

In Consideration of One Hundred and Seventy Two and 28/100 Dollars

JESSIE M. CRAIG

1024

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

all that Real Property situate in the... City of Riverside

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

A portion of Lot 12, J.A. Allen's Tract, as shown by map recorded in Book 4 of Maps, page 74 thereof, Records of Riverside County, California, more particularly described as follows:

Commencing at a point on the Northerly line of Eighth Street, distant thereon 75.12 feet Easterly from the Easterly line of Pepper Street, said point being the point of beginning of the parcel of land to be described; thence Northerly at right angles to the Northerly line of Eighth Street, a distance of 3.27 feet to a point; thence Southeasterly along the arc of a curve, concave to the Northeast, with a radius of 75 feet, through an angle of 16°39', a distance of 21.79 feet to a point on the Northerly line of Eighth Street, distant 21.49 feet Easterly from the point of beginning; thence Westerly on the Northerly line of Eighth Street 21.79 feet to the point of beginning.

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

Posted On Index Sheet
R.W.

The above instrument approved
as to form

[Handwritten Signature]

CITY OF THE
OF RIVERSIDE, CALIF.

WITNESS my hand this 21st day of March, 1932.

Jessie M. Craig

1024

STATE OF CALIFORNIA,

County of Riverside

SS.

On this 21st day of March in the year one thousand nine hundred

thirty-two, before me, Leonard White

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

Jessie M. Craig

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

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

Leonard White

Notary Public in and for said County and State.

6313T

Grant Deed

INDIVIDUAL

Jessie M. Craig

TO

City of Riverside, a municipal corporation

Dated , 1932

Order No.

When recorded, please mail this instrument to

California

Street

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

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

LOS ANGELES
530 W. Sixth Street
FRESNO
1136 Fulton Street

MADERA
129 South "D" Street

MERCED
552 17th Street
MODESTO
1013 "I" Street

RIVERSIDE
Eighth and Orange
SAN BERNARDINO
480 Court Street

SANTA ANA
313 N. Broadway
EL CENTRO
678 Main Street

SAN LUIS OBISPO
1119 Chorro Street
SANTA BARBARA
1014 State Street

STOCKTON
30 North San Joaquin Street
VISALIA
Locust and Acquila Streets

HANFORD
207 West Seventh Street
BAKERSFIELD
1704 Chester Ave.

JACKSON
Amador County
SAN ANDREAS
Calaveras County

VENTURA
471 E. Main Street
SONORA
Tulare County

This Blank Is Not For Use

Security Title Insurance
and
Guarantee Company

CALIFORNIA

1024

SEFIELD Street
Chester Ave.
JACKSON
San Diego County
SAN ANDREAS
Calaveras County
VENTURA
E. Main Street
MONROE County
Lot For S

1 RESOLUTION NO. 1889 (NEW SERIES)

2 RESOLUTION OF THE COUNCIL OF THE CITY OF RIVERSIDE,
3 CALIFORNIA, ACCEPTING A DEED.

4 RESOLVED; by the Council of the City of Riverside, California,
5 that deed dated March 21, 1932, executed by JESSIE M. CRAIG to the CITY
6 OF RIVERSIDE, a municipal corporation, of the County of Riverside, State
7 of California, for the following described premises situated in the City
8 of Riverside, County of Riverside, State of California, and more parti-
9 cularly described as follows, to-wit:

10 A portion of Lot 12, J. A. Allen's Tract, as shown by map re-
11 corded in Book 4 of Maps, page 74 thereof, Records of Riverside County,
12 California, more particularly described as follows:

13 Commencing at a point on the Northerly line of Eighth Street,
14 distant thereon 75.12 feet Easterly from the Easterly line of Pepper
15 Street, said point being the point of beginning of the parcel of land
16 to be described; thence Northerly at right angles to the Northerly line
17 of Eighth Street, a distance of 3.27 feet to a point; thence Southeasterly
18 along the arc of a curve, concave to the Northeast, with a radius of 75
19 feet, through an angle of 16°39', a distance of 21.79 feet to a point on
20 the Northerly line of Eighth Street, distant 21.49 feet Easterly from the
21 point of beginning; thence Westerly on the Northerly line of Eighth Street
22 21.79 feet to the point of beginning,

23 said property being for street purposes for the widening of Pepper Street,
24 between Seventh and Eighth Streets, be, and the same is hereby, accepted;
25 and

26 BE IT FURTHER RESOLVED; that a copy of this resolution be attached
27 to said deed and that the same be recorded in the office of the County Re-
28 corder of Riverside County, California, and thereafter filed in the office
29 of the City Engineer of said City of Riverside.

30 I, G. Albert Mills, the duly elected, qualified and acting City
31 Clerk of the City of Riverside, California, hereby certify that the fore-
32 going resolution was duly and regularly introduced and adopted by the Coun-
cil of said City at its meeting held on the 22nd day of March, 1932, by the
following vote:

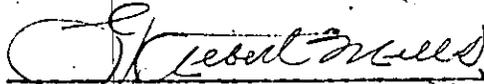
Ayes: Councilmen Redman, Backstrand, Taylor, Pearse, Wells and
Lohrli.

Noes: None.

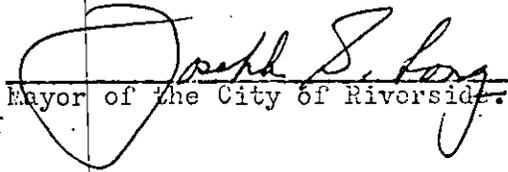
Absent: None.

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Not Voting: Councilman Lindsley.


City Clerk of the City of Riverside.

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


Mayor of the City of Riverside.

Return to

W. Albert Miller
City Clerk

RIVERSIDE TULE COMPANY

JENNIE M. CRAIG 1374

to
CITY OF RIVERSIDE

Portion of lot 12, J.A. Allen's Tract

EXHIBIT A 3191

M. ALBRICK

RECEIVED FOR RECORD

MAR 25 1932

15 [unclear] [unclear] [unclear]

REQUEST OF

RIVERSIDE TULE COMPANY

Copy to Book No. 70 of

Official Records, page 1529 et

seq. Records of Riverside County

Paula [unclear] Recorder

Per. S. [unclear]

[unclear]

INDEXED
Book of Records

3/32

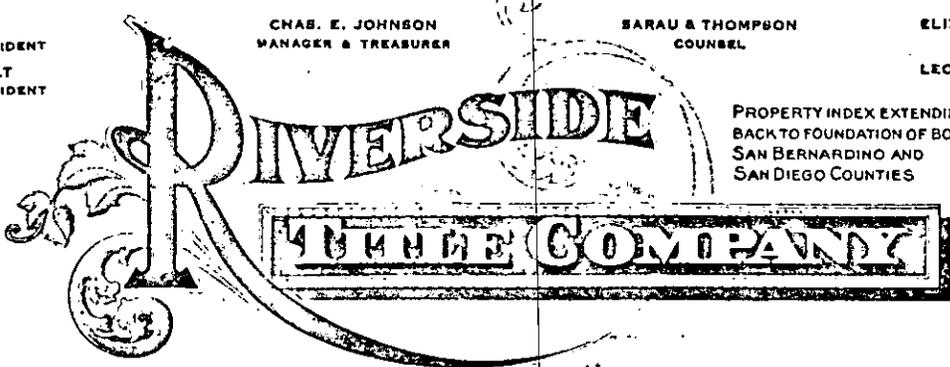
1024

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

CHAS. E. JOHNSON
MANAGER & TREASURER

SARAU & THOMPSON
COUNSEL

ELIZABETH S. RAINER
SECRETARY
LEONARD WHITE
ESCROW OFFICER



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

940 MAIN STREET

RIVERSIDE, CALIFORNIA

AND
TITLE INSURANCE AND TRUST COMPANY
LOS ANGELES, CALIFORNIA

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

CAPITAL AND SURPLUS
OVER
\$11,000,000.00

No. 75046

42/106

**UNLIMITED CERTIFICATE
AND
GUARANTEE OF TITLE**

Issued for the benefit and protection of

City of Riverside

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

RIVERSIDE TITLE COMPANY

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

hereby **Certifies** and the

TITLE INSURANCE AND TRUST COMPANY

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

hereby **Guarantees** in a sum not exceeding \$172.28 that the said title, as appears from said records, is vested in

CITY OF RIVERSIDE,

a Municipal Corporation.

Free From All Encumbrances,

Except, 1st:-

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

Except, 2nd:-

Second Installment of County and Municipal Taxes for the fiscal year 1931-32. Vol. 2/11. Assmt. No. 2534. Amount \$119.02.

1024

Victoria Bridge Assessment payable in connection with County and Municipal Taxes over a period of three years beginning in October 1929.

Except, 4th:-

Buena Vista Improvement Assessment dated April 21, 1931 payable in connection with County and Municipal Taxes over a period of five years from date thereof.

Except, 5th:-

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 purposes of irrigation and domestic use.

Except, 6th:-

A Covenant running with the land, which provides that no residence shall be located on said premises costing less than \$3000.00 or located less than 30 feet from Eighth Street, and no business, lodging or apartment house shall be constructed on said 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:-

All that portion of Lot 12 of J. A. Allen's Tract, as shown by Map on file in Book 4 page 74 of Maps, records of Riverside County, California, particularly described as follows:-

Beginning at a point on the Northerly line of Eighth Street, 75.12 feet Easterly from the Easterly line of Pepper Street;

Thence Northerly at a right angle to the Northerly line of Eighth Street, 3.27 feet;

Thence Southeasterly along the arc of a curve concave to the Northeast with a radius of 75 feet through an angle of 16° 39', a distance of 21.79 feet to a point on the Northerly line of Eighth Street, distant 21.49 feet Easterly from the point of beginning;

Thence Westerly along the Northerly line of Eighth Street,
21.79 feet to the point of beginning.

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

1. No provision or condition thereof can be waived or changed except by writing endorsed hereon or attached hereto and signed by the President, a Vice-President, the Secretary or an Assistant Secretary of the Abstract Company and of the Insurance Company.
2. The liability of the Abstract Company and of the Insurance Company shall in no case exceed in all the amount stated on the first page hereof and shall in all cases be limited to the actual loss of the persons and the corporations for whose benefit and protection this Certificate and Guarantee are issued, as their respective interests may appear, provided, that each subsequent owner or pledgee of any indebtedness secured by mortgage or deed of trust shown herein, shall be entitled to, and shall have, all the protection, rights and remedies secured to the original owner hereof by the issuance of this Certificate and Guarantee.
3. Any loss shall be payable within thirty days after the amount thereof has been definitely fixed.
4. This Certificate and Guarantee do not include examination of or report on:
 - a. Adverse claims or rights not shown by such official records.
 - b. Reservations in federal or state patents, existing roads, water rights, water locations, mining claims, records of any local district or city in said county or matters affecting title resulting therefrom.
 - c. Taxes or assessments levied by any such district or city, if the land herein described lies within the boundaries of any such district or city other than the city of Riverside.
 - d. Proceedings for municipal or district improvements by local assessment unless such assessment has become a record lien.
 - e. The validity of any easement, lease, declaration of homestead, attachment, public assessment, tax sale or money judgment mentioned herein.
 - f. Action by any government or public agency for the purpose of regulating, restricting or controlling the occupancy or use of the land herein described or any building thereon.
 - g. The official records of the counties of San Bernardino or San Diego, subsequent to the date of the formation of Riverside County.

IN TESTIMONY WHEREOF, The ABSTRACT COMPANY has caused this Certificate to be signed by its

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

RIVERSIDE TITLE COMPANY

By J. W. Hoover President

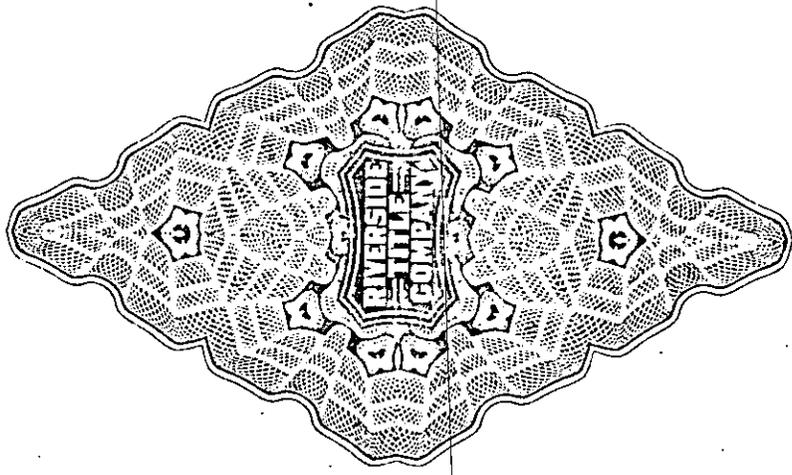
Attest: Beulah M. Daught Assistant Secretary

Countersigned Chas. E. Johnson Manager

TITLE INSURANCE AND TRUST COMPANY

By William H. Allyn President

Attest: Chas. E. Johnson Assistant Secretary



NUMBER
75046

RIVERSIDE TITLE COMPANY

CERTIFICATE OF TITLE

TO

Por. of Lot 12 of J.
A. Allen's Tract

City of Riverside.
(WIDENING OF PEPPER STREET
MARCH 1932
GUARANTEED

BY

**THE INSURANCE
AND
TRUST COMPANY**
LOS ANGELES, CAL.

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

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

