

GRANT DEED.

914

1
2
3 The San Jacinto Land Company Ltd., a corporation,
4 hereby grants, transfers and conveys to the City of Riverside,
5 a municipal corporation located in the County of Riverside, California,
6 all that certain real property located in said City of Riverside and
7 particularly described as follows:

8 Beginning at a point on the southerly line of
9 Lot 3, Block 3, Arlington Heights, as recorded in
10 Book 11 of Maps, pages 20 and 21, Records of San
11 Bernardino County, California, said point being de-
12 scribed in Deed recorded in Book 489 of Deeds, at
13 page 18 thereof, Records of Riverside County, Calif-
14 ornia, as being 390.95 feet easterly from the south-
15 westerly corner of said Lot 3; thence north 34 degrees
16 0 minutes west, 18.2 feet; thence south 56 degrees 0
17 minutes west, 25.16 feet, more or less, to the southerly
18 line of said Lot 3; thence south 88 degrees 7 minutes
19 east, 31.05 feet, more or less to the point of beginning.

20 The above described parcel being southerly of the
21 northerly line of Dufferin Avenue, produced westerly.

22 To have and to hold to the said grantee, its successors
23 and assigns forever.

24 IN WITNESS WHEREOF said grantor has hereunto caused
25 this Deed to be executed by its officer thereunto duly authorized.

26 San Jacinto Land Co Ltd
27 President.

28 By Arthur S. Holden
29 Secretary.
30 its attorney in fact.

31 State of California)
County of Riverside)

On this _____ day of October, 1928, before me, _____
_____, a Notary Public in and for said County and
State, personally appeared _____ and _____
_____, known to me to be the President and Secretary
respectively of the corporation that executed the within instrument

FROM OFFICE OF
WALTER C. DAVISON
CITY ATTORNEY
RIVERSIDE, CALIFORNIA

RECEIVED
CITY ENGINEER

FILED TO
COUNTY

10

944

1460

DESCRIPTION
W. E. M.

State of California, }
COUNTY OF RIVERSIDE } ss.

On this 8th day of October in the year one thousand nine hundred and
twenty-eight before me, F. E. Dinsmore a Notary Public, in and for said County
of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared Arthur S. Holden

personally known to me to be the person described in and whose name is
subscribed to the within instrument as the Attorney. in fact of The San Jacinto
Land Company, Ltd
and the said Arthur S. Holden acknowledged to me
that he subscribed the name of The San Jacinto Land Company
thereunto as principal, and his own name as Attorney in fact.

In witness whereof, I have hereunto set my hand and Official Seal at my
office in Riverside, in the said County
the day and year in this Certificate first above written.

[ATTORNEY IN FACT—Walter D. Clark, Printer, 1m 7 22]

F. E. Dinsmore
Notary Public in and for Riverside County, State of California

944

RESOLUTION NO. 1460 (NEW SERIES)

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF RIVERSIDE ACCEPTING A DEED.

RESOLVED; by the Common Council of the City of Riverside, that deed dated October 8, 1928, executed by the SAN JACINTO LAND COMPANY, LTD., a corporation, to the CITY OF RIVERSIDE, a municipal corporation, of the County of Riverside, State of California, for the following described premises situated in the City of Riverside, County of Riverside, State of California, and more particularly described as follows, to-wit:

Beginning at a point on the southerly line of Lot 3, Block 3, Arlington Heights, as recorded in Book 11 of Maps, pages 20 and 21, Records of San Bernardino County, California, said point being described in Deed recorded in Book 489 of Deeds, at page 18 thereof, Records of Riverside County, California, as being 390.95 feet easterly from the southwesterly corner of said Lot 3; thence north 34 degrees 0 minutes west, 18.2 feet; thence south 56 degrees 0 minutes west, 25.16 feet, more or less, to the southerly line of said Lot 3; thence south 88 degrees 7 minutes east, 31.05 feet, more or less to the point of beginning.

The above described parcel being southerly of the northerly line of Dufferin Avenue, produced westerly,

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 Engineer of said City.

I, G. Albert Mills, the duly elected, qualified and acting Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly introduced and adopted by the Common Council of said City at its meeting held on the 23rd day of October, 1928, by the following vote:

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

Noes: None.

Absent: None.

G. Albert Mills
Clerk of the City of Riverside.

I hereby approve the foregoing resolution this 23rd day of October, 1928.

Edward M. Dight
Mayor of the City of Riverside.

2304

GRANT DEED

from

the San Jacinto Land
Company Ltd.,

to

the CITY OF RIVERSIDE.

*City Clerk
City Hall*

944

Book & Page

RECEIVED FOR RECORD

OCT 31 1928

at 15 Min. past 3 o'clock P.M. at

REQUEST OF

City Clerk

Copied in Book No. 789 of

DEEDS page 84 of

seq., Records of Riverside County,
California.

JACK A. ROSS Recorder

By *J. P. Row*,
Deputy Recorder.

Fees \$ *None/10*

COMPARED

Document L. H. Hyde

Book L. Thomas

WALTER C. DAVISON
CITY ATTORNEY
OF THE
CITY OF RIVERSIDE
CALIFORNIA

944

10/28

Security Title Insurance and Guarantee Company

RIVERSIDE OFFICERS

GLEN W. CHAPMAN, VICE-PRESIDENT AND MANAGER
FRED E. DINSMORE, VICE PRESIDENT
DOROTHY T. AYERS, ASSISTANT SECRETARY AND ASSISTANT TREASURER
ADA SMITH, ASSISTANT SECRETARY AND ASSISTANT TREASURER

GENERAL OFFICERS

A. L. SLOAN, CHAIRMAN OF THE BOARD
GLENN A. SCHAEFER, PRESIDENT AND GENERAL MANAGER
T. W. HAYMOND, VICE PRESIDENT, SECRETARY AND GENERAL COUNSEL
GEORGE H. WOODRUFF, VICE PRESIDENT
RUSSELL S. PADGET, VICE PRESIDENT AND TREASURER
WM. S. PORTER, VICE PRESIDENT
GLEN W. CHAPMAN, VICE PRESIDENT
E. M. MCCARDLE, VICE PRESIDENT
JAMES R. FORD, VICE PRESIDENT
L. R. LACKEY, VICE PRESIDENT
WM. T. DINSMORE, VICE PRESIDENT
BESSIE L. PETERS, ASSISTANT TREASURER



Riverside, California

OFFICES

LOS ANGELES

RIVERSIDE	FRESNO
SAN BERNARDINO	MADERA
EL CENTRO	MERCED
SANTA BARBARA	MODESTO
SAN LUIS OBISPO	STOCKTON
VENTURA	JACKSON
VISALIA	SAN ANDREAS
HANFORD	SONORA

Guarantee

86887.

LL/A-90.

Issued for the sole benefit and protection of

Lily M. Merickel and San Jacinto Land Company, Ltd.,

and the successor or successors in interest thereof.

After an examination of the Official Records of the City of Riverside, and of the County of Riverside, State of California, and of the County of San Bernardino, prior to the formation of Riverside County, in relation to the record title to that certain tract of land hereinafter described, the

Security Title Insurance and Guarantee Company

A CORPORATION QUALIFIED UNDER THE LAWS OF THE STATE OF CALIFORNIA TO ISSUE GUARANTIES AND POLICIES OF INSURANCE AFFECTING TITLES TO REAL ESTATE

hereby Guarantees in a sum not to exceed \$150.00

that said title, as appears from said records, is vested in

LILY M. MERICKEL,

By Deed to her dated August 28, 1924,
as to Parcel 1 hereinafter described;

and in

THE SAN JACINTO LAND COMPANY, LTD.,

a corporation,

as to Parcel 2 hereinafter described.

FREE OF ALL INCUMBRANCES:

EXCEPT 1st:-

Taxes for the current fiscal year, 1928-29,
payable in October, 1928.

2nd:-

A right of way reserved to Riverside Trust Company, Limited, its successors and assigns, over and across the property hereinafter described, for the purpose of constructing, maintaining and operating all necessary distributing flumes, pipes, water ways or conduits and connections, and such appliances as may be proper to be constructed, maintained or used in connection therewith, also provision contained in said deed providing that the holder of title shall keep all streets and avenues to the center line thereof in front or bordering upon said lots in good repair and condition at all times, and plant and maintain thereon and therein on such lines as may be described by the Engineer of said Riverside Trust Company, Limited, shade or ornamental trees, with penalty that in case of default said Riverside Trust Company, Limited, may keep the same in such repair and plant and maintain such trees at the expense of the holder of title, which cost of expense with legal interest shall on demand be paid by the holder of title to said property.

The rights under said provision in said conveyance appear to have been conveyed by the Riverside Trust Company Limited, to the City of Riverside by Deed recorded June 26, 1902.

-: DESCRIPTION :-

All that certain real property situated in the Acquisition and Improvement District No. 1, City of Riverside, County

of Riverside, State of California, and particularly described as follows, to-wit:-

PARCEL 1:- Beginning at a point on the Southerly line of Lot Three (3), Block Three (3), Arlington Heights, as shown by map recorded in Book 11, at pages 20 and 21 of Maps, San Bernardino County Records, said point being Two Hundred Ninety-three and Seventy Hundredths (293.70) feet Westerly from the Southeasterly corner of said Lot 3; thence Westerly on the Southerly line of said Lot 3, One Hundred Five and Forty-three Hundredths (105.43) feet, more or less, to a point, said point being described in Deed recorded in Book 613, at page 581 of Deeds, Riverside County Records, as North 88° 07' West, 399.05 feet from the Southeasterly corner of said Lot 3; thence North 34° 0' West, 18.2 feet; thence North 56° 0' East, 323.30 feet, more or less, to the Easterly line of said Lot 3; thence Southerly on the Easterly line of said Lot 3, 80 feet; thence South 56° 0' West, 237.96 feet, more or less, to the point of beginning.

PARCEL 2:- Beginning at a point on the Southerly line of Lot 3, Block 3 Arlington Heights, as shown by the above described Map, said point being described in Deed recorded in Book 489, at page 18 of Deeds, Riverside County Records, as being 390.95 feet Easterly from the Southwesterly corner of said Lot 3; thence North 34° 0' West, 18.2 feet; thence South 56° 0' West, 25.16 feet, more or less, to the Southerly line of said Lot 3; thence South 88° 07' East, 31.05 feet, more or less, to the point of beginning.

JLB.

TERMS AND CONDITIONS OF THIS GUARANTEE

I. **Construction of Contract:** This instrument shall be construed as an insurance of the record title, based upon the evidence of the official records mentioned as examined.

II. **Liability:** This Company guarantees and insures, as their respective interests shall appear, the persons mentioned as beneficiaries hereof, and their successors in interest by conveyance, assignment, pledge or hypothecation, against loss or damage by reason of any error, omission or mistake in this guarantee, either of fact or opinion, concerning the record title of the tract of land herein described, or concerning the lien or priority of any encumbrance thereon, as shown by said official records at the date hereof. Provided, this Company shall be liable only for the actual pecuniary loss to such persons, and for a total sum not in excess of the amount of this Guarantee.

III. **Transfer of Guarantee:** The benefits of this Guarantee shall inure to each such successor in interest, and no assignment of this Guarantee shall be required to secure such rights.

IV. **Statement of Records and Matters Not Examined:** This Guarantee does not include an examination of, or a report on:

1. Records of any county, city, municipality, local district or public office, except the official records mentioned on the first page hereof;
2. Existing unrecorded roads and easements, proceedings for municipal improvements prior to becoming a record lien, adverse rights or claims and other matters affecting title or possession not shown by said official records;
3. Reservations in United States and State patents, mining claims, water rights, ownership of subterranean waters, governmental restrictions or control of the use and occupancy of said land or any building thereon.

IN TESTIMONY WHEREOF, the SECURITY TITLE INSURANCE AND GUARANTEE COMPANY has caused these presents to be signed by its officers duly authorized under its seal at its office in the city of Riverside California, this 8th day of October, in the year one thousand nine hundred and twenty-eight at 8:00 o'clock A. M.

SECURITY TITLE INSURANCE AND GUARANTEE COMPANY,

By

Dorothy I. Ayers

Its Assistant Secretary

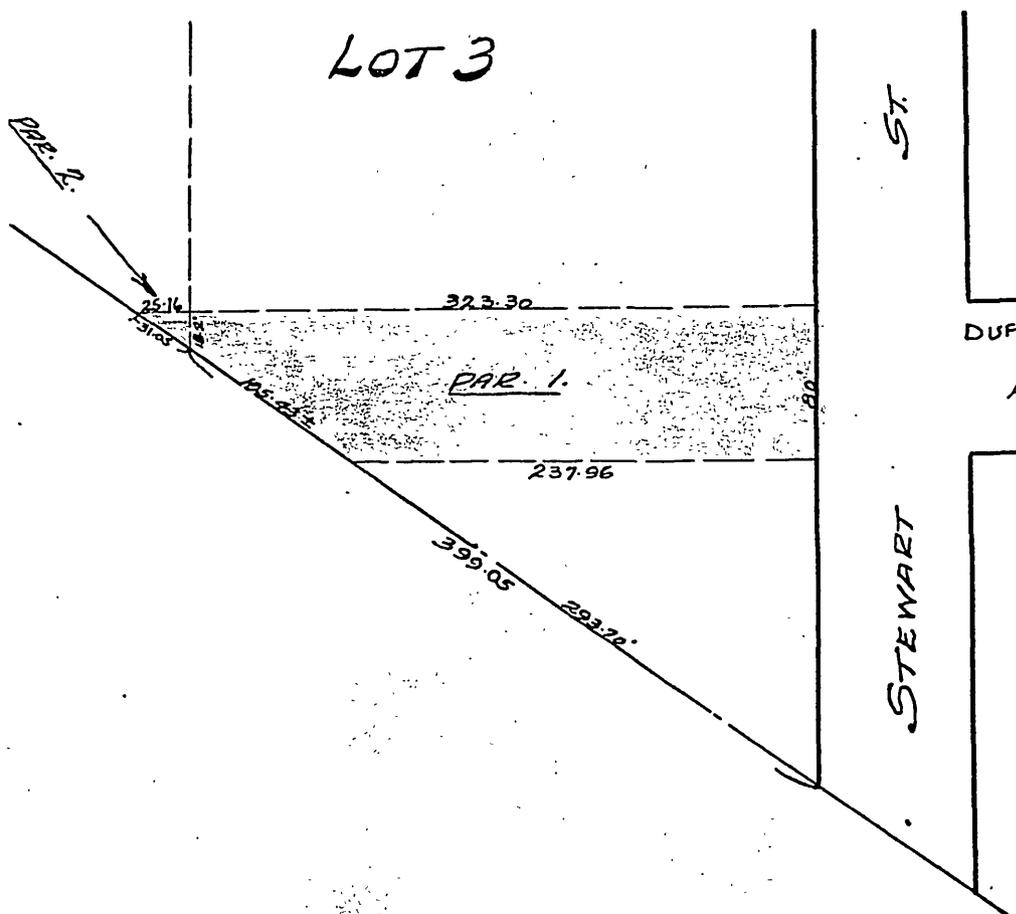
By

Glen W. Chapman

Its Vice-President



LOT 3



DUFFERIN AVE.

ST.

STEWART

Security Title Insurance and Guarantee Company

ISSUES GUARANTEES OF TITLE,
POLICIES OF TITLE INSURANCE AND
ACTS AS ESCROW AGENT.

GUARANTEE FUND
\$100,000.00

DEPOSITED WITH STATE
TREASURER OF CALIFORNIA

86897

**GUARANTEED
ON TITLE**

Portion of Lot 3,
Blk. 3 of Arling-
ton Hts.



**Security
Title
Insurance
and
Guarantee
Company**

EIGHTH AND ORANGE STREETS
RIVERSIDE, CALIFORNIA

UNDER DIRECT SUPERVISION OF THE
STATE INSURANCE COMMISSIONER

CAPITAL AND SURPLUS OVER
\$2,000,000.00

**Security Title Insurance Company
and Guarantee Company**

ISSUES
POLICIES OF TITLE INSURANCE, GUARANTEES OF TITLE AND
TRANSACTS A GENERAL TITLE BUSINESS IN SEVENTEEN
COUNTIES OF CALIFORNIA. THE COMPANY ALSO
RENDERS A COMPLETE AND COMPREHENSIVE
ESCROW SERVICE ON PROPERTY ANYWHERE.

ORDERS FOR EITHER SERVICE MAY BE PLACED THROUGH ANY OF ITS OFFICES

Amador County	Security Title Insurance and Guarantee Co. Jackson California
Calaveras County	Security Title Insurance and Guarantee Co. San Andreas California
Fresno County	Security Title Insurance and Guarantee Co. 1138 Fulton St. Fresno
Imperial County	Security Title Insurance and Guarantee Co. 616 Main St. El Centro
Kings County	Security Title Insurance and Guarantee Co. 207 West 7th St. Hanford
Los Angeles County	Security Title Insurance and Guarantee Co. 532-534 W. Sixth St. Los Angeles
Madera County	Security Title Insurance and Guarantee Co. Abstract Bldg. Madera
Merced County	Security Title Insurance and Guarantee Co. 552 17th St. Merced
Riverside County	Security Title Insurance and Guarantee Co. 8th and Orange Sts. Riverside
San Bernardino County	Security Title Insurance and Guarantee Co. 480 Court St. San Bernardino 12 West Citrus St. Redlands
San Joaquin County	Security Title Insurance and Guarantee Co. 30-34 N. San Joaquin St. Stockton
San Luis Obispo County	Security Title Insurance and Guarantee Co. 975 Osos St. San Luis Obispo
Santa Barbara County	Security Title Insurance and Guarantee Co. 1014 State St. Santa Barbara
Stanislaus County	Security Title Insurance and Guarantee Co. Title Insurance Bldg. Modesto
Tulare County	Security Title Insurance and Guarantee Co. Title Insurance Bldg. Visalia
Tuolumne County	Security Title Insurance and Guarantee Co. Sonora California
Ventura County	Security Title Insurance and Guarantee Co. 831 Main St. Ventura

**Security Title Insurance Company
and Guarantee Company**

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