

39816

Recording requested by

And when recorded, mail to:
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORD
AT 9:00 O'CLOCK A.M.
At Request of
CALIFORNIA LAND TITLE CO.
Book 1980, Page 39816
FEB 29 1980
Recorded in Official Records
of Riverside County, California
D. S. S. Recorder
FEES \$ 5.00
this space for recorder's use

44304-m

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE
COC-2-790

Property Owner(s): ANNA M. DAVIS, an unmarried woman,

Pursuant to Section 66499.35 of the Government Code of the State of California, a Conditional Certificate of Compliance waiving compliance to the California Subdivision Map Act and Title 18 of the Riverside Municipal Code is hereby granted by the Planning Commission of the City of Riverside, California, for the following described real property located in the City of Riverside, County of Riverside, State of California:

See attached description.

Said Certificate of Compliance is granted subject to the following conditions:

All conditions have been met.

This certificate shall serve as notice to the property owner or vendee who has applied for this certificate, a grantee of the property owner, or any subsequent transferee or assignee of the property that the fulfillment and implementation of designated conditions applied to this certificate shall be required prior to subsequent issuance of a permit or other grant of approval for development of the property. THIS ISSUANCE OF THIS CONDITIONAL CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OR PROVISIONS OF THE RIVERSIDE MUNICIPAL CODE PERTAINING TO ZONING REGULATIONS.

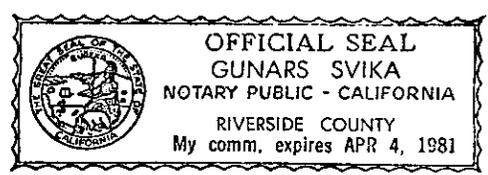
PLANNING COMMISSION OF THE CITY OF RIVERSIDE

Dated: FEB. 26, 1980

By [Signature]
Planning Director
City of Riverside

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Merle G. Gardner, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



[Signature]
Notary Public in and for said County and State

That portion of Lot 2 in Block "A" of Holden Avenue Tract, as shown by Map on file in Book 11, page 68 of Maps, Riverside County Records, described as follows:

COMMENCING at a point on the Southeasterly line of said Lot, which bears North $67^{\circ} 29' 30''$ East 185.84 feet from the most Southerly corner thereof; thence Northwesterly parallel with the Southwesterly line of said Lot, 122.44 feet; thence Southwesterly parallel with the Southeasterly line of said Lot, 160 feet to the true point of beginning, said point being the most westerly corner of Parcel 2 of that property deeded to Robert Holsinger and Helene Holsinger, husband and wife, by deed recorded April 27, 1961 in Book 2895, page 399; official records of Riverside County; thence Southeasterly parallel with the Southwesterly line of said Lot, 122.44 feet to a point on the Southeasterly line of said Lot 2; thence Southwesterly along the Southeasterly line of said Lot, 65 feet more or less to a point on the Westerly line of the Easterly 40 feet of Holden Avenue, as now vacated; thence Northwesterly parallel with the Southwesterly line of said Lot, 122.44 feet to the most Southerly corner of that property deeded to Robert Holsinger and Helene Holsinger, husband and wife, by deed recorded April 27, 1961 in Book 2895, page 399; thence Northeasterly parallel with the Southeasterly line of said Lot, 65 feet more or less to the true point of beginning.

EXCEPTING THEREFROM, the following:

That portion of Lot 2, in Block A of Holden Avenue Tract, and the easterly 40.00 feet of Holden Avenue (vacated), as shown by map on file in Book 11 of Maps, at Page 68 thereof, records of Riverside County California described as follows:

COMMENCING at the most westerly corner of said Lot 2;

THENCE Southwesterly along the southwesterly extension of the northwesterly line of said Lot 2, a distance of 40.32 feet to a point in the westerly line of the easterly 40.00 feet of Holden Avenue (vacated); said point also being the northwesterly corner of Parcel 1 of that certain parcel of land conveyed to Robert Holsinger, et ux, by deed recorded April 27, 1961 as Instrument Number 35887 of Official Records of Riverside County California;

THENCE South $14^{\circ} 12' 23''$ East parallel with the southwesterly line of said Lot 2, being also along the westerly line of the easterly 40.00 feet of Holden Avenue (vacated), a distance of 125.00 feet to the true point of beginning; said point also being the southwesterly corner of Parcel 1 of that certain parcel of land conveyed to Robert Holsinger et ux by deed recorded April 27, 1961 as Instrument Number 35887 of Official Records of Riverside County;

THENCE South $14^{\circ} 12' 23''$ East parallel with said southwesterly line of said Lot 2, a distance of 122.44 feet to a point in the southwesterly extension of the southeasterly line of said Lot 2;

THENCE North $67^{\circ} 30' 08''$ East, along the southwesterly extension to the southeasterly line of said Lot 2 and the southeasterly line of said Lot 2 a distance of 66.26 feet to the southwesterly corner of Parcel 2 of said parcel of land conveyed to Robert Holsinger;

THENCE North $14^{\circ} 12' 23''$ West along the southwesterly line of Parcel 2 of said parcel of land conveyed to Robert Holsinger, a distance of 3.03 feet to a line which is parallel with and 3.00 feet northwesterly, as measured at right angle from the southeasterly line of said Lot 2;

THENCE South $67^{\circ} 30' 08''$ West along said parallel line a distance of 32.43 feet to a point in a non-tangent curve concave to the northeast and having a radius of 39.50 feet;

THENCE Northwesterly along said curve to the right through a central angle of $37^{\circ} 38' 49''$ an arc length of 25.95 feet to a line which is parallel with and distant 13 feet northeasterly as measured at right angle from the westerly line of the easterly 40.00 feet of Holden Avenue (vacated);

39816.

THENCE North $14^{\circ} 12' 23''$ West and parallel with the westerly line of the easterly 40.00 feet of Holden Avenue (vacated) a distance of 101.00 feet to a point in the southeasterly line of Parcel 1 of said parcel of land conveyed to Robert Holsinger;

THENCE South $68^{\circ} 33' 22''$ West along the southeasterly line of Parcel 1 of that certain parcel of land conveyed to said Robert Holsinger, a distance of 13.10 feet to the true point of beginning.

DESCRIPTION APPROVAL
By *George Hutchinson* 2/24/80 *DLJ*
Survivor

Recording requested by

39817

And when recorded, mail to:

City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORD
AT 9:00 O'CLOCK A.M.
At Request of
CALIFORNIA LAND TITLE
Book 1980, Page 39817

FEB 29 1980

Recorded in Official Records
of Riverside County, California

D. J. ...
FEB 29 1980

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE
COC-2-790

Property Owner(s): ANNA M. DAVIS, an unmarried woman,

0115-3

44304-m

Pursuant to Section 66499.35 of the Government Code of the State of California, a Conditional Certificate of Compliance waiving compliance to the California Subdivision Map Act and Title 18 of the Riverside Municipal Code is hereby granted by the Planning Commission of the City of Riverside, California, for the following described real property located in the City of Riverside, County of Riverside, State of California:

See attached description.

Said Certificate of Compliance is granted subject to the following conditions:

All conditions have been met.

This certificate shall serve as notice to the property owner or vendee who has applied for this certificate, a grantee of the property owner, or any subsequent transferee or assignee of the property that the fulfillment and implementation of designated conditions applied to this certificate shall be required prior to subsequent issuance of a permit or other grant of approval for development of the property. THIS ISSUANCE OF THIS CONDITIONAL CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OR PROVISIONS OF THE RIVERSIDE MUNICIPAL CODE PERTAINING TO ZONING REGULATIONS.

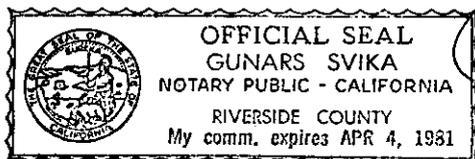
PLANNING COMMISSION OF THE CITY OF RIVERSIDE

Dated: FEB 26 1980

By *Merle Gardner*
Planning Director
City of Riverside

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Merle G. Gardner, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



Gunars Svika
Notary Public in and for said County and State

39817

That portion of Lot 2 in Block "A" of Holden Avenue Tract, as shown by Map on file in Book 11, page 68 of Maps, Riverside County Records, described as follows:

COMMENCING at a point on the Southeasterly line of said Lot, which bears North 67° 29' 30" East 185.84 feet from the most Southerly corner thereof; thence Northwesterly parallel with the Southwesterly line of said Lot, 122.44 feet; thence Southwesterly parallel with the Southeasterly line of said lot 95 feet to the True Point of beginning; thence Southeasterly parallel with the Southwesterly line of said Lot, 122.44 feet to a point on the Southeasterly line of said Lot 2; thence Southwesterly along the Southeasterly line of said Lot 65 feet; thence Northwesterly parallel with the Southwesterly line of said Lot, 122.44 feet; thence Northeasterly parallel with the Southeasterly line of said Lot, 65 feet to the True Point of Beginning.

Excepting therefrom:

That portion of Lot 2 in Block "A" of HOLDEN AVENUE TRACT as shown by map on file in Book 11 of Maps, at Page 68 thereof, records of Riverside County, California, described as follows:

COMMENCING at the southwest corner of said Lot 2;

THENCE North 67° 30' 08" East along the southeasterly line of said Lot 2 a distance of 25.84 feet to the southwest corner of Parcel 2 of that certain parcel of land conveyed to Robert Holsinger by deed recorded April 27, 1961 as Instrument Number 35887; said point being the true point of beginning;

THENCE North 67° 30' 08" East along the southeasterly line of said Lot 2, a distance of 65.00 feet to the southeast corner of Parcel 2 of that certain parcel of land conveyed to Robert Holsinger et ux, by deed recorded April 27, 1961 as Instrument No. 35887, of official records of Riverside County, California;

THENCE North 14° 12' 23" West along the northeasterly line of said Parcel 2 of that certain parcel of land conveyed to Robert Holsinger to a line which is parallel with and distant 3.00 feet northwesterly, as measured at right angle from said southeasterly line of Lot 2;

THENCE South 67° 30' 08" West along said parallel line a distance of 65.00 feet to the southwesterly line of said parcel conveyed to Robert Holsinger;

THENCE South 14° 12' 23" East along said southwesterly line of parcel of land conveyed to Robert Holsinger, a distance of 3.03 feet to the true point of beginning.

DESCRIPTION APPROVAL
by *George P. Hutchison* 2/25/80 by *ARB*
(Surveyor)

71416

Order No.
Invoice No.
Loan No.

WHEN RECORDED MAIL TO
VICTOR A. GABLES
ATTORNEY AT LAW
3601 UNIVERSITY AVE., SUITE 201
RIVERSIDE, CALIFORNIA 92501

RECEIVED FOR RECORD
MAY 21 1976
45 Mr. Frank [unclear]
[unclear]
[unclear]
[unclear]
[unclear]
[unclear]
[unclear]
[unclear]
[unclear]
[unclear]

MAY 21 1976

MAIL TAX STATEMENTS TO

Donna J. Vawter
8897 Colorado
Riverside, California 92503

DECLARATORY TRANSFER TAX & [unclear]
Computed on the consideration or value of property conveyed, OR
Computed on the consideration or value less hereof or encumbrance
existing at time of sale.
Victor A. Gables attorney
Signature of Declarant or Agent determining Form Name

GRANT DEED

Less than \$100.00

FOR A VALUABLE CONSIDERATION/ receipt of which is hereby acknowledged,

GARY B. VAWTER and DONNA J. VAWTER, as joint tenants

hereby, GRANT(S) to

DONNA J. VAWTER, a married woman, as her sole and separate property

the real property in the City of Riverside
County of Riverside

State of California described as

That portion of Lot 2 in Block A of HOLDEN AVENUE TRACT, as shown by map on file in Book 11 pages 67 and 68 of Maps, records of Riverside County, California described as follows:
BEGINNING at a point on the Southeasterly line of said Lot, which bears North 67° 29' 30" East, a distance of 185.84 feet from the most Southerly corner thereof, thence Northeasterly along the Southeasterly line of said Lot, a distance of 150.00 feet to the Southeasterly corner thereof; thence Northwesterly, along the Northeasterly line of said Lot, a distance of 240.48 feet to the Northeasterly corner thereof; thence Southwesterly, along the Northerly line of said Lot, a distance of 149.62 feet to the Northeasterly corner of that certain parcel of land conveyed to Sylvia N. Chaney, a widow, and Ralph M. Chaney, a married man, recorded August 5, 1958 in Book 2312, page 488, Official Records of Riverside County, California; thence Southeasterly, along the Northeasterly line of that certain parcel deeded to Sylvia Chaney, et al a distance of 243.28 feet to the point of beginning.
EXCEPTING THEREFROM:

That portion of Lot 2 in Block A of HOLDEN AVENUE TRACT, as shown by map on file in Book 11, pages 67 and 68 of Maps, Records of Riverside County, California, described as follows:
Beginning at a point on the Southeasterly line of said Lot, which bears North 67° 29' 30" East, a distance of 185.84 feet from the most Southerly corner therefrom;
Thence continuing North 67° 20' 30" East along the Southeasterly line of said Lot, a distance of 75.00 feet to the TRUE POINT OF BEGINNING;
Thence Northwesterly and parallel with the Northeasterly line of said Lot a distance of 241.5 feet, more or less, to the Northwesterly line of said Lot;
Thence Northeasterly along the Northwesterly line of said Lot, a distance of 75.00 feet to the most Northerly corner thereof;
Thence Southeasterly along the Northeasterly line of said Lot, a distance of 240.48 feet to the most Easterly corner thereof;
Thence South 67° 29' 30" West, along the Southeasterly line of said Lot, a distance of 75.00 feet, more or less, to the TRUE POINT OF BEGINNING.

Dated May 20, 1976

STATE OF CALIFORNIA
COUNTY OF
Riverside

May 20, 1976

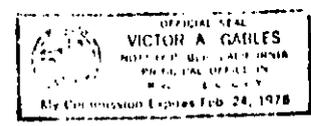
before me, the undersigned a Notary Public in and for said State, personally appeared Gary B. Vawter and Donna J. Vawter

known to me to be the person whose name is affixed to the foregoing instrument and acknowledged that they executed the same for the purposes and consideration therein expressed.

Victor A. Gables

Gary B. Vawter
GARY B. VAWTER

Donna J. Vawter
DONNA J. VAWTER



H

71416

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1007 (10-66)

June 13, 1975

69816

RECORDING REQUESTED BY
George E. Yost

WHEN RECORDED MAIL TO
Garry B. Yawter
11065 Campbell
La Sierra, California 92509

PAID
Doc Transfer Tax
C 641094
\$14.00 REGISTER

RECEIVED FOR RECORD
JUN 13 1975

40 John Paul ...
George E. Yost
69816
Wm. D. ...

u

SPACE ABOVE THIS LINE FOR RECORDERS USE

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DOCUMENTARY TRANSFER TAX \$ 4.00

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
AND COMPUTED ON FULL VALUE LESS EXEMPT AND
DEFERRED INTERESTS REMAINING AT TIME OF SALE.

George E. Yost

Signature of Grantor or Agent therefor, with Name

George E. Yost and Clarence Yost, husband and wife, do hereby

GRANT to
Garry B. Yawter and Donna J. Yawter, H&W, as joint tenants

the real property in the City of Riverside County of Riverside
State of California, described as: **SEE ATTACHED LEGAL DESCRIPTION**

69816

That portion of Lot 2 in Block A of HOLDEN AVENUE TRACT, as shown by map on file in Book 11 pages 67 and 68 of Maps, Records of Riverside County, California described as follows.

91669

BEGINNING at a point on the Southeastery line of said Lot, which bears North 67° 29' 30" East, a distance of 185.84 feet from the most Southerly corner thereof; thence Northeastery, along the Southeastery line of said Lot, a distance of 150.00 feet to the Southeastery corner thereof; thence Northwestery, along the Northeastery line of said Lot, a distance of 240.48 feet to the Northeastery corner thereof; thence Southwestery, along the Northerly line of said Lot, a distance of 75.00 feet to the Northeastery corner of that certain parcel of land conveyed to Sylvia E. Chaney, a widow, and Ralph M. Chaney, a married man, recorded August 5, 1958 in Book 2312, page 488, Official Records of Riverside County, California; thence Southeastery, along the Northeastery line of that certain parcel deeded to Sylvia Chaney, etal a distance of 243.28 feet to the point of beginning.

EXCEPTING THEREFROM:
That portion of Lot 2 in Block A of HOLDEN AVENUE TRACT, as shown by Map on file in Book 11, pages 67 and 68 of Maps, Records of Riverside County, California described as follows.

Beginning at a point on the Southeastery line of said Lot, which bears North 67° 29' 30" East, a distance of 185.84 feet from the most Southerly corner therefrom; Thence continuing North 67° 29' 30" East, along the Southeastery line of said Lot, a distance of 75.00 feet to the TRUE POINT OF BEGINNING;
Thence Northwestery and parallel with the Northeastery line of said Lot a distance of 240.48 feet, more or less, to the Northeastery line of said Lot;
Thence Northwestery along the Northwestery line of said Lot, a distance of 75.00 feet to the most Northerly corner thereof;
Thence Southeastery along the Northeastery line of said Lot, a distance of 240.48 feet to the most Easterly corner thereof;
Thence South 67° 29' 30" West, along the Southeastery line of said Lot, a distance of 75.00 feet, more or less, to the TRUE POINT OF BEGINNING.

June 13, 1975

69816

Dated: _____

STATE OF CALIFORNIA
COUNTY OF
Riverside

On May 23, 1975

before me, the undersigned, a Notary Public in and for said
County and State, personally appeared _____

George R. Yost and Clarence Yost

known to me to be the person S whose name S
subscribed to the within instrument and acknowledged that

Witness _____ they executed the same
in my presence and in the presence of _____
(Seal) *Frank A. Sellaro*
Notary Public in and for said County and State

George R. Yost
George R. Yost

Clarence Yost
Clarence Yost

Order No. _____
FRANK A. SELLARO
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Commission Expires Sept. 4, 1978

FORM 100-09

69816
 RECORDING REQUESTED BY
 George E. Yost

WHEN RECORDED MAIL TO
 Garry B. Vavter
 11065 Campbell
 La Sierra, California 92505

PAID
 Doc. Transfer Tax
 W. D. BALCOB
 RIV. CO. RECORDER

RECEIVED FOR RECORD
 JUN 13 1975
W.D. Balcob
W.D. Balcob
 69816

June 13, 1975

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

DOCUMENTARY TRANSFER TAX \$ 440
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
 OR COMPUTED ON FULL VALUE LESS LIENS AND
 ENCUMBRANCES EXISTING AT TIME OF SALE

George E. Yost
 Signature of Grantor or Agent (When Making Vol. Post. Payment)

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

George E. Yost and Clarence Yost, husband and wife

do hereby

GRANT to
 Garry B. Vavter and Donna J. Vavter, H&W, as joint tenants

the real property in the City of Riverside County of Riverside
 State of California, described as: SEE ATTACHED LEGAL DESCRIPTION

69816

That portion of Lot 2 in Block A of HOLDEN AVENUE TRACT, as shown by map on file in Book II pages 67 and 68 of Maps, Records of Riverside County, California described as follows:

69816
 BEGINNING at a point on the Southeasterly line of said Lot, which bears North 67° 29' 30" East, a distance of 185.84 feet from the most Southerly corner thereof; thence Northeasterly, along the Southeasterly line of said Lot, a distance of 150.00 feet to the Southeasterly corner thereof; thence Northwesterly, along the Northeasterly line of said Lot, a distance of 240.48 feet to the Northeasterly corner thereof; thence Southwesterly, along the Northerly line of said Lot, a distance of 149.62 feet to the Northeasterly corner of that certain parcel of land conveyed to Sylvia N. Chaney, a widow, and Ralph M. Chaney, a married man, recorded August 5, 1958 in Book 2312, page 488, Official Records of Riverside County, California; thence Southeasterly, along the Northeasterly line of that certain parcel deeded to Sylvia Chaney, et al a distance of 241.28 feet to the point of beginning.

EXCEPTING THEREFROM,

That portion of Lot 2 in Block A of HOLDEN AVENUE TRACT, as shown by Map on file in Book II, pages 67 and 68 of Maps, Records of Riverside County, California described as follows.

Beginning at a point on the Southeasterly line of said Lot, which bears North 67° 29' 30" East, a distance of 185.84 feet from the most Southerly corner therefrom;
 Thence continuing North 67° 29' 30" East, along the Southeasterly line of said Lot, a distance of 75.00 feet to the TRUE POINT OF BEGINNING;
 Thence Northwesterly and parallel with the Northeasterly line of said Lot a distance of 241.5 feet, more or less, to the Northwesterly line of said Lot;
 Thence Northeasterly along the Northwesterly line of said Lot, a distance of 75.00 feet to the most Northerly corner thereof;
 Thence Southeasterly along the Northeasterly line of said Lot, a distance of 240.48 feet to the most Easterly corner thereof;
 Thence South 67° 29' 30" West, along the Southeasterly line of said Lot, a distance of 75.00 feet, more or less, to the TRUE POINT OF BEGINNING.

June 13, 1975

69816

69816

Dated: _____

STATE OF CALIFORNIA
COUNTY OF
Riverside

On May 23, 1975

before me, the undersigned, a Notary Public in and for said
County and State, personally appeared

George R. Yost and Claramae Yost

known to me to be the person S whose name S
subscribed to the within instrument and acknowledged that

they executed the same.
WITNES my hand and official seal.
(Seal) Frank A. Sellaro
Notary Public in and for said County and State

George R. Yost
George R. Yost

Claramae Yost
Claramae Yost

OFFICIAL SEAL
FRANK A. SELLARO
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Commission Expires Sept. 4, 1978

FORM 1002-09

158741

RECORDING REQUESTED BY
Same
 WHEN RECORDED MAIL TO
 [*Carol Hahn*
10993 Campbell
Riverside Calif 92505]

RECEIVED FOR RECORD
 DEC 16 1974
W. W. Dabugh
 Recorder
 158741
 DEPT. OF REVENUE
 SACRAMENTO, CALIF.

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

GRANT DEED
JOINT TENANCY

DOCUMENTARY TRANSFER TAX 1.55
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
 OR COMPUTED ON FULL VALUE LESS LIENS AND
 ENCUMBRANCES REMAINING AT TIME OF SALE.
Richard Hahn
 Signature of Declarant or Agent determining tax. Full Name

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

GEORGE R. YOST and CLARMAE YOST

GRANT to _____ does hereby

RICHARD HAHN and CAROL J. HAHN, husband and wife

the real property in the city of Riverside County of Riverside AS JOINT TENANTS,
 State of California, described as: That portion of Lot 2 in Block A of HOLDEN AVENUE
 TRACT, as shown by Map on file in Book 11, pages 67 and 68 of Maps, Records
 of Riverside county, California, described as follows:
 Beginning at a point on the Southeasterly line of said Lot, which bears North 67°
 29' 30" East, a distance of 185.84 feet from the most Southerly corner thereof;
 Thence continuing North 67° 29' 30" East, along the Southeasterly line of said Lot,
 a distance of 75.00 feet to the TRUE POINT OF BEGINNING; Thence Northwesterly
 and parallel with the Northeasterly line of said Lot, a distance of 241.5 feet, more
 or less, to the Northwesterly line of said Lot; Thence Northeasterly along the North-
 westerly line of said Lot, a distance of 75.00 feet to the most Northerly corner thereof;
 Thence Southeasterly along the Northeasterly line of said Lot, a distance of 240.48
 feet to the most Easterly corner thereof; Thence South 67° 29' 30" West, along the
 Southeasterly line of said Lot, a distance of 75.00 feet, more or less, to the
 TRUE POINT OF BEGINNING.

Witness *my* hand: this 25 day of November 1974

George R. Yost

Clara Mae Yost

State of California,
 County of Riverside
 On November 25 1974 before me, the undersigned, a Notary Public in and
 for said State, personally appeared George R. Yost and Clarmae Yost

known to me to be the person whose name are _____ subscribed to the within instrument and acknowledged that
 They executed the same.

WITNESS my hand and official seal



George M. Allen

 Notary Public in and for said State
 George M. Allen Notary Public

MAIL TAX
 STATEMENTS TO Carol Hahn 10993 Campbell Riverside, Calif. 92505

DEED-GRANT-JOINT TENANTS
 W-900-Form 700-Rev. 3-70

This standard form covers most usual problems in the field indicated. Before you sign, read it all through,
 and make changes proper to your transaction. Check to be sure it covers the facts for your purpose.

158741

Dec. 16, 1974

115376

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

George R Yost
4550 La Sierra Ave
Riverside CA 92505

RECEIVED FOR RECORD
SEP 6 1974

W.W. Dwyer
Recorder
Riverside County, California
Book 11, Page 67
As shown on Map

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Deed

DOCUMENTARY TRANSFER TAX \$	15.00
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED	
OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE	
<i>George R Yost</i>	
Signature of Declarant or Agent determining tax from Name	

S. B. SIMMONS AND NAOMI SIMMONS; and CARL ANDERSON AND GRETCHEN ANDERSON,

the first parties

Hereby Grant to GEORGE R. YOST AND CLARA M. YOST

Clara M

the second parties

All that Real Property situated in the

County of Riverside, State of California

bounded and described as follows:

That portion of Lot 2 in Block A of HOLDEN AVENUE TRACT, as shown by Map on file in Book 11, pages 67 and 68 of Maps, Records of Riverside County, California, described as follows:

BEGINNING at a point on the Southeasterly line of said Lot, which bears North 67° 29' 30" East, a distance of 185.84 feet from the most Southerly corner thereof;

THENCE continuing North 67° 29' 30" EAST, along the Southeasterly line of said Lot, a distance of 75.00 feet to the TRUE POINT OF BEGINNING;

THENCE Northwesterly and parallel with the Northeasterly line of said Lot, a distance of 241.5 feet, more or less, to the Northwesterly line of said Lot;

THENCE Northeasterly along the Northwesterly line of said Lot, a distance of 75.00 feet to the most Northerly corner thereof;

THENCE Southeasterly along the Northeasterly line of said Lot, a distance of 240.48 feet to the most Easterly corner thereof;

THENCE South 67° 29' 30" West, along the Southeasterly line of said Lot, a distance of 75.00 feet, more or less, to the TRUE POINT OF BEGINNING.

IN WITNESS WHEREOF the first parties have executed this conveyance this

16th day of August, 1974

Naomi
Shelley Halkingsworth

My Commission Expires Apr. 17, 1978

S. B. Simmons
S. B. Simmons

Naomi Simmons
Naomi Simmons

Carl Anderson
Carl Anderson

Gretchen Anderson
Gretchen Anderson

SEP 6 1974

115376

State of California,

County of Mendocino

On this 16th day of August

in the year one thousand nine hundred and Seventy-Four, before me,
Dolores R. Shannon, a Notary Public,

State of California, duly commissioned and sworn, personally appeared
CARL ANDERSON AND GRETCHEN ANDERSON

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

In Witness Whereof I have hereunto set my hand and affixed my official seal
in the City of Ukiah County of Mendocino
the day and year in this certificate first above written.



Dolores R. Shannon

Notary Public, State of California.

My commission expires March 22, 1978

Aug. 6, 1974

115376

TO

75199

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO
NAME Mr. & Mrs. George R. Yost
ADDRESS 4550 La Sierra Ave.
CITY & STATE Riverside, Calif.

RECEIVED FOR RECORD
JUN 11 1973
AT 9:00 O'CLOCK A.M.
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE

Doc. 1973, Page
Deposited in Office of Records
of Riverside County, California
W.H. D. [Signature]

JUN 11 1973

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

NAME Same as above
ADDRESS
CITY & STATE

Documentary transfer tax \$ NONE
 Computed on full value of property conveyed, or
 Computed on full value less liens & encumbrances
remaining thereon at time of sale.

Signature of declarant or agent determining tax - firm name
 Unincorporated area City of

Grant Deed

THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RICHARD MAHN and CAROL J. MAHN, husband and wife

hereby GRANT(S) to

GEORGE R. YOST and CLARAHEE YOST, husband and wife, as joint tenants

the following described real property in the Riverside
county of Riverside state of California:

75199

That portion of Lot 2 in Block A of Holden Avenue Tract, as shown by Map on file
in Book 11 pages 67 and 68 of Maps, Records of Riverside County, California,
described as follows:
Beginning at a point on the Southeasterly line of said Lot, which bears North 67°
29' 30" East, a distance of 185.84 feet from the most Southerly corner thereof;
Thence continuing North 67° 29' 30" East, along the Southeasterly line of said
Lot, a distance of 75.00 feet to the true point of beginning; Thence Northwesterly
and parallel with the Northeasterly line of said Lot, a distance of 241.5 feet, more
or less, to the Northwesterly line of said Lot; Thence Northeasterly along the
Northwesterly line of said Lot, a distance of 75.00 feet to the most Northerly
corner thereof; Thence Southeasterly along the Northeasterly line of said Lot,
a distance of 240.48 feet to the most Easterly corner thereof; Thence South 67°
29' 30" West, along the Southeasterly line of said Lot, a distance of 75.00 feet
more or less, to the true point of beginning.

Dated June 4, 1973

[Signature] Richard Mahn

[Signature] Carol J. Mahn

STATE OF CALIFORNIA }
COUNTY OF Riverside } ss.

On June 4, 1973, before me, the under-
signed, a Notary Public in and for said County and State, personally
appeared Richard Mahn and Carol J. Mahn.

Knows to me
to be the person(s) whose name(s) are subscribed to the within
instrument and acknowledged that they executed the same.

[Signature] Bessie S. Smith
Bessie S. Smith,
Notary Public

Name (Typed or Printed) of Notary

FOR NOTARY SEAL OR STAMP



Title (Order No.)

Form No.

75199

RECORDING REQUESTED BY
 AND WHEN RECORDED MAIL TO
 Name Mr. & Mrs. Anderson, et al
 Street Address 155 Lewis Ln.
 City & State Ukiah, Calif. 95482

MAIL TAX STATEMENTS TO
 Name Same as above
 Street Address
 City & State

RECEIVED FOR RECORD
 AUG 13 1973
 AT 9 00 O'CLOCK A.M.
 A. F. FRENCH & COMPANY
 OF RIVERSIDE
 Book 1973, Page
 Recorded in Official Records
 of Riverside County, California
 W. H. DeLoach
 REC'D

DOCUMENTARY TRANSFER TAX \$6.60
 X COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
 OR COMPUTED ON FULL VALUE LESS LIENS AND
 ENCUMBRANCES REMAINING AT TIME OF SALE
 Signature of Declarant or Agent determining tax: *Sam Keller Walker & Lee Escrow* Firm Name

Grant Deed

TO 408 (1 CA (1 70) THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

GEORGE R. YOST and CLARAMAE YOST, husband and wife,

hereby GRANT(S) to

S. B. SIMMONS and NAOMI SIMMONS, husband and wife, as joint tenants as to an undivided one-half interest and CARL ANDERSON and GRETCHEN ANDERSON, husband and wife, as joint tenants as to an undivided one-half interest

the following described real property in the city of Riverside
 County of Riverside, State of California:

That portion of Lot 2 in Block A of Holden Avenue Tract, as shown by Map on file in Book 11 pages 67 and 68 of Maps, Records of Riverside County, California, described as follows:

Beginning at a point on the Southeastery line of said Lot, which bears North 67° 29' 30" East, a distance of 185.84 feet from the most southerly corner thereof; Thence continuing North 67° 29' 30" East, along the Southeastery line of said Lot, a distance of 75.00 feet to the true point of beginning; Thence Northwesterly and parallel with the Northwesterly line of said Lot, a distance of 241.5 feet, more or less, to the Northwesterly line of said Lot; Thence Northeastery along the Northwesterly line of said Lot, a distance of 75.00 feet to the most Northerly corner thereof; Thence Southeastery along the Northeastery line of said Lot, a distance of 240.48 feet to the most Easterly corner thereof; Thence South 67° 29' 30" West, along the Southeastery line of said Lot, a distance of 75.00 feet more or less, to the true point of beginning.

Dated June 8, 1973

George R. Yost
 George R. Yost

Claramae Yost
 Claramae Yost

STATE OF CALIFORNIA
 COUNTY OF _____
 On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared George R. Yost and Claramae Yost

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.
 WITNESS my hand and official seal.

Signature _____
 Name (Typed or Printed) _____

Auth. Off.

Title Order No. _____ Escrow or Loan No. 1232A

MAIL TAX STATEMENTS AS DIRECTED ABOVE

14744001

105861

AUG 13 1973

105861

RECORDING REQUESTED BY

75199

AND WHEN RECORDED MAIL TO

NAME Mr. & Mrs. George R. Yost
ADDRESS 4550 La Sierra Ave.
CITY & STATE Riverside, Calif.

RECEIVED FOR RECORD

JUN 11 1973

AT 9:00 O'CLOCK A.M.
At Request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE

Book 1973, Page

Recorded in Official Records
of Riverside County, California

W.H. Dalglish Recorder

FEE \$ 3

June 11, 1973

MAIL TAX STATEMENTS TO

NAME Same as above
ADDRESS
CITY & STATE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$ NONE
 Computed on full value of property conveyed, or
 Computed on full value less liens & encumbrances
remaining thereon at time of sale.

Signature of declarant or agent determining tax firm name
 Unincorporated area City of

Grant Deed

THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RICHARD HAHN and CAROL J. HAHN, husband and wife

hereby GRANT(S) to

GEORGE R. YOST and CLARAMAE YOST, husband and wife, as joint tenants

the following described real property in the Riverside
county of Riverside, state of California:

Richard Hahn

That portion of Lot 2 in Block A of Holden Avenue Tract, as shown by Map on file
in Book 11 pages 67 and 68 of Maps, Records of Riverside County, California,
described as follows:
Beginning at a point on the Southeasterly line of said Lot, which bears North 67°
29' 30" East, a distance of 185.84 feet from the most Southerly corner thereof;
Thence continuing North 67° 29' 30" East, along the Southeasterly line of said
Lot, a distance of 75.00 feet to the true point of beginning; Thence Northwesterly
and parallel with the Northeasterly line of said Lot, a distance of 241.5 feet, more
or less, to the Northwesterly line of said Lot; Thence Northeasterly along the
Northwesterly line of said Lot, a distance of 75.00 feet to the most Northerly
corner thereof; Thence Southeasterly along the Northeasterly line of said Lot,
a distance of 240.48 feet to the most Easterly corner thereof; Thence South 67°
29' 30" West, along the Southeasterly line of said Lot, a distance of 75.00 feet
more or less, to the true point of beginning.

Dated June 4, 1973

Richard Hahn
Richard Hahn

Carol J. Hahn
Carol J. Hahn

STATE OF CALIFORNIA
COUNTY OF Riverside } SS.
On June 4, 1973,

before me, the under
signed, a Notary Public in and for said County and State, personally
appeared Richard Hahn and Carol J. Hahn

known to me
to be the person(s) whose name(s) are subscribed to the within
instrument and acknowledged that they executed the same

Bessie S. Smith
Signature of Notary
Bessie S. Smith

Name (Typed or Printed) of Notary

FOR NOTARY SEAL OR STAMP



11064 Hwa Ave., Riverside, Calif. 92505

Title Order No.

Escrow No.

LS-551 (Rev. 1-67) 8 pt.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

75199

COC-002-790 - 17

20850

RECORDING REQUESTED BY
 WHEN ISSUED CALL TO
 [Signature: George R. Yost]
 4550 La Sierra Ave
 Riverside, Calif

RECEIVED FOR RECORD
 FEB 21 1975
 [Signature: Wm. DeLoach]
 20850

(SPACE ABOVE THIS LINE FOR RECORDERS USE)

GRANT DEED
JOINT TENANCY

DOCUMENTARY TRANSFER TAX \$ _____
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.
 OR COMPUTED ON FULL VALUE LESS LIENS AND
 ENCUMBRANCES REMAINING AT TIME OF SALE.
 [Signature: George R. Yost]
 Signature of Grantor or Agent Accepting tax. Print Name

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
 Michael Hahn and Carol J. Hahn, husband and wife

GRANT to
 George R. Yost and Claramae Yost, husband and wife

the real property in the City of Riverside County of Riverside
 State of California, described as: SEE ATTACHED LEGAL DESCRIPTION AS JOINT TENANTS

That portion of Lot 2 in Block A of HOLDEN AVENUE TRACT, as shown by map on file in Book 11 pages 67 and 68 of Maps, records of Riverside County, California described as follows:

BEGINNING at a point on the Southeastery line of said Lot, which bears North 67° 29' 30" East, a distance of 185.84 feet from the most Southerly corner thereof; thence Northeastery, along the Southeastery line of said Lot, a distance of 150.00 feet to the Southeastery corner thereof; thence Northwestery, along the Northeastery line of said Lot, a distance of 240.48 feet to the Northeastery corner thereof; thence Southwestery, along the Northerly line of said Lot, a distance of 149.62 feet to the Northeastery corner of that certain parcel of land conveyed to Sylvia N. Chaney, a widow, and Ralph M. Chaney, a married man, recorded August 5, 1958 in Book 2312, page 488, Official Records of Riverside County, California; thence Southeastery, along the Northeastery line of that certain parcel deeded to Sylvia Chaney, et al a distance of 243.28 feet to the point of beginning.

EXCEPTING THEREFROM
 That portion of Lot 2 in Block A of HOLDEN AVENUE TRACT, as shown by Map on file in Book 11, pages 67 and 68 of Maps, records of Riverside County, California, described as follows:

Beginning at a point on the Southeastery line of said Lot, which bears North 67° 29' 30" East, a distance of 185.84 feet from the most Southerly corner thereof; Thence continuing North 67° 29' 30" East, along the Southeastery line of said Lot, a distance of 75.00 feet to the TRUE POINT OF BEGINNING; Thence Northwestery, 888 parallel with the Northeastery line of said Lot a distance of 241.9 feet, more or less, to the Northwestery line of said Lot; Thence Northeastery along the Northwestery line of said Lot, a distance of 75.00 feet to the most Northerly corner thereof; Thence Southeastery along the Northeastery line of said Lot, a distance of 240.48 feet to the most Easterly corner thereof; Thence South 67° 29' 30" West, along the Southeastery line of said Lot, a distance of 75.00 feet more or less, to the TRUE POINT OF BEGINNING.

20850

20850

20850

[Handwritten initials]

THE COURT OF RECORDS

COUNTY OF ALLEN, CALIFORNIA

33. The undersigned, Clerk of the Court of Records for the County of Allen, California, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the Court of Records for the County of Allen, California, to-wit:

EXCERPTS FROM THE RECORDS OF THE COURT OF RECORDS FOR THE COUNTY OF ALLEN, CALIFORNIA

of the County of Allen, California, in and to the effect that the same are as follows:

on the 11th day of December, 1974, at the County of Allen, California, the following persons appeared before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Hahn and Carol J. Hahn

and they acknowledged to me that they executed the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal this 8th day of December, 1974.

George M. Allen
Notary Public in and for the State of California
My Commission Expires Aug. 6, 1975

20850

20850

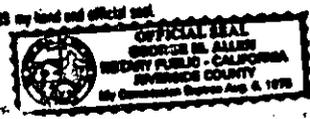
Written our hand this 8 day of December 1974

Richard Hahn
Carol J. Hahn

20850

State of California,)
County of Alameda)
on December 8, 1974 before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Hahn and Carol J. Hahn

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



George M. Allen
Notary Public in and for the State of California
My Commission Expires Aug. 6, 1975

STATEMENTS IN

OF THE

OF DE

Recorded at the request of

Return to

Mr. and Mrs. Richard Hahn
10993 Campbell Street
Riverside, California

122131

Microfilm reproducible from A-1-65. Easy and fast, no longer, easier and more readily by account number and year of filing.

PAID
Doc. Transfer Tax
W. D. BALOGH
RIV. CO. RECORDER

RECEIVED FOR RECORD
OCT 26 1971
At Request of
Min. Past 2000000 M
WESTERN TITLE INSURANCE CO.
Recorded in Official Records
of Riverside County, California
W.D. Balogh
Recorder
FEE \$3.00

GRANT DEED (Joint Tenancy)

For value received MANFORD F. SCHAUN, a single man

GRANT.....to RICHARD HAHN AND CAROL J. HAHN,
husband and wife

as JOINT TENANTS all that real property situate in the

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

That portion of Lot 2 in Block A of HOLDEN AVENUE TRACT, as shown by Map on file in Book 11 pages 67 and 68 of Maps, records of Riverside County, California described as follows:

BEGINNING at a point on the Southeasterly line of said Lot, which bears North 67° 29' 30" East, a distance of 185.84 feet from the most Southerly corner thereof; thence Northeasterly, along the Southeasterly line of said lot, a distance of 150.00 feet to the Southeasterly corner thereof; thence Northwesterly, along the Northeasterly line of said lot, a distance of 240.48 feet to the Northeasterly corner thereof; thence Southwesterly, along the Northerly line of said lot, a distance of 149.62 feet to the Northeasterly corner of that certain parcel of land conveyed to Sylvia N. Chaney, a widow, and Ralph M. Chaney, a married man, recorded August 5, 1958 in Book 2312, page 488, Official Records of Riverside County, California; thence Southeasterly, along the Northeasterly line of that certain parcel deeded to Sylvia Chaney, etal a distance of 243.28 feet to the point of beginning.

City of Riverside
16536-M

DOCUMENTARY TRANSFER TAX \$ 7.15
XX COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.
OR COMPUTED ON FULL VALUE LESS LIENS AND
INCUMBRANCES REMAINING AT TIME OF SALE.
Michael Hunter
Signature of Declarant or Agent determining tax. Firm Name

Dated October 6 1971

Manford F. Schaun
MANFORD F. SCHAUN

STATE OF CALIFORNIA

County of Riverside

On October 25 1971, before me, the undersigned, a Notary Public,

in and for said County and State, personally appeared Manford F. Schaun

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.
My commission expires

OFFICIAL SEAL
JUDITH C. PHILLIPS
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Commission Expires August 27, 1973

Judith C. Phillips
Notary Public

33686

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME Mr. Manford F. Schaun
ADDRESS 5150 Tyler Street
CITY & STATE Riverside, California

Title Order No. _____ Escrow No. M 3589

RECEIVED FOR RECORD

APR 2 1971

AT 9:00 O'CLOCK A.M.

At Request of
WESTERN TITLE GUARANTY CO.
Incorporated in Official Records
of Riverside County, California

W. W. Dwyer

Notary Public
Riverside, California

MAIL TAX STATEMENTS TO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NAME Same as above
ADDRESS Same as above
CITY & STATE Same as above

DOCUMENTARY TRANSFER TAX \$ 6.60
I CONVEYED OR WILL CONVEY OF PROPERTY CONVEYED
OR CONSIDERED TO BE CONVEYED BY THIS INSTRUMENT AND
HEREBY CERTIFY THAT AS FAR AS THIS INSTRUMENT IS
CONCERNED I AM A NOTARY PUBLIC IN AND FOR THE COUNTY OF
Hilda E. Osuch IDEAL ESCROW
Signature of Notary Public (Print Name)

Individual Grant Deed

WESTERN TITLE FORM NO. 104

FOR VALUE RECEIVED,

CLARENCE S. THOMAS

GRANT to MANFORD F. SCHAUN, a single man, as his sole and separate property

all that real property situate in the

County of Riverside

, State of California, described as follows:

That portion of Lot 2 in Block A of HOLDEN AVENUE TRACT, as shown by map on file in Book 11, pages 67 and 68 of Maps, Records of Riverside County, California, described as follows:

BEGINNING at a point on the Southeasterly line of said Lot which bears North 67° 29' 30" East, a distance of 185.84 feet from the most Southerly corner thereof; thence Northeasterly, along the Southeasterly line of said Lot, a distance of 150.00 feet to the Southeasterly corner thereof; thence Northeasterly, along the Northeasterly line of said Lot, a distance of 240.48 feet to the Northeasterly corner thereof; thence Southwesterly, along the Northerly line of said Lot, a distance of 149.62 feet to the Northeasterly corner of that certain parcel of land conveyed to Sylvia M. Cheney, a widow, and Ralph M. Cheney, a married man, recorded August 5, 1958 in Book 2312, page 488, Official Records of Riverside County, California; thence Southeasterly, along the Northeasterly line of that certain parcel deeded to Sylvia Cheney, et al, a distance of 243.28 feet to the point of beginning.

Dated March 31 1971

Clarence S. Thomas
Clarence S. Thomas

STATE OF CALIFORNIA

County of San Bernardino

On April 1 1971, before me, the undersigned,

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

Clarence S. Thomas

known to me to be the person whose name is

subscribed to the within instrument, and acknowledged to me that

he executed the same.

Hilda E. Osuch
Notary Public

FOR NOTARY SEAL OR STAMP

OFFICIAL SEAL
HILDA E. OSUCH
NOTARY PUBLIC, CALIFORNIA
SAN BERNARDINO COUNTY
My Commission Expires 12/31/72
701 E. Temple St. - Suite 200 - Ontario, Calif. 91764

MAIL TAX STATEMENTS AS DIRECTED ABOVE

15520

APR 2 1971

M

33686

5

Dec. 21, 1970

127621

127621

RECORDING REQUESTED BY
Clarence S. Thomas

AND WHEN RECORDED MAIL TO

Clarence S. Thomas
1228 East Chapman
Orange, California

RECEIVED FOR RECORD
DEC 21 1970

20 Min. Post 9 o'clock A.M.
At Request of
Grantee

Witnessed by Notary Public
of Riverside County, California
Wm. D. [Signature]
Notary Public

360

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Clarence S. Thomas
1228 East Chapman
Orange, California

DOCUMENTARY TRANSFER TAX \$ None; Gift deed
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON NET VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE
Signature of Declarant or Agent [Signature] Title Herein

Grant Deed

TO 005 1 CA (11-70) THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, VERA B. SPOMER, as to an undivided one-third interest; LEDA SUSAN WISCOMBE, as to an undivided one-ninth interest; LINDA GAIL STUCKI, as to an undivided one-ninth interest, and JACKLYN MILNE, as to an undivided one-ninth interest, hereby GRANT(S) to

CLARENCE S. THOMAS

the following described real property in the
County of Riverside, State of California:

(a) Lot 2 in Block "A" of the Holden Avenue Tract as shown by map on file in Book 11, pages 67, 68 and 69 of Maps, records of Riverside County, California. Together with the Easterly 40 feet of the Holden Avenue, lying southeasterly of the southwesterly line of Lot 2, and northwesterly of the southwesterly extension of the southeasterly line of said Lot 2. EXCEPT that portion beginning at a point on the southeasterly line of said lot which bears North 67° 29' 30" East, a distance of 185.84 feet from the most southerly corner thereof; thence South 67° 29' 30" West, along the southeasterly line of said Lot and its Southwesterly extension, a distance of 226.26 feet; Thence North 14° 13' West, parallel with the Southwesterly line of said Lot and 40 feet therefrom, measured at right angles, a distance of 247.44 feet to a point on the Southwesterly extension of the Northwesterly line of said Lot; Thence North 68° 32' 45" East, along the Northwesterly line of said Lot and its Southwesterly extension, a distance of 225.70 feet; Thence South 14° 13' East, and parallel with the Northeasterly line of said Lot, a distance of 243.28 feet to the point of beginning; unimproved lot,

Dec. 31, 1970

127621

State of Utah, County of Washington.

On October 4th 1970 personally appeared before me, Leda Susan Viscombe and Jacklyn Milne known to be the persons whose names appear on this document, and acknowledge they executed the same.

Signed Richard G. Wilson
Notary - My commission expires 10-31-71

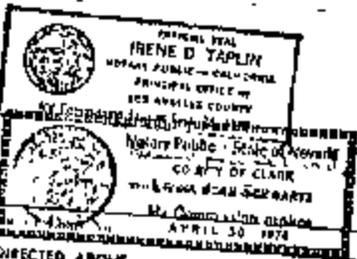
Vera B. Spomer
Leda Susan Viscombe
Linda Gail Strucki
Jacklyn Milne

STATE OF CALIFORNIA
COUNTY OF ORANGE
On September 22, 1970 before me the undersigned a Notary Public in and for said State personally appeared Vera B. Spomer

known to me to be the person whose name is here subscribed to the within instrument and acknowledged that she executed the same for the purposes and consideration therein expressed.

Vera B. Spomer
Irene D. Taplin

Irene D. Taplin
Notary - Typed or Printed



Ack. Ok.

MAIL FAX STATEMENTS AS DIRECTED ABOVE

CEN. INDEX

PORTIGAL & KNIGHT
ATTORNEYS AT LAW
MILLEN BUILDING
188 EAST BROADWAY STREET
SANTA ANA, CALIFORNIA
TELEPHONE: NINEFIVE EIGHT

PAID BY DEBIT FOR FILING STAMP ONLY

FILED
JUL 10 1970

W. E. ST JOHN, County Clerk
W. E. St John

Attorneys for: Executors

SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ORANGE

11 Estate of
12 **VERA CARLTON THOMAS,**
13 Deceased.

No. A-63796

DECREE SETTLING FIRST AND FINAL
ACCOUNT AND REPORT OF EXECUTOR
AND FOR PAYMENT OF ATTORNEYS FEES
AND FOR FINAL DISTRIBUTION

15 CLARENCE S. THOMAS, as Executor of the Will of VERA CARLTON
16 THOMAS, deceased, having heretofore filed his First and Final
17 Account and Report and Petition for its settlement and for final
18 distribution, and the Account, Report and Petition coming on this
19 day regularly for hearing, the Court finds:

I

21 Due notice of the hearing of said Account, Report and Petition
22 has been regularly given as required by law.

II

24 All of the allegations of the Account, Report and Petition
25 are true.

III

27 Vera Carlton Thomas died testate on July 9, 1968 in the
28 County of Orange, State of California, being at the time of her
29 death a resident of Orange County, California.

IV

31 On September 18, 1969 Clarence S. Thomas was appointed
32 Executor of decedent's Will. He qualified as Executor of the

FILED
67400

July 16, 1970

67400

1 decedent's Will on October 7, 1969 and ever since has been and
2 now is the Executor of the decedent's Will.

3 V

4 Notice to creditors has been duly given as required by law,
5 the time for filing or presenting claims has expired, and the
6 estate is now in a condition to be closed.

7 VI

8 There were no claims filed or presented against the estate.

9 VII

10 All debts of the decedent and of the estate and all expenses
11 of administration thereof, except the closing expenses and
12 attorneys' fees, have been paid in full; that there is not
13 sufficient cash in said estate to pay the attorneys' fees and
14 costs and the heirs have individually agreed to pay the attorneys'
15 fees and costs individually and this shall not constitute a lien
16 against this estate.

17 VIII

18 The certificate of the Inheritance Tax Appraiser appointed
19 herein is on file, certifying that no Inheritance Tax is due the
20 State of California from this estate and the Court finds that no
21 such tax is due.

22 IX

23 No Federal Estate Tax Return has been made or filed for this
24 estate for the reason that the estate was not sufficient to
25 require such a return. No Federal Estate Tax is due.

26 X

27 There were no California Income Taxes or Federal Income
28 Taxes due because of the amount involved in the estate.

29 XI

30 There will be no further closing expenses.

31 XII

32 All of the assets of the estate are the separate property

July 16, 1970

67400

1 of the decedent.

XIII

Distribution should be as prayed for.

IT IS ORDERED AND ADJUDGED THAT:

- 2 1. The administration of the estate is brought to a
- 3 close.
- 4 2. The First and Final Account and Petition of the
- 5 Executor is settled, allowed and approved as filed.
- 6 3. All the acts and transactions of the Executor
- 7 relating to the matters set forth in the Petition and Report are
- 8 ratified, confirmed and approved.
- 9 4. That no California Inheritance Tax is due and
- 10 payable by the estate.
- 11 5. That the estate in possession of the Executor
- 12 remaining for distribution consists of the following described
- 13 property:

17 (a) Lot 2 in Block "A" of the Holden Avenue
 18 Tract as shown by map on file in Book 11,
 19 pages 67, 68 and 69 of Maps, records of
 20 Riverside County, California. Together
 21 with the Easterly 40 feet of the Holden
 22 Avenue, lying southeasterly of the south-
 23 westerly line of Lot 2, and northwesterly
 24 of the southwesterly extension of the south-
 25 easterly line of said Lot 2.
 26 EXCEPT that portion beginning at a point on
 27 the southeasterly line of said lot which bears
 28 North 67° 29' 30" East, a distance of 185.84
 29 feet from the most Southerly corner thereof;
 30 thence South 67° 29' 30" West, along the
 31 Southeasterly line of said Lot and its South-
 32 westerly extension, a distance of 226.26
 feet; Thence North 14° 13' West, parallel
 with the Southwesterly line of said Lot and
 40 feet therefrom, measured at right angles,
 a distance of 247.44 feet to a point on the
 Southwesterly extension of the Northwesterly
 line of said Lot; Thence North 68° 32' 45"
 East, along the Northwesterly line of said
 Lot and its Southwesterly extension, a dis-
 tance of 225.70 feet; Thence South 14° 13'
 East, and parallel with the Northeastly
 line of said Lot, a distance of 243.28 feet
 to the point of beginning; unimproved lot,

Appraised value - \$5,000

July 16, 1970

67400

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(b) Cash on deposit in commercial account
at Bank of America National Trust and
Savings Association, Orange Branch,
Orange, California \$35.66

6. The estate in the possession of the Executor
described in Paragraph 5 above is distributed in the following
manner:

- To CLARENCE S. THOMAS, one-third thereof;
- To VERA B. SPOMER, one-third thereof;
- To LEDA SUSAN WISCOMBE, one-ninth thereof;
- To LINDA GAIL STUCKI, one-ninth thereof;
- To JACLYN MILNE, one-ninth thereof.

7. Any other property of the estate not now known or
discovered which may belong to the estate in which the decedent
or the estate may have an interest, is distributed as follows:

- To CLARENCE S. THOMAS, one-third thereof;
- To VERA B. SPOMER, one-third thereof;
- To LEDA SUSAN WISCOMBE, one-ninth thereof;
- To LINDA GAIL STUCKI, one-ninth thereof;
- To JACLYN MILNE, one-ninth thereof.

Dated: JUL 10 1970, 1970.

RAYMOND THOMPSON
JUDGE OF THE SUPERIOR COURT

THIS INSTRUMENT IS A CORRECT COPY OF
THE ORIGINAL ON FILE IN THIS OFFICE
JUL 10 1970

ATTEST: _____ 19

W. E. ST JOHN

County Clerk and Clerk of the
Superior Court of the State of California
in and for the County of Orange.

BY *Mary Kennedy* DEPUTY



RECEIVED FOR RECORD
JUL 14 1970

20 1/2 x 11 1/2 inches A 18

Partially Registered
W. W. Dwyer
1970

67400

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

Escrow # 477-135

Quitclaim Deed

AMERICAN S.S. COMPANY

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

PAULINE O. CHENEY, wife of the grantee herein
hereby REMISE, RELEASE AND FOREVER QUITCLAIM to
RALPH M. CHENEY, husband of the Grantor

the following described real property in the state of California, county of Riverside

All that portion of Lot 2 in Block "A" and the Easterly 40 feet of Holden Avenue now vacated, as shown on Map of Holden Avenue Tract, recorded in Book 11 page 68 of Maps, records of Riverside County, California; described as follows:
Beginning at a point on the Southeasterly line of said Lot which bears North 67° 29' 30" East, a distance of 185.84 feet from the most Southerly corner thereof;

Thence South 67° 29' 30" West, along the Southeasterly line of said Lot and its Southwesterly extension, a distance of 226.26 feet;

Thence North 14° 13' West, parallel with the Southwesterly line of said Lot and 40 feet therefrom, measured at right angles, a distance of 247.44 feet to a point on the Southwesterly extension of the Northwesterly line of said Lot;

Thence North 68° 32' 45" East, along the Northwesterly line of said Lot and its Southwesterly extension, a distance of 225.70 feet;

Thence South 14° 13' East, and parallel with the Northeasterly line of said Lot, a distance of 243.26 feet to the point of beginning.

Dated: July 30, 1958

Pauline O. Cheney

STATE OF CALIFORNIA
COUNTY OF

Riverside

On July 31, 1958

before me, the undersigned, a Notary Public in and for said County and State, personally appeared Pauline O. Cheney

knows to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.
WITNESS my hand and official seal.

(Seal) *G. L. McCarroll*
Notary Public in and for said County and State.
G. L. McCARROLL
My Com. Expires Sept. 24, 1960

Mr. Ralph M. Cheney
Rt. 3 Box 208
Riverside, California

Title Order No. 177479
Escrow or Loan No. 477-135

SPACE BELOW FOR RECORDER'S USE ONLY

RECEIVED FOR RECORD
AUG 5 1958

AMERICAN S.S. COMPANY
RIVERSIDE, CALIFORNIA

PAULINE O. CHENEY
No. 55893
AUG 5 1958

55893

Bank of America
NATIONAL TRUST AND SAVINGS ASSOCIATION

TITLE ORDER NO. 177679

RECROW NO. 497-135



L.R.S. 15.95

When recorded please return to

Ralph M. Cheney and
Sylvia N. Cheney
Rt. 3, Box 208
Riverside, California

Joint Tenancy Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
VERA C. THOMAS, a widow

does hereby GRANT to

SYLVIA N. CHENEY, a widow, and RALPH M. CHENEY, a married man, her son, as his

separate property

AS JOINT TENANTS, all that real property situated in the

County of

Riverside State of California, described as follows:

All that portion of Lot 2, Block "A" and the Easterly 40 feet of Holden Avenue now vacated, as shown on map of HOLDEN AVENUE TRACT as recorded in Book 11 of Maps at Page 68 thereof, Records of the Recorder's Office, Riverside County, California, described as follows:

Beginning at a point on the Southeastery line of said Lot which bears North 67° 29' 30" East, a distance of 185.84 feet from the most Southerly corner thereof; Thence South 67° 29' 30" West, along the Southeastery line of said Lot and its Southwestery extension, a distance of 226.26 feet; Thence North 14° 13' West, parallel with the Southwestery line of said Lot and 40 feet therefrom, measured at right angles, a distance of 247.44 feet to a point on the Southwestery extension of the Northwestery line of said Lot; Thence North 68° 32' 45" East, along the Northwestery line of said Lot and its Southeastery extension, a distance of 223.70 feet; Thence South 14° 13' East, and parallel with the Northeastery line of said Lot, a distance of 243.28 feet to the point of beginning.

SUBJECT TO:

1. All general and special taxes for the fiscal year 1958-1959.
2. Any covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.

DATED: July 28 1958

Vera C. Thomas

STATE OF CALIFORNIA

COUNTY OF Riverside

On July 30 1958 before me, the undersigned a Notary Public in and for said County and State personally appeared

Vera C. Thomas

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same

WITNESSES my hand and official seal this 30th day of July 1958. My Com. Expires Sept. 23, 1962.

(NOTARIAL SEAL)

(FOR COUNTY RECORDER'S USE ONLY)

RECEIVED FOR RECORD

AUG 5 1958

EXERCISE TITLE RIGHTS OF

NO. 558992

AUG 5 1958

TELEPHONE 81-8140

FILED
RIVERSIDE COUNTY
APR 5 11 00 AM '57
G.A. PECUEC NAT. CLERK
BY S Stahlman

GEN. INDEX

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Attorney for petitioner

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF RIVERSIDE

In the Matter of the Petition of
VERA C. THOMAS TO establish the
Fact of the Death of JOHN SCOTT
THOMAS,
Deceased.

Handwritten initials

No. 17696

DECREE ESTABLISHING FACT
OF DEATH OF JOINT TENANT

COPY

The verified petition of Vera C. Thomas, widow and surviving joint tenant of John Scott Thomas, deceased, to establish the fact of death of said John Scott Thomas, pursuant to due notice given, came on regularly to be heard before the Court on the 5th day of April, 1957, in open Court.

After examination of the petition and hearing the evidence the Court finds that all notices of said hearing have been given as required by law, and the facts alleged in said petition are true.

That the inheritance tax appraiser appointed in these proceedings has made due return herein showing that there is now inheritance tax or to become due on the termination of the joint tenancy of said deceased, and finds that Vera C. Thomas is the surviving widow and surviving joint tenant of said deceased, and the petition is therefore granted.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED BY THE

Handwritten signature

-1-

APR 19 1957
25655

U.S. DISTRICT COURT
DISTRICT OF MASSACHUSETTS
BOSTON

1 that said John [Name] died on the 21st day of [Month]
2 1956; that the [Name] parcel passed by will to [Name]
3 his death by his wife Vera C. [Name], [Name]
4 is particularly [Name] as follows, to wit:

5 PARCEL #1: [Name] account number 1574 in [Name]
6 [Name] [Name] [Name]
7 [Name] [Name] [Name]

8 PARCEL #2: [Name] [Name] [Name] [Name]
9 [Name] [Name] [Name] [Name]
10 [Name] [Name] [Name] [Name]

11 PARCEL #3: [Name] [Name] [Name] [Name]
12 [Name] [Name] [Name] [Name]
13 [Name] [Name] [Name] [Name]
14 [Name] [Name] [Name] [Name]

15 PARCEL #4: [Name] [Name] [Name] [Name]
16 [Name] [Name] [Name] [Name]
17 [Name] [Name] [Name] [Name]

18 That upon the death of said John [Name]
19 of his interest in said [Name] account and in said
20 and water [Name], [Name] and [Name] vested [Name]
21 now vested in Vera C. [Name], his surviving wife and
22 joint tenant.

23 Dated April 9, 1957.

24
25 [Name] [Name] [Name] [Name] [Name] [Name]
26 [Name] [Name] [Name] [Name] [Name] [Name]
27 [Name] [Name] [Name] [Name] [Name] [Name]
28 By [Name] [Name] [Name] [Name] [Name] [Name]

85558

G. K. CROWLEY
ATTORNEY AT LAW
100 STATE STREET
BOSTON, MASSACHUSETTS
TELEPHONE 451-0142

MASSACHUSETTS
JUL 10 1957
CLERK OF DISTRICT COURT
BOSTON

12/13/46

M. HATTIE MCFARLAND,
a widow

GRANT DEED
(jt ten)

11.00

J. SCOTT THOMAS &
VERA C. THOMAS, his wife,
as joint tenants

\$10.00

11/67

The rl prop in the Road Improvement District No. 17, Co of Riv,
Sta of Cal, desc as: PARCEL 1: Lot 2 in Blk A of the HOLDEN
AVENUE TRACT, as shwn by mp on fl in Bk 11/67, 68 & 69 of Maps,
recs of Riv Co, Cal. PARCEL 2: The Ely 40 ft of HOLDEN AVENUE,
lying Sely of the SWly extsn of the NWly ln of Lot 2 and NWly to
the SWly extsn of the Sely ln of sd Lot 2 in Blk A of Holden Av
Tract, as shwn by Mp on fl in Bk 11/67, 68 & 69 of Maps, rec of
Riv Co, Cal.

Subj to: conds, restrs, reservs, easmts and rts of way of record

Dtd: Nov 29, 1946

Ack: Nov 30, 1946 (name not legible) NP, Co of Monterey, Sta of
Cal. Seal.

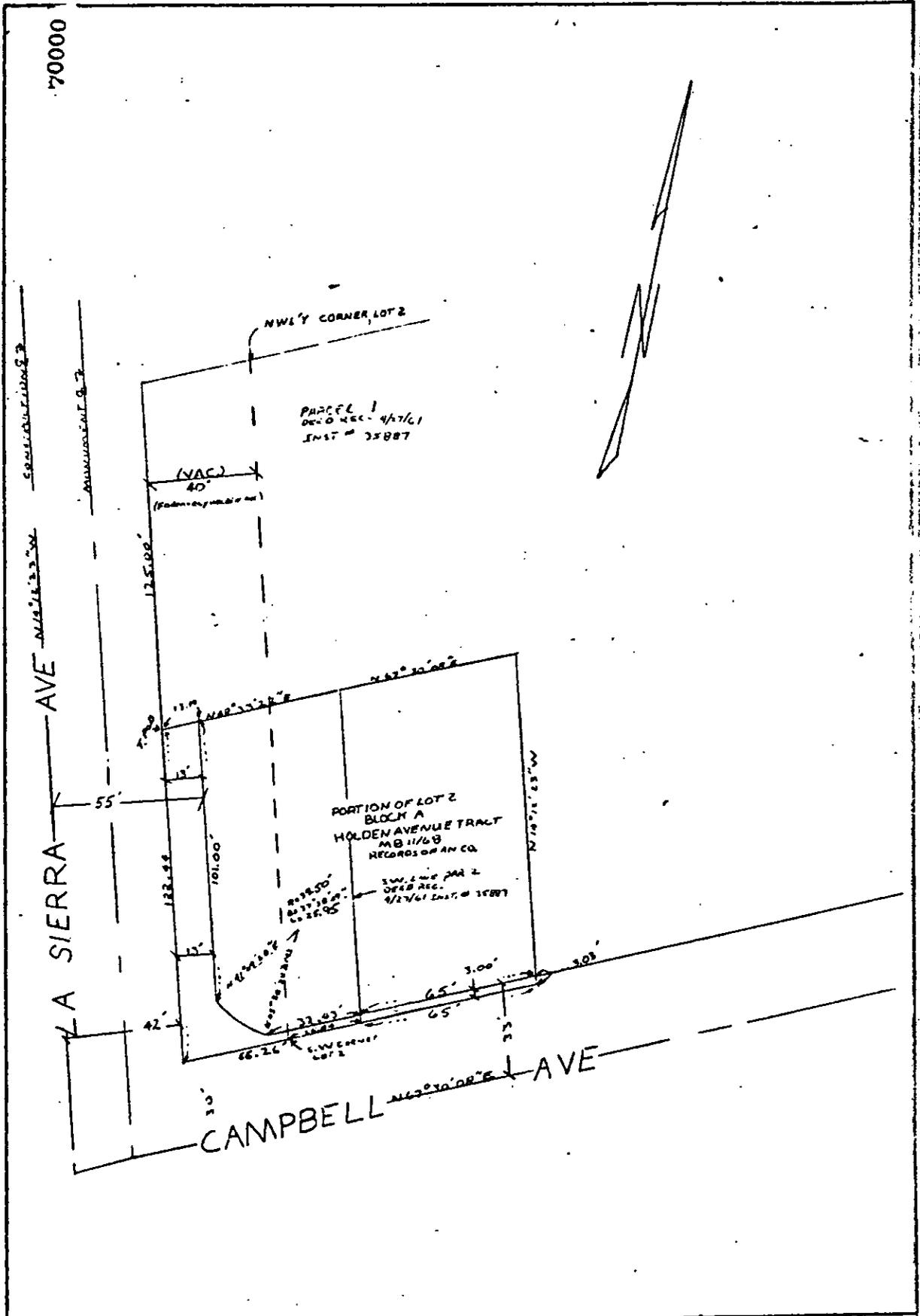
Ret: Citizens Nat'l Trust & Savings Bank of Riverside, Arl Br.,
Arlington, Calif.

IRS: \$2.75

Filed ~~11~~ by: RT Co.

RECORDED

am #115969



70000

CONVEYANCE

AMMUNITION

AVE

SIERRA

NWLY CORNER, LOT 2

PARCEL 1
DEED REC. 4/17/61
INST # 35887

(VAC)
40'
(Formerly parcel 1)

PORTION OF LOT 2
BLOCK A
HOLDEN AVENUE TRACT
MB 11/68
RECORDS OF AN CO.

SW 1/4 of PAR 2
DEED REC.
4/27/61 INST. # 35887

CAMPBELL AVE

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

CBG/A-3

SCALE 1" = 40'

DRAWN BY DEE DATE 2/15/80

SUBJECT 11065 CAMPBELL - REC 2-790

9830

6/19-3
JTEE COC-2-790

130376

RECORDING REQUESTED BY
Western Title Insurance Co.
AND WHEN RECORDED MAIL TO
Name Mr. & Mrs. Richard Hahn
Address 10993 Campbell
City & State Riverside, California
Title Order No. 101544-D Escrow No. 101544CR

RECEIVED FOR RECORD
SEP 1 1976
AT 9:00 O'CLOCK A.M.
AT REQUEST OF
WESTERN TITLE INSURANCE CO.
Block 1976, Page
Recorded in Official Records
of Riverside County, California
W.T.I. [Signature]
REC. [Signature]

Series 1, 1976

MAIL TAX STATEMENTS TO
Name Same
Address
City & State

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Documentary transfer tax \$ 1,110.
 Computed on full value of property conveyed, or
 Computed on full value less liens and encumbrances
remaining thereon at time of sale.

[Signature] Co
Signature of decedent or agent determining tax. Firm name

Individual Joint Tenancy Deed

WESTERN TITLE FORM NO. 108

FOR VALUE RECEIVED, DONNA J. VAWTER, A married woman, as her sole and separate property

GRANT unto RICHARD HAHN and CAROL HAHN, husband and wife

as JOINT TENANTS all that real property situate in the City of Riverside

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

See attached

130376

Dated July 28, 1976

[Signature]
Donna J. Vawter

STATE OF CALIFORNIA
County of Riverside
On July 28, 1976 before me the undersigned
a Notary Public in and for said State personally appeared
[Signature]
known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same

[Signature]
Notary Public

FOR NOTARY SEAL OR STAMP
[Notary Seal]

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Sept. 1, 1976

That portion of Lot 2 in Block A of HOLDEN AVENUE TRACT, as shown by map on file in Book 11 pages 67 and 68 of Maps, records of Riverside County, California described as follows:

BEGINNING at a point on the Southeasterly line of said Lot, which bears North 67° 29' 30" East, a distance of 185.84 feet from the most Southerly corner thereof; thence Northeasterly, along the Southeasterly line of said Lot, a distance of 150.00 feet to the Southeasterly corner thereof; thence Northwesterly, along the Northeasterly line of said Lot, a distance of 240.48 feet to the Northeasterly corner thereof; thence Southwesterly, along the Northerly line of said Lot, a distance of 149.62 feet to the Northeasterly corner of that certain parcel of land conveyed to Sylvia N. Chaney, a widow, and Ralph M. Chaney, a married man, recorded August 5, 1958, in book 2312, page 488, Official Records of Riverside County, California; thence Southeasterly, along the Northeasterly line of that certain parcel deeded to Sylvia Chaney, etal a distance of 243.28 feet to the point of beginning.

EXCEPTING THEREFROM:

That portion of Lot 2 in Block A of HOLDEN AVENUE TRACT, as shown by map on file in Book 11, pages 67 and 68 of Maps, Records of Riverside County, California, described as follows:

Beginning at a point on the Southeasterly line of said Lot, which bears North 67° 29' 30" East, a distance of 185.84 feet from the most Southerly corner therefrom;

Thence continuing North 67° 20' 30" East along the Southeasterly line of said Lot, a distance of 75.00 feet to the TRUE POINT OF BEGINNING;

Thence Northwesterly and parallel with the Northeasterly line of said Lot a distance of 241.5 feet, more or less, to the Northwesterly line of said Lot;

Thence Northeasterly along the Northwesterly line of said Lot, a distance of 75.00 feet to the most Northerly corner thereof;

Thence Southeasterly along the Northeasterly line of said Lot, a distance of 240.48 feet to the most Easterly corner thereof;

Thence South 67° 29' 30" West, along the Southeasterly line of said Lot, a distance of 75.00 feet, more or less, to the TRUE POINT OF BEGINNING.

130376