry, leaving the Northerly 47½ feet of the Southerly 107½ feet in the three of them.

The two men then apparently attempted to convey their interest in this remaining 47½ feet to their Sister, Lillie Brookes, but erroneously they described the property as being 40 feet in width and using such phrases in their description as to make it very uncertain as to the exact location of the 40 feet. This last above referred to Deed has not been

EDENRO

MADERA  
ABSTRACT BUILDING  
FLAME 20

MODESTO  
TITLE INS. BLDG.  
PHONE 84

SANTA BARBARA  
1014 STATE ST  
PHONE 3454

Mr. T. F. Flaherty.

Page 2.

recorded and should not be.

If Jerry could be shown that the 47 1/2 feet does not interfere with his present holdings, it is the writer's belief that he will be willing to execute the deed to your client. In order to do this, it would likely be necessary to measure off the ground with him.

Yours sincerely,

SECURITY TITLE INSURANCE AND GUARANTEE COMPANY,

BY *John L. Prince*

John L. Prince, Escrow Officer.

JLP:OM.

*all the lot 16 was obtained by three deeds Aaron Piley, Lillie Brooks, & Jerry Piley through the Riverside Business Men's association, so that what this letter complains of has been settled.*

*A. O. Lewis  
Mayor*