

1064
1066

This Indenture, Made the 20th day of May A. D. 19 31.

BETWEEN DAVID F. PIPES and MEME G. PIPES, his wife

1064

the parties of the first part, and the City of Riverside, a municipal corporation

the party of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten and no/100----- Dollars,

of the United States of America, to them in hand paid by

the said party of the second part, the receipt whereof is hereby acknowledged, have

remised, released, and forever quitclaimed, and by these presents do remise, release and for-

ever quitclaim, unto the said party of the second part, and to its heirs and assigns, all

water rights appurtenant to the following described

~~the certain lot, tract or parcels of land~~ land situate, lying and being in the City of

Riverside, County of Riverside, State of California, and

bounded and particularly described as follows, to-wit:

All that portion of Lots 3, J and K and of Redwood Drive, as shown

by Amended Map of Indian Hill Tract on file in Book 10 page 3 of Maps,

records of Riverside County, California, described as follows:-

Beginning at a point on the Northerly line of said Lot 3, 120.58

feet Easterly from the Southeasterly corner of said Lot J;

Thence North 12° 23' West, 228.1 feet to a point on the North-

westerly line of said Lot K;

Thence North 32° 15' East along said Northwesterly line of said

Lot K, 159.24 feet;

Thence North 53° 37' West, 855.97 feet to the Westerly line of

said Lot J;

Thence South 23° 47' West along the Westerly line of said Lots J and

3, 2103.5 feet;

Thence leaving said Westerly line of said Lot 3, and running South

5° 16' West, 720.8 feet;

Thence South 62° 10' East, 142 feet;

Thence North 52° 12' East, 190 feet;

Thence North 60° 19' East, 570.31 feet;

Thence North 31° 50' East, 772.33 feet;

Thence North 55° 04' East, 305.15 feet;

Thence South 33° 53' East, 250.79 feet; to the most Westerly corner

of that certain .745 acre parcel of land conveyed to the Trustees of

Riverside Post No. 79 of The American Legion, Department of California,

by Deed recorded July 24, 1925, in Book 544 page 438 of Deeds, records

of Riverside County, California;

Thence North 41° 40' 30" East along the Northwesterly line of said

.745 acre parcel, 154.98 feet to the most Northerly corner thereof;

Thence South 33° 53' East along the Northeasterly line of said last

referred to parcel of land, 239.7 feet to the most Easterly corner thereof;

Thence North 58° 5' East, 4.88 ft; Thence on a curve concave to the North-

west, having a radius of 575.12 feet, 302.80 feet;

Thence North 27° 55' East, 288.79 feet to the Northeasterly line of

Lot 3 above described;

Thence North 53° 37' West along said Northeasterly line of said

Lot 3, 722.20 feet to the point of beginning.

Which water rights are represented by any interest in the capital stock of the Twin Springs Water Company, a corporation, being Certificate #74 covering 58 shares of the Capital Stock of the Twin Springs Water Company, or the property and water rights belonging thereto, together with the right to receive all water from said company, right to receive which has heretofore belonged to the Grantor herein as owner of said land and said capital stock.

Together with the right to remove said water and use the same whenever and wherever desired by second party, its successors and assigns.

Together with the right to remove, use and take any water belonging to or developed by the Twin Springs Water Company or any stockholder thereof which may now be appurtenant to any of the land described in the Articles of Incorporation of said Company.

1064

State of Wisconsin } ss.
Jefferson BEAUFORT COUNTY.

Personally came before me, this 26th
the above named David H. Papee

day of May, A. D., 1927

to me known to be the person who executed the foregoing instrument and acknowledged the same.

Nicholas J. Maurer

Notary Public Jefferson County, Wis.

My Commission expires July 12, A. D., 1927

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; and also all the estate, right, title, interest.....in that..... property, possession, claim and demand whatsoever, as well in law as in equity, of the said part..... of the first part, of, in or to the said premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said part.V... of the second part, and to its heirs and assigns forever.

Approved as to form by Richard C. Thayer City-attorney

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand and seal, the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Nicholas Thayer and as to Richard C. Thayer

X David F. Pipes (Seal)

X Meme G. Pipes (Seal)

Quitclaim Deed

David F. Pipes, et ux

TO

City of Riverside, a

municipal corporation

Dated May 20th, 1937

WALTER D. CLARK, PROMPT PRINTER, RIVERSIDE, CAL.

15215

State of California,)
County of ~~RIVERSIDE~~ Los Angeles

On this 1st day of June in the year one thousand nine hundred and

31, before me, Doris M. Backman, a Notary Public, in and for said County

of ~~Riverside~~ Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared

Meme G. Pipes

personally known to me to be the person described in and whose name is subscribed to and who executed the within instrument, and acknowledged to me that s/he executed the same freely and voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal at my office in _____, in the said County the day and year in this Certificate first above written.

Doris M. Backman
County, State of California

Partial Release of Mortgage CORPORATION

1064

Know all Men by these Presents: That the water rights hereof

We hereby release from the lien of _____ that _____ mortgage, made by David F. Pipes and Meme G. Pipes, his wife, to S. C. Evans, and by Assignment recorded in Book 255 page 247 of Mortgages, ~~XXXXXX~~ records of Riverside County, California, said Mortgage was duly assigned to the Security Savings Bank of Riverside, _____, a Corporation, dated December 21st, 1925, and recorded in the office of the County Recorder, of said _____ County of _____ Riverside, _____ in Liber 249 of Mortgages, at page 119 records of said County. In Witness Whereof, the said SECURITY SAVINGS BANK OF RIVERSIDE,

_____ a Corporation, has caused these presents to be duly signed by its President and _____ Cashier

_____ thereunto duly authorized by resolution of its Board of Directors; and has caused its corporate seal to be hereunto affixed this 19th day of June in the year of our Lord, nineteen hundred and thirty-one

SECURITY SAVINGS BANK OF RIVERSIDE,
By Grant Fraser President.
By C. O. Evans Cashier.

State of California,
COUNTY OF Riverside. } ss.

ON THIS 26th day of June, A. D., 1931 before me, C. W. Darby, a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared W. Grant Fraser and C. O. Evans, known to me to be the President and Cashier

of the Security Savings Bank of Riverside, the Corporation that executed the within Instrument, known to me to be the person who executed the within Instrument, on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

C. W. Darby
Notary Public in and for said County and State

ESCROW No. 15218

Mortgage

Partial Release of

(CORPORATION)

Security Savings Bank

To

David F. Pipes et ux

DATED June 19th, 1931

260-8-28-WDC

No. 119
Placed Before Me

at Albert Mill

and Clerk

of Riverside Title Company

1837

Page 2 of Book
INDEXED

JUN 29 1931

REQUEST OF

RIVERSIDE TITLE COMPANY

Open in Book No. 31

Open in Records, Page 284

Secy. of Records of Riverside County

David F. Pipes
Riverside

160/11

COPIED BY
A. L. ...

By
L. H. Hyde

160/11

1 RESOLUTION NO. 1829 (NEW SERIES) sh has
2 said

3 RESOLUTION OF THE COUNCIL OF THE CITY OF RIVERSIDE
4 ACCEPTING A DEED.

5 RESOLVED; by the Council of the City of Riverside, California,
6 that deed dated May 20, 1931, executed by DAVID F. PIPES and MEBBE G. PIPES,
7 his wife, to the CITY OF RIVERSIDE, a municipal corporation, of the County
8 of Riverside, State of California, quitclaiming forever all water rights
9 appurtenant to the following described premises situated in the City of
10 Riverside, County of Riverside, State of California, and more particularly
11 described as follows, to-wit:

12 All that portion of Lots 3, J and K and of Redwood Drive, as
13 shown by Amended Map of Indian Hill Tract on file in Book 10 page 3 of
14 Maps, records of Riverside County, California, described as follows:-

- 15 Beginning at a point on the Northerly line of said Lot 3, 120.58
16 feet Easterly from the Southeasterly corner of said Lot J;
- 17 Thence North 12° 23' West, 228.1 feet to a point in the North-
18 westerly line of said Lot K;
- 19 Thence North 32° 15' East along said Northwesterly line of said
20 Lot K, 159.24 feet;
- 21 Thence North 53° 37' West, 855.97 feet to the Westerly line of
22 said Lot J;
- 23 Thence South 23° 47' West along the Westerly line of said Lots
24 J and 3, 2103.5 feet;
- 25 Thence leaving said Westerly line of said Lot 3, and running
26 South 5° 16' West, 720.8 feet;
- 27 Thence South 62° 10' East, 142 feet;
- 28 Thence North 52° 12' East, 190 feet;
- 29 Thence North 60° 19' East, 570.31 feet;
- 30 Thence North 31° 50' East, 772.33 feet;
- 31 Thence North 55° 04' East, 305.15 feet;
- Thence South 33° 53' East, 250.79 feet; to the most Westerly cor-
ner of that certain .745 acre parcel of land conveyed to the Trustees of Riv-
erside Post No. 79 of The American Legion, Department of California, by Deed
recorded July 24, 1925, in Book 544 page 438 of Deeds, records of Riverside
County, California;
- Thence North 41° 40' 30" East along the Northwesterly line of said
.745 acre parcel, 154.98 feet to the most Northerly corner thereof;
- Thence South 33° 53' East along the Northeasterly line of said
last referred to parcel of land, 239.7 feet to the most Easterly corner there-
of;
- Thence
Thence North 58° 5' East, 4.88 ft., on a curve concave to the North-
west, having a radius of 575.12 feet, 302.80 feet;
- Thence North 27° 55' East, 288.79 feet to the Northeasterly line of
Lot 3 above described;
- Thence North 53° 37' West along said Northeasterly line of said Lot
3, 722.20 feet to the point of beginning.

Which water rights are represented by any interest in the capital
stock of the Twin Springs Water Company, a corporation, being Certificate
#74 covering 58 shares of the Capital Stock of the Twin Springs Water Com-
pany, or the property and water rights belonging thereto, together with the

1 right to receive all water from said company, right to receive which has
2 heretofore belonged to the Grantor herein as owner of said land and said
3 capital stock.

4 Together with the right to remove said water and use the same
5 whenever and wherever desired by second party, its successors and assigns.

6 Together with the right to remove, use and take any water be-
7 longing to or developed by the Twin Springs Water Company or any stock-
8 holder thereof which may now be appurtenant to any of the land described
9 in the Articles of Incorporation of said Company.

10 be, and the same is hereby, accepted; and

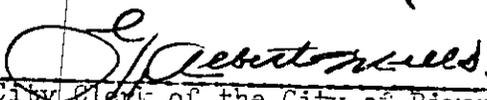
11 BE IT FURTHER RESOLVED; that a copy of this resolution be attach-
12 ed to said deed and that the same be recorded in the office of the County
13 Recorder of Riverside County, California, and thereafter filed in the of-
14 fice of the City Engineer of said City of Riverside.

15 I, G. Albert Mills, the duly elected, qualified and acting City
16 Clerk of the City of Riverside, California, hereby certify that the fore-
17 going resolution was duly and regularly introduced and adopted by the Coun-
18 cil of said City at its meeting held on the 16th day of June, 1931, by the
19 following vote:

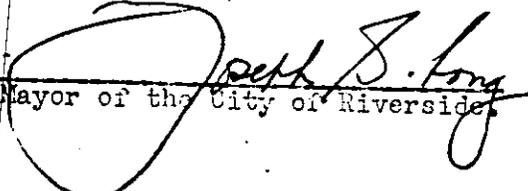
20 Ayes: Councilmen Redman, Backstrand, Taylor, Lindsley, Pearse,
21 Wells and Lohrli.

22 Noes: None.

23 Absent: None.

24 
25 City Clerk of the City of Riverside.

26 I hereby approve the foregoing resolution this 16th day of June,
27 1931.

28 
29 Mayor of the City of Riverside.

DAVID F. PIPES, ET UX

TO

CITY OF RIVERSIDE

*By Albert Miller,
City Clerk
Riverside Title Company*

1064

1888

COMPARED

Document

Book

JUN 29 1921

30

REQUEST OF

INDEPENDENT COMPANY

30

of

408

J. L. ...

none / 21

INDEXED

Page 3 Page 4

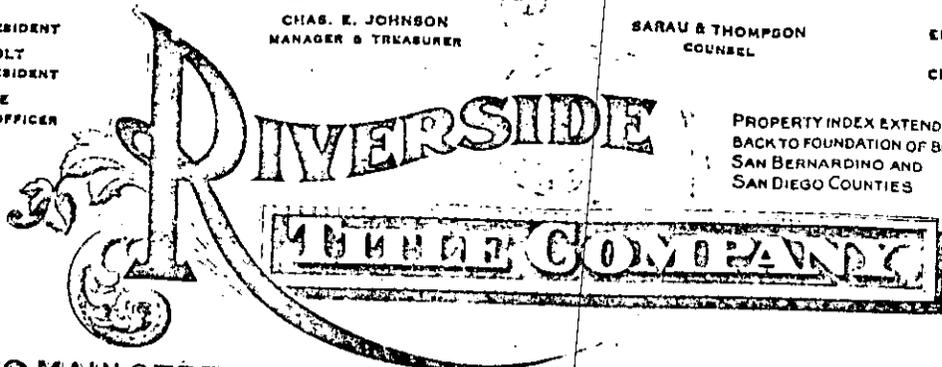
none / 21

J. W. COVERT
PRESIDENT
EMERSON L. HOLT
VICE-PRESIDENT
LEONARD WHITE
ESCROW OFFICER

CHAS. E. JOHNSON
MANAGER & TREASURER

SARAU & THOMPSON
COUNSEL

ELIZABETH S. RAINER
SECRETARY
CLINE C. WHITE
ASST. SECRETARY



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. 73412

42/107

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 \$ 2900.00 that the said title, as appears from said records, is vested in

DAVID F. PIPES, described as husband of

Meme G. Pipes in Deed to him dated

December 21, 1925.

Free From All Encumbrances,

Except, 1st:

County and Municipal Taxes for fiscal year 1931-32,
payable November 1, 1931.

Together with the right to remove, use and...
belonging to or developed by the Twin Springs Water Company or any
stockholder thereof which may now be appurtenant to any of the land
described in the Articles of Incorporation of said Company.

1064

#73412-2

Except, 2nd:

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

Except, 3rd:

Buena Vista Improvement Assessment, payable in connection with County and Municipal Taxes.

Except, 4th:

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

Except, 5th:

Provision regarding development and use of water, sinking of wells, etc., as fully set out in Deed from the Riverside Land and Irrigating Company recorded in Book 440 page 208 and in Deed from the Rubidoux Building Company recorded April 10, 1920 in Book 525 page 340 of Deeds, records of Riverside County, California.

Also reservation of all riparian rights in the Santa Ana River appurtenant to said land, and right of way reserved to the Twin Springs Water Company for necessary pipe lines and appurtenances, all as set out in the above mentioned Deeds, to the record of which reference is hereby made for further particulars.

Except, 6th:

A Right of Way along a portion of the Northeasterly side of said property, as granted to The Southern Sierras Power Company, by Deed recorded in Book 347 page 182 of Deeds, records of Riverside County, California.

#73412-3

Except, 7th:

Right of Way for pipe line to capacity of 110 inches through Lot 3 of the Amended Map of Indian Hill Tract, as shown by Map on file in Book 10 page 3 of Maps, records of Riverside County, California, and extension from any point in Fairmont Park, as shown by Map on file in Book 4 page 82 of Maps, records of Riverside County, California, through said Lot 3 to any point in that certain Public Highway and Bridge Right of Way as conveyed by the Riverside Land and Irrigating Company, to the County of Riverside, and City of Riverside, by Deed recorded in Book 169 page 4 of Deeds, records of Riverside County, California.

Together with a right to enter said Lot 3 through a proper gate from the westerly side of Santa Ana River County Bridge, as said Bridge is marked on the above mentioned map, for the purpose of scraping the bed of the Santa Ana River, and thereby building a dam or dams in order to direct the waters of the stream known as "Spring Brook", which empties into the bed of the Santa Ana River at or near said bridge and the water from said Spring Brook is used for irrigation on Evans Rio Rancho above designated.

Except, 8th:

Reservation of the right to construct and maintain a lake of water adjoining and to the West of Lake Evans, as said Lake existed December 21, 1925, in Fairmont Park, in said City of Riverside, together with the right to install and maintain other lakes extending in a Southerly direction.

Except, 9th:

Right of Way to the City of Riverside for the sewer pipe as it existed on December 21, 1925, and the right to repair and replace the same for a period of ten years from said date, and for which right the City of Riverside is to pay the sum of \$1.00 per year, said pipe line extending underneath Lake Evans and thence in a general Southerly and Westerly direction through the property hereinafter described.

Except, 10th:

A Mortgage executed by David F. Pipes and Meme G. Pipes, his wife, in favor of S. C. Evans, to secure the payment of one note for \$20,000.00 dated December 21, 1925, principal sum payable in yearly installments of \$4000.00 or more, beginning December 21, 1926, with interest at six per cent per annum, payable semi-annually and if not so paid to become a part of the principal and thereafter bear like interest as the principal; and recorded January 9, 1926 in Book 249 page 119 of Mortgages, records of Riverside County, California.

Said Note recites that privilege is reserved of paying \$100.00 or more on the principal at any time.

As appears from said Records, said Mortgage was on February 7, 1927, duly assigned by S. C. Evans, to Security Savings Bank of Riverside, a corporation, by instrument recorded February 8, 1927 in Book 255 page 247 of Mortgages, records of said County.

- : 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 Lots 3, "J" and "K" and of Redwood Drive, as shown by Amended Map of Indian Hill Tract, on file in Book 10 page 3 of Maps, records of Riverside County, California, described as follows:

Beginning at a point on the Northerly line of said Lot 3, 120.58 feet Easterly from the Southeasterly corner of said Lot "J";

Thence North 12° 23' West, 228.1 feet;

Thence North 32° 15' East, 159.24 feet;

Thence North 53° 37' West, 855.97 feet, more or less, to the Westerly line of said Lot "J";

Thence South 23° 47' West along the Westerly line of said Lots "J" and 3, 2103.5 feet;

Thence leaving said Westerly line of said Lot 3, and running South 5° 16' West, 720.8 feet;

#73412-5

Thence South 62° 10' East, 142 feet;

Thence North 52° 12' East, 190 feet;

Thence North 60° 19' East, 570.31 feet;

Thence North 31° 50' East, 772.33 feet;

Thence North 55° 04' East, 305.15 feet;

Thence South 33° 53' East, 250.79 feet to the most Westerly corner of that certain parcel of land conveyed to the Trustees of Riverside Post No. 79 of The American Legion, Department of California, by Deed recorded July 24, 1925 in Book 544 page 438 of Deeds, records of Riverside County, California;

Thence North 41° 40' 30" East along the Northwesterly line of said parcel of land, 154.98 feet to the most Northerly corner thereof;

Thence South 33° 53' East along the Northeasterly line of said parcel of land, 239.7 feet to the most Easterly corner thereof;

Thence North 58° 5' East, 4.88 feet;

Thence on a curve concave to the Northwest, having a radius of 575.12 feet, 302.80 feet;

Thence North 27° 55' East, 288.79 feet to the Northeasterly line of Lot 3 above described;

Thence North 53° 37' West along said Northeasterly line of said Lot 3, 722.20 feet to the point of beginning.

EXCEPTING therefrom all water and water rights appurtenant together with the right to remove the same as conveyed to the City of Riverside, a Municipal Corporation, by Deed filed for record June 29, 1931 in the office of the County Recorder of Riverside County, California.

1064

belonging to or developed by the Twin Springs Water Company or any stockholder thereof which may now be appurtenant to any of the land described in the Article...

#73412-6

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 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 29th day of June, 1931 at 8:30 o'clock A. M.

RIVERSIDE TITLE COMPANY

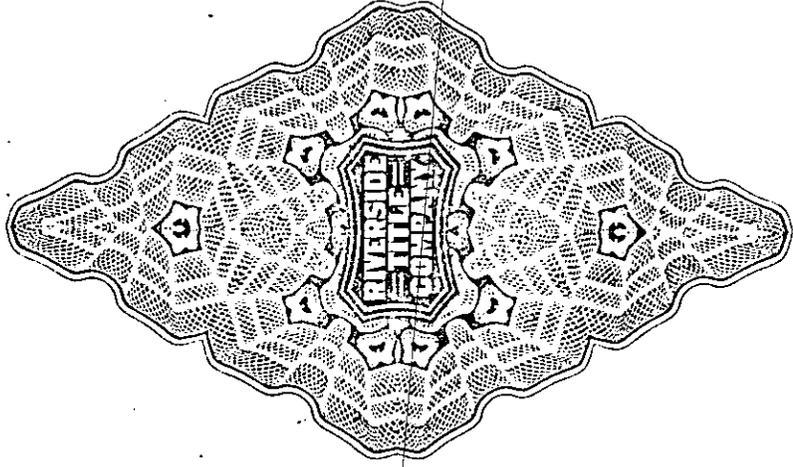
By [Signature] President
Attest: Bulah M. Vaught Assistant Secretary
Countersigned [Signature] Manager

TITLE INSURANCE AND TRUST COMPANY

By [Signature] President
Attest: [Signature] Assistant Secretary

1064

...to or developed by the Twin Springs Water Company or any stockholder thereof which may be... to any of the land



NUMBER
73412

RIVERSIDE TITLE COMPANY

CERTIFICATE OF TITLE

TO

Por. Lots 3, "J" &
"K" and Redwood Drive

Amd. Map. Indian Hill
Tract.

David F. Pipes.

(WATER RIGHTS - TWIN
SPRINGS WATER COMPANY)
GUARANTEED
BY

TITLE INSURANCE
AND
TRUST COMPANY
LOS ANGELES, CAL.

Capital and Surplus,
OVER

\$10,000,000

940 MAIN STREET

RIVERSIDE,
CAL.

CHAS. E. JOHNSON,
MANAGER

