

In Consideration of Ten (\$10.00) - - - - - Dollars 1096

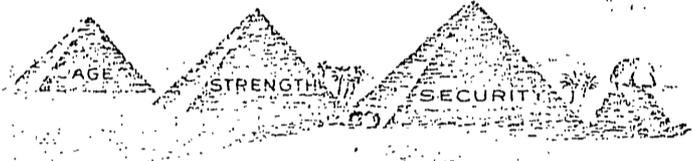
an unmarried woman
ZOE N. JAGERS AND ELENOR VANDERSLICE SELLMAN, formerly known as ELENOR VANDERSLICE
Do Hereby Grant to CITY OF RIVERSIDE, a municipal corporation,

1096

all that Real Property situate in the City of Riverside
County of Riverside, State of California, described as follows:

Lot "E" (Elenor Street), as shown by map of Magnolia Center Tract on file in Book 17 page 46 of Maps, Riverside County Records.

*Recording
Approved
10/24/36*



WITNESS our hands this *29th* day of May, 1936

Elenor Vanderslice Sellman
formerly known as Elenor Vanderslice
Zoe N. Jagers
June 2 - 36

*Approved as Attorney
Eugene Sellman
Attorney*

STATE OF CALIFORNIA,

County of Alameda } ss.

On this 29th day of May in the year one thousand nine hundred
and thirty-six, before me, FRANCBETH A. DOUGLAS

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

Elenor Vanderslice Sellman, formerly known as Elenor Vanderslice

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.

Francbeth A Douglas
Notary Public in and for said County and State.

Grant Deed

INDIVIDUAL

TO

Dated _____, 19____

**Security Title Insurance
and
Guarantee Company**

CALIFORNIA

Order No. 113625 11b.

When recorded, please mail this instrument to

Francbeth A Douglas

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 West 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
312 North Main Street
- 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 Acequia Streets
- HANFORD
207 West Seventh Street
- BAKERSFIELD
1704 Chester Avenue
- JACKSON
Amador County
- SAN ANDREAS
Calaveras County
- VENTURA
471 East Main Street
- SONORA
Tuolumne County

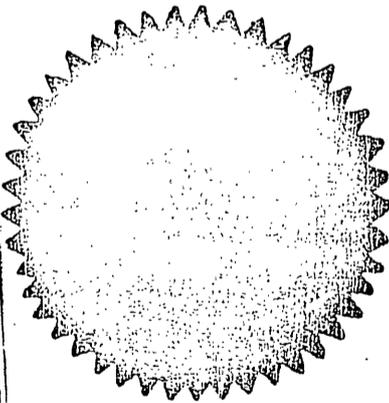
This Blank Is Not For Sale

9601

State of California,

COUNTY OF Riverside

} ss.



On this 3rd day of June, A.D., 1936, before me,
Delbert E. Harris

a Notary Public in and for said County and State, personally appeared
Zoe N. Jagers

known to me,
(or proved to me on the oath of _____),

to be the person whose name _____ is subscribed to the within
Instrument, and acknowledged to me that she 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.

Delbert E. Harris

Notary Public in and for said County and State.

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RESOLUTION NO. 3012 (NEW SERIES).

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

RESOLVED; by the Council of the City of Riverside, California,
that deed dated the 29th day of May, 1936, executed by Zoe N. Jagers
and Elenor Vanderslice Sellman, formerly known as Elenor Vanderslice,
granting to the City of Riverside, a municipal corporation, of the County
of Riverside, State of California, the following described premises
situated in said City, to-wit:

Lot "E" of Magnolia Center Tract, known
as "Elenor Street", as per map of record
in Book 17 of Maps, page 46, Riverside
County records,

be, and the same is hereby, accepted; and

BE IT FURTHER RESOLVED; that a copy of this resolution be attached
to said deed and that the same be recorded in the office of the County
Recorder of Riverside County, California, and thereafter filed in the
office of the City Clerk of said City of Riverside.

I, G. Albert Mills, City Clerk of the City of Riverside, California,
hereby certify that the foregoing resolution was duly and regularly intro-
duced and adopted by the Council of said City, at its meeting held on the
9th day of June, 1936, by the following vote:

Ayes: Councilmen Pinkerton, Barber, Carter, Barger,
Wilson, Wells and Tiernan.

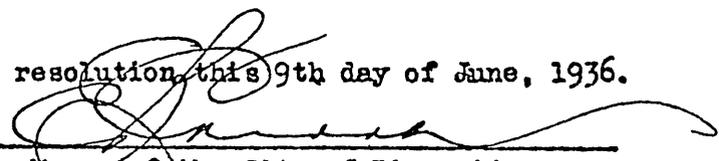
Noes: None.

Absent: None.



City Clerk of the City of Riverside.

I hereby approve the foregoing resolution this 9th day of June, 1936.



Mayor of the City of Riverside.

D E E D

915

ZOE N. JAGERS, ET AL

TO

CITY OF RIVERSIDE

A. d. Mills et al, Riverside

MAY 29TH, 1936.

RECEIVED FOR RECORD
JUN 16 1936
at <i>8</i> min past <i>9</i> o'clock A.M. at
REQUEST OF <i>Grantee</i>
Record in Book No. <i>282</i> of
Official Records, page <i>581</i> et
seq., Records of Riverside County,
California.
<i>JACK A. ROSS</i> Recorder.
<i>J. B. Ross</i>
By <i>J. B. Ross</i>
Fees, \$ <i>None / 9</i>

CONTAINED
 Document *915*
 in *File 915*
 Book *282*

INDEXED

9601

1096
Amount \$250.00.

LL/17-46.

6/36
Number 113623.

Policy of Title Insurance

Security Title Insurance and Guarantee Company

a California Corporation

herein called the Company, for a valuable consideration, paid for this
Policy of Title Insurance,

Does Hereby Insure

Zoe N. Jagers and Elenor Vanderslice,

together with any other person or corporation included in the term the Insured as defined
in this Policy, against loss or damage not exceeding Two Hundred Fifty-----
dollars, which insured shall sustain

by reason of title to the land described in Schedule A being vested at the date hereof otherwise than as
therein stated, or by reason of unmarketability of the title of any vestee to or in said land on account
of defects, liens, encumbrances and other matters not shown in Schedule B, or

by reason of any defect in, or lien or encumbrance on said title, at the date hereof, other than defects,
liens, encumbrances and other matters shown in Schedule B, or

by reason of any defect in the execution, but only insofar as it affects the lien or charge upon said land,
of any mortgage or deed of trust securing an indebtedness the owner of which is insured by this Policy
or by reason of priority thereto of any lien or encumbrance at the date hereof except as shown in
Schedule B,

all subject, however, to the exceptions and conditions hereto annexed, which exceptions
and conditions together with Schedules A and B are hereby made a part of this Policy.

In Witness Whereof, Security Title Insurance and Guarantee Company has caused its
corporate name and seal to be hereunto affixed by its duly authorized officers, this 2nd day
of June, 1936 at 8:00 A. M.

Security Title Insurance and Guarantee Company

Countersigned:

Glen W. Chapman
Manager.

By

Glen W. Schayer

President.

Attest:

Ada Smith

Assistant Secretary.

This Policy consists of 4 pages which are numbered at the end of each page.

1096

SCHEDULE A

1. The title to said land is at the date hereof vested in

ZOE N. JAGERS AND ELENOR VANDERSLICE.

2. The land referred to in this Policy is described as follows:

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

Lot "E" (Elenor Street), as shown by map of Magnolia Center Tract on file in Book 17 page 46 of Maps, Riverside County Records.

SCHEDULE B

Defects, liens, encumbrances and other matters to which said land is subject in the order of priority shown:

1. A right of entry upon and a right of way over and through the lands herein described for the construction and maintenance of all necessary pipes, ditches and other conduits that may be required by the Riverside Water Company, a corporation, its successors and assigns.
2. Existing rights of the public to the use of the property herein described by reason of the offer of dedication of said property by the owners thereof on the Map herein referred to.

jlb

EXCEPTIONS

The Company does not, by this Policy, insure against:

1. Any facts which a correct survey and inspection of said land would show; water rights; mining claims; rights or claims of parties in possession of any part of said land, easements, liens or encumbrances which are not shown by the official records of (a) the County of Riverside; (b) the City of Riverside; (c) the Federal Offices at Los Angeles.
2. Assessments, taxes or obligations levied or created for any public or district improvement or purpose, unless at the date hereof the amount of such assessment, tax or obligation has been fixed, is payable and is shown as a lien by the official records of (a) the County of Riverside; or (b) the City of Riverside
3. Proceedings for municipal improvement, which, at the date hereof, are shown by the official records of the City of Riverside, but have not resulted in imposition of a lien upon, or establishment of an easement over, or adjudication of the right to a public use of, said land or any part thereof.
4. Action by any governmental agency for the purpose of regulating occupancy or use of said land or any building or structure thereon.

CONDITIONS

1. The term "the Insured" includes all named as insured on the first page of this Policy and as to each insured owner of an indebtedness secured by mortgage or deed of trust shown in Schedule B, each successor in ownership of such indebtedness and any owner thereof, who acquires said land, or any part thereof, by foreclosure, trustee's sale, or other legal manner in satisfaction of said indebtedness, or any part thereof; and as to each other named Insured, if a person, any person or corporation deriving an estate or interest in said land as heir or devisee of such person, or if a corporation, any person or corporation deriving an estate or interest in said land by dissolution, merger or consolidation.

2. The Company at its own cost shall defend the Insured in all actions or proceedings commenced against the Insured founded upon a defect, lien or encumbrance insured against by this Policy and may pursue such litigation to final determination in the court of last resort. In case any such action or proceeding shall be begun, or in case knowledge shall come to any Insured of any claim of title or interest adverse to the title as insured, or which might cause loss or damage for which the Company shall or may be liable by virtue of this Policy, such Insured shall at once notify the Company thereof in writing. If such notice shall not be given to the Company at least five days before the appearance day in any such action or proceeding, or if such Insured shall not, in writing, promptly notify the Company of any defect, lien or encumbrance insured against or any such adverse claim which shall come to the knowledge of such Insured, in respect to which loss or damage is apprehended, then all liability of the Company as to each Insured having such notice in regard to the subject of such action, proceeding or claim shall cease and terminate, provided, however, that failure to so notify shall in no case prejudice the claim of any Insured unless the Company shall be actually prejudiced by such failure. In all cases where this Policy permits or requires the Company to prosecute or defend any action or proceeding, the Insured shall secure to it the right to so prosecute or defend such action or proceeding, and all appeals therein, and permit it to use, at its option, the name of the Insured for such purpose. The word "knowledge" in this paragraph means actual knowledge and does not refer to constructive knowledge or notice which may be imputed to the Insured by reason of any public record or otherwise.

3. The Company reserves the option to pay, settle or compromise for or in the name of the Insured, any claim insured against or to pay this Policy in full, and payment or tender of payment of the full amount of this Policy together with all costs which the Company is obligated hereunder to pay shall terminate all liability of the Company hereunder.

4. Whenever the Company shall have settled a claim under this Policy, it shall be subrogated to and be entitled to all rights, securities and remedies which the Insured would have had against any person or property in respect to such claim, had this Policy not been issued, and the Insured shall transfer or cause to be transferred to the Company such rights, securities and remedies, and permit it to use the name of the Insured for the recovery, retention or defense thereof. If the payment does not cover the loss of the Insured, the Company shall be subrogated to such rights, securities and

remedies in the proportion which said payment bears to the amount of said loss.

5. The Company has the right and option, in case any loss is claimed under this Policy by an Insured owner of an indebtedness secured by mortgage or deed of trust, to pay such Insured the entire indebtedness of the mortgagor or trustor under said mortgage or deed of trust, together with all costs which the Company is obligated hereunder to pay, in which case the Company shall become the owner of, and such Insured shall at once assign and transfer to the Company said mortgage or deed of trust and the indebtedness thereby secured and such payment shall terminate all liability under this Policy to such Insured.

6. A statement in writing of any loss or damage for which it is claimed the Company is liable under this Policy shall be furnished to the Company within sixty days after such loss or damage shall have been ascertained. No action or proceeding for the recovery of any such loss or damage shall be instituted or maintained until after full compliance by the Insured with all the conditions imposed on the Insured by this Policy nor unless commenced within twelve months after receipt by the Company of such written statement.

7. The Company will pay, in addition to any loss insured against by this Policy, all costs imposed upon the Insured in litigation carried on by the Company for the Insured, and in litigation carried on by the Insured with the written authorization of the Company but not otherwise. The Company will not be liable for loss or damage by reason of defects, claims or encumbrances created subsequent to the date hereof or resulting in no pecuniary loss to the Insured, or for defects, claims or encumbrances created or suffered by the Insured claiming such loss or damage, or existing at the date of this Policy and known to the Insured claiming such loss or damage either at the date of this Policy or at the date such Insured claimant acquired an estate or interest insured by this Policy. The liability of the Company under this Policy shall in no case exceed in all the actual loss of the Insured and costs which the Company is obligated hereunder to pay and in no case shall such total liability exceed the amount of this Policy and said costs. All payments under this Policy shall reduce the amount of the insurance pro tanto and payment of loss or damage to an Insured owner of indebtedness shall reduce to that extent the liability of the Company to the Insured owner of said land. No payment can be demanded by any Insured without producing this Policy for indorsement of such payment.

8. Loss under this Policy shall be payable, first, to any Insured owner of indebtedness secured by mortgage or deed of trust shown in Schedule B, in the order of priority therein shown, and if such ownership vests in more than one, payment shall be made ratably as their respective interests may appear, and thereafter, or if there be no such Insured owner of indebtedness, any loss shall be payable to the other Insured, ratably as their respective interests may appear.

9. No provision or condition of this Policy can be waived or changed except by writing indorsed hereon or attached hereto signed by the President, a Vice-President, the Secretary or an Assistant Secretary of the Company.

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Security Life Insurance and Guarantee Company

PRELIMINARY REPORT



Phone 87

Issued for Sole Use of

Eighth and Orange Streets
RIVERSIDE, CALIFORNIA

G. Albert Mills, City Clerk

Riverside, California

In connection with Order No. 113623

at the request of Mrs. Zoe Jagers

/, Your No

, the Company will issue

Policy of Title Insurance in its usual form showing title as herein set forth, provided no change occurs subsequent to the date hereof.

Preliminary examination may include matters not shown of record and report thereof is accordingly issued only as an accommodation and without liability, pending recordation, final closing and issuance of Policy in accordance with instructions in connection with the order. Statement of charges will be rendered when policy is issued or sixty days from entry of order, if policy is not issued prior to that time.

Dated as of March 30, 1936, 8:00 A.M

Security Life Insurance and Guarantee Company,

By T. Lawson, Title Officer.

Description: All that certain real property situated in the Acquisition and Improvement District No. 2, City and County of Riverside, State of California, and particularly described as follows, to-wit:

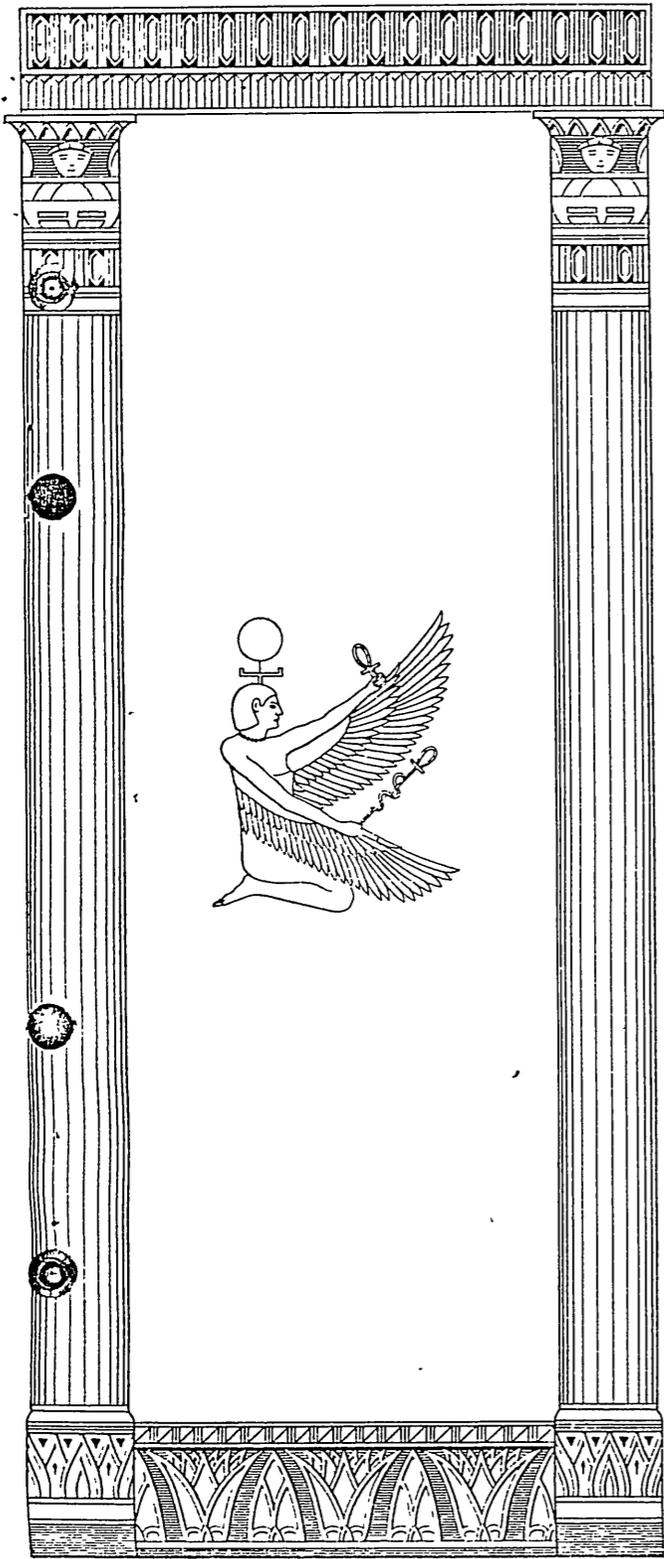
Lot E (Elenor Street) as shown by Map of Magnolia Center Tract on file in Book 17 page 46 of Maps, Riverside County Records.

Vestee:

ZOE N. JAGERS and ELENOR VANDERSLICE.

Subject to:

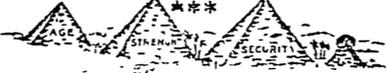
1. A right of entry upon and a right of way over and through the lands herein described for the construction and maintenance of all necessary pipes, ditches and other conduits that may be required by the Riverside Water Company, a corporation, its successors and assigns.
2. A Mortgage, affecting portion of the property herein described lying in the West half of the Northwest quarter of the Northeast quarter of Section 34 in Township 2 South, Range 5 West, executed by Zoe N. Jagers, to secure one note in favor of Nora Vanderslice for \$6207.20, dated January 1, 1928, due 3 years after date, with interest from date at 6% per annum, payable annually or compounded, at Riverside, California.
Recorded in Book 258 page 499 of Deeds, June 9, 1928, Riverside County Records. (Covers this and other property)
3. Existing rights of the public to the use of property herein described by reason of the offer of dedication of said property by the owners thereof on the Map herein referred to.



#113623.

**Policy of
— Title —
Insurance**

LOT "E" MAGNOLIA CENTER
TRACT
"ELENOR STREET"



ZOE N. JAGERS,
ET AL

JUNE 2, -1936.

**Security
— Title —
Insurance
— and —
Guarantee
Company**

UNDER DIRECT SUPERVISION
OF THE STATE INSURANCE
COMMISSIONER



CAPITAL AND SURPLUS
IN EXCESS OF
\$ 2.300 000 00

9601