

769

Corporation Grant Deed

W.O. 2541

769

The PACIFIC ELECTRIC LAND COMPANY, a corporation organized under the laws of the State of California, and having its principal place of business in the City of Los Angeles, State of California, the party of the first part, does hereby grant to The City of Riverside, a Municipal Corporation organized and existing under the laws of the state of California, the part Y of the second part,

all that real property situated in the City of Riverside, County of Riverside, State of California, described as follows:

Lot 41 of the Overlook ridge Tract, according to the map thereof on file in the office of the County Recorder of Riverside County, California in Book 4 Page 94 of Maps.

In Witness Whereof, the said party of the first part has hereunto caused its corporate name and seal to be affixed by its Vice President and Secretary thereunto duly authorized this 13th day of July, 1925.

APPROVED AS TO FORM

FRANK KARR,
County Counsel

By *R. E. Wedel*

PACIFIC ELECTRIC LAND COMPANY

By *A. J. [Signature]* Vice President

By *James [Signature]* Secretary

APPROVED AS TO DESCRIPTION

E. J. Wagonbach
County Recorder

769

State of California }
County of Los Angeles } ss

On this 21 day of July, 1925 before me,

J. A. Lapach a Notary Public in and for

said County, personally appeared D. W. Pontius

known to me to be the Vice President, and L. A. Lovell

known to me to be the --- Secretary of the PACIFIC ELECTRIC LAND COMPANY
the Corporation that executed the within and foregoing instrument, and known to me to be the persons who
executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such
Corporation executed the same.

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

J. A. Lapach
NOTARY PUBLIC in and for the County of Los Angeles, State of California.

Corporation Deed

PACIFIC ELECTRIC Land COMPANY

TO

City of Riverside

Dated

July 13 - 1925

832

~~XXXX~~

E LETTERING

C. B. BOSTON

RECEIVED FOR RECORD

AUG 13 1925
45 11th part 3 of book

quest of City Clerk
Book 645 of
page 523 et

Records of Maricopa County
California

Recorder

J. B. Row
Deputy Recorder

Fee *None*

~~RECORDED~~
Book of Records

J.W. COVERT
EMERSON, MASS.
U.S. PAT. OFF.
NO. 1,000,000

769

Deputy Recorder

764

8/25

J.W. COVERT, PRESIDENT
EMERSON L. HOLT, VICE-PRESIDENT
C.B. BURNS, VICE-PRESIDENT
ELIZABETH SCRANTON, SECRETARY
CLINE C. WHITE, ASST. SECRETARY
LEONARD WHITE, ESCROW OFFICER

LAW DEPARTMENT
SARAU & THOMPSON



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

TELEPHONE 99

CHAS. E. JOHNSON
MANAGER & TREASURER

908 MAIN STREET

AND Title Insurance and Trust Company

DIRECTORS
WM. H. ALLEN, JR., Pres.
M. S. HELLMAN, Vice-Pres.
H. W. O'MELVENY, Vice-Pres.
L. J. BEYNON, Vice-Pres.
O. P. CLARK, Sec'y & Treas.

Los Angeles, California

CAPITAL AND SURPLUS
\$6,000,000

DIRECTORS
WM. R. STAATS
W. M. CASWELL
H. C. ALLEN
WM. H. BURNHAM
H. M. ROBINSON
W. HERBERT ALLEN
STUART O'MELVENY
T. J. BRANT

No. 58068

34/90

UNLIMITED CERTIFICATE AND GUARANTEE OF TITLE

Issued for the benefit and protection of

City of Riverside

After a 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 \$ 350.00 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 fiscal year

1925-26 payable in October, 1925.

769

#58068-2.

Except, End:-

A Right of Way reserved to the Riverside Water Company and its successors and assigns, for the construction, maintenance and repair of canals and ditches and other conduits of water that may be required by said Company; also the right of way over and through any of the lands bordering on Spring Brook for the purpose of developing the water of said Brook for pumping works and other machinery for elevating said water for domestic use, irrigation and other purposes.

- : 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:-

Lot Forty-one (41) of the Overlook Ridge Tract, as shown by Map on file in Book 4 page 94 of Maps, records of Riverside County, California.

#58068-3.

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 thereof 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 ASST 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 23rd day of August, 1925 at 8:00 o'clock A.M.

RIVERSIDE TITLE COMPANY,

By: J.W. Couvert President
 Attest: Ann White Ass't Secretary

Countersigned: Chas. Johnson
 Manager

TITLE INSURANCE AND TRUST COMPANY

By: William H. Allen
 President

Attest: Chas. Johnson
 Assistant Secretary

1883010-9

LAW DEPARTMENT
L.B. SCRANTON
C.L. MCFARLAND
W.A. PURINGTON

RIVERSIDE

TRUSTEES COMPANY

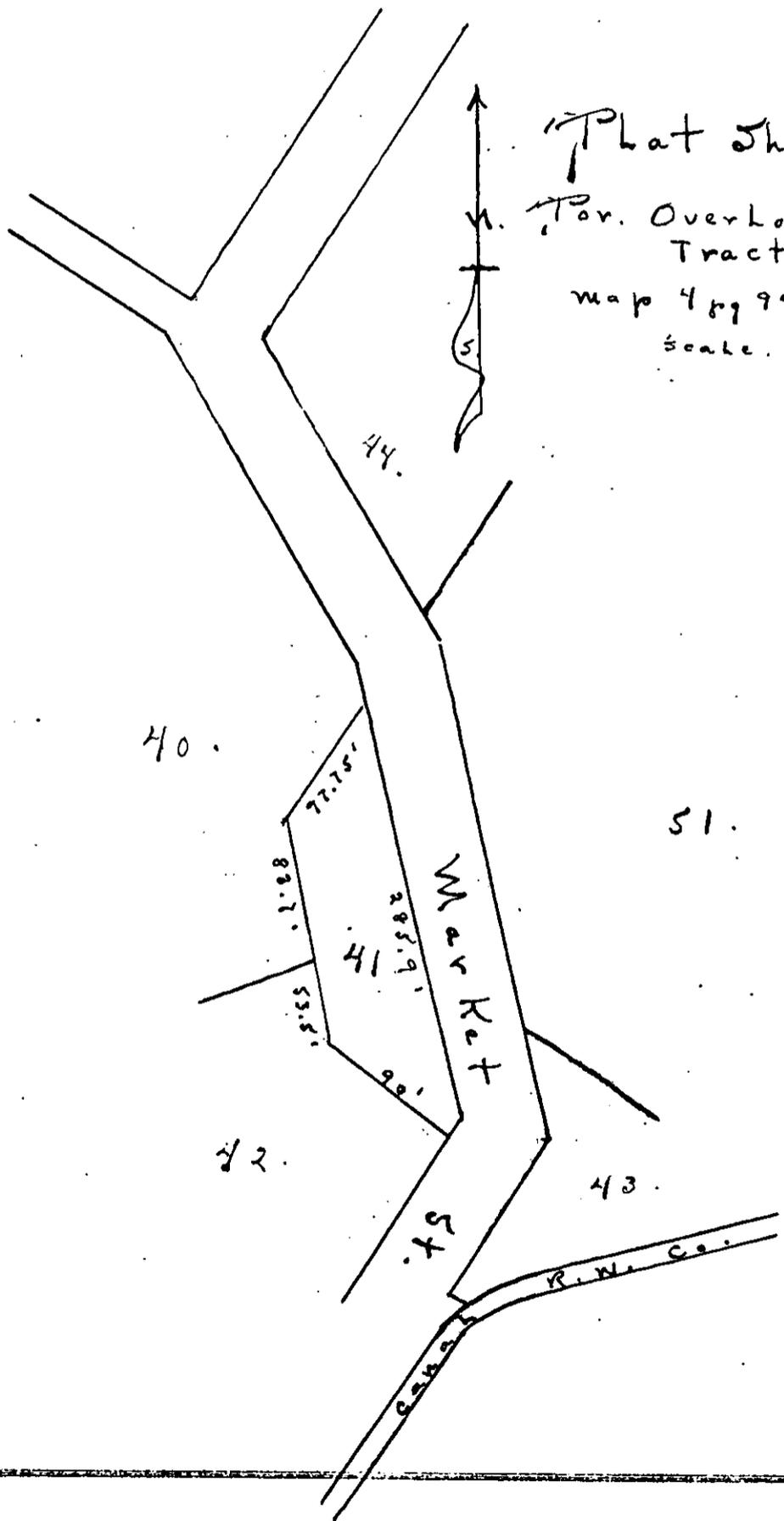
PROPERTY INDEX EXTENDING
BACK TO FOUNDATION OF BOTH
SAN BERNARDINO AND
SAN DIEGO COUNTIES

TELEPHONE
MISSION 99

CERTIFICATES OF TITLE A SPECIALTY

CHAS. E. JOHNSON
MANAGER

808 MAIN STREET



Plat Showing
 Tr. Overlook Ridge
 Tract.
 map 48994 Rio Co.
 scale. 100ft = 1 inch.

NUMBER
58068.

RIVERSIDE TITLE

COMPANY

CERTIFICATE OF TITLE
TO

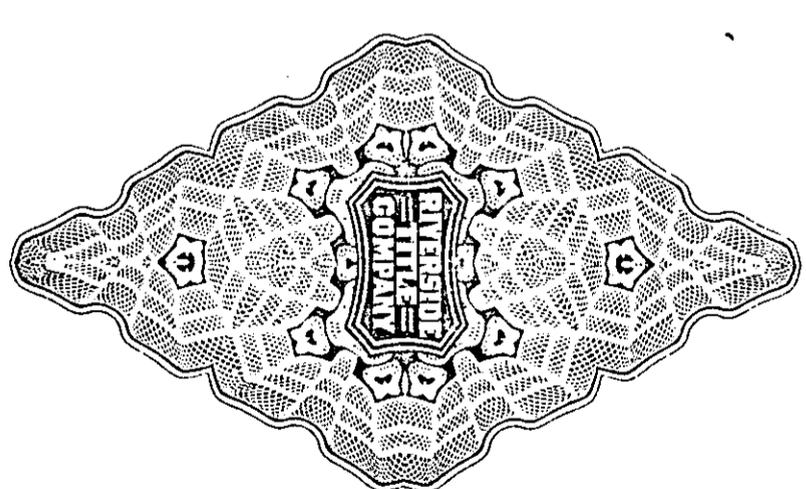
Lot 41 of Overlook
Ridge Tract.

GUARANTEED
BY

Title Insurance and
Trust Company

LOS ANGELES, CALIF.
Capital and Surplus, \$6,000,000

908 MAIN STREET
RIVERSIDE,
CALIF.
CHAS. E. JOHNSON,
MANAGER.



769

THIS AGREEMENT, Made this 19th day of August, 1927, by and between CITY OF RIVERSIDE, a municipal corporation, party of the first part, and R. C. HARBISON, party of the second part; WITNESSETH:

Said party of the first part agrees to sell to the said party of the second part, and the said party of the second part agrees to buy from the said party of the first part, all that certain real property situate in the City of San Bernardino, County of San Bernardino, State of California, described as follows, to-wit:

All of Block "D" of WOZENCRAFT PLACE SUBDIVISION, as per plat thereof recorded in Book 5 of Maps, at page 47, Records of San Bernardino County;

at and for the sum of Twenty-five Hundred Dollars (\$2500.00), payable as follows, to-wit:

Five Hundred Dollars (\$500.00) upon the execution of this agreement, the receipt of which is hereby acknowledged, and the further sum of Two Thousand Dollars (\$2000.00) payable on ^{delivery of deed therefor} ~~or before the year from date hereof~~, together with ~~interest on said sum of \$2000.00 at the rate of seven per cent per annum from date, interest payable semi-annually.~~

Said party of the first part agrees that upon payment of the full amount of the purchase price of said land, that it will execute and deliver to said party of the second part a good and sufficient deed conveying the title thereof to said party of the second part free and clear of all incumbrances.

IN WITNESS WHEREOF, the said party of the first part has caused its corporate name and seal to be hereunto affixed by its proper officers, being thereunto duly authorized, and the said party of the second part has signed the same.

CITY OF RIVERSIDE, a municipal corporation,
Party of the First Part,

By _____
Its _____

ATTEST _____
Its _____

R. C. Harrison
Party of the Second Part.

State of California,) ss
County of San Bernardino)

On this 20th day of August in the year one thousand
nine hundred twenty seven, before me B. L. Fleming a Notary
Public in and for the County of San Bernardino, State of California, residing
therein, duly commissioned and sworn, personally appeared _____
R. C. Harrison
known to me to be the person whose name is subscribed to the
within instrument, and _____ he acknowledged to me that _____ he
executed the same _____

Witness my hand and official seal at said county.

B. L. Fleming
Notary Public in and for the County of
San Bernardino, State of California.

Approved as to form
George A. French
City Attorney