

STATE OF CALIFORNIA)
County of Los Angeles) ss.

On this 26th day of May, A.D. 1925, before me, G.M.Hysong, a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared E.E. Peacock, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he 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.

(NOTARIAL SEAL) G.M. Hysong,
Notary Public in and for said County and State.

#873

Received for record Mar 14, 1932 at 8 o'clock A.M. at request of L.M.Harlow. Copied in Book No. 70 of Official Records, page 39, et seq., records of Riverside County, California.

Fees \$1.20 Jack A. Ross, Recorder

Compared: Copyist L.H.Hyde; Comparer M.Aldrick

E.E. PEACOCK)
TO) WARRANTY DEED
MRS. GERTRUDE MILLER .)

THIS INSTRUMENT, Made the Twelfth Day of December in the year of Our Lord, nineteen hundred and Twenty five between E.E. PEACOCK, Los Angeles, California, the party of the first part, and MRS. GERTRUDE MILLER, Los Angeles, California, the party of the second part,

WITNESSETH: That the said party of the first part for and in consideration of the sum of Ten And No/100 Dollars, gold coin of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said party of the second part, and to her heirs and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the N.W. Quar. Sec. 15 Twp. 4 S. R. 6 W. S.E.B.M. County of Riverside, and State of California, and bounded and particularly described as follows, to-wit:

Commencing at the North West Corner Section 15, Twp. 4 South Range 6 West, S.E.B.M. Thence South 2268.49 feet, Thence East 855.39 feet to point of beginning. Thence South 19 degrees 46 minutes 11 seconds West 55 feet, thence North 83 degrees 11 minutes 40 seconds West 151.38 feet, thence North 21 degrees 10 minutes 10 seconds West 50 feet, thence South 86 degrees 04 minutes 51 seconds East 187.41 feet, to the above point of beginning in the North West Quarter of said Section 15, The above described parcel of land is to be known as Lot 17 - Block D.

The party of the first part reserves to himself or his assigns, right-of-way or easements for telephone lines, power lines, pipe lines, sewers, or for other

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3-14-32

necessary or useful purposes in, on, above or below the area of the above described property; also all water rights and all water flowing over or under or percolating through said land and the rights to develop said water and its uses for the benefit of the grantor or his assigns, except however, water for domestic use and purposes. Also reserving the oil and mineral rights.

THIS DEED is granted with the expressed provision that none of the property herein granted shall ever be sold or assigned to, or be occupied by persons other than those of the Caucasian Race. That a Free Life Membership in the Temescal Country Club, Incorporated under the laws of the State of California, is given to the party of the second part, and is appurtenant to said deed as a bonus to the Grantee herein, and the assigning or conveying of said property herein described and granted shall automatically assign and transfer said Life Membership.

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.

TO HAVE AND TO HOLD, the same to the said Mrs. Gertrude Miller, her heirs and assigns forever; and the said first party does hereby covenant with the said Mrs. Gertrude Miller, and her legal representatives, that the said real estate is free from all encumbrances, and that he will and his heirs, executors and administrators shall WARRANT AND DEFEND, the same to the said Mrs. Gertrude Miller - her heirs and assigns forever, against the just and lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF the said party of the first part has hereunto set his hand and seal the day and year first above written.

E.E. Peacock (Seal)

STATE OF CALIFORNIA)
County of Los Angeles) ss.

On this Twelfth day of December, A.D. 1925, before me, G.M.Hysong, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared E.E. Peacock, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he 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.

(NOTARIAL SEAL) G.M. Hysong,
Notary Public in and for said County
and State.

Received for record Mar 14, 1932 at 8 o'clock A.M. at request of L.M.Earlow. #874
Copied in Book No. 70 of Official Records, page 40, et seq., records of Riverside
County, California.

Fees \$1.20 Jack A. Ross, Recorder.

Compared: Copyist L.H.Hyde; Comparer M. Alrick

And it is further mutually covenanted and agreed that in all other respects whatsoever said agreement of March 9, 1911 shall be and remain in full force and effect.

IN WITNESS WHEREOF, Southern Pacific Land Company, has caused these presents in duplicate to be signed by its Land Commissioner therunto duly authorized and Joseph E. Beck and I. Weinberger have hereto set their names on the 9th day of March, 1916

Countersigned, C. P. Muelch
For Auditor.

SOUTHERN PACIFIC LAND COMPANY

By B. A. McAllister, Land Commissioner

Joseph E. Beck

I. Weinberger, Purchaser

Received for Record, Jan 22, 1925, at 30 min past 4 o'clock P.M. at request of \$1566
D. C. Burrey, Copied in Book No. 646 of Deeds page 67 et seq., Records of Riverside County, California.

Fees \$7.20

F. B. Dismore, Recorder.

COMPAED: Copyist: L. Shippee; Comparer: L. B. Boynton.

-900-

E. E. PEACOCK)
AND) WARRANTY DEED.
CLIFFORD HOWE)

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Page 75
6-22-25

THIS INSTRUMENT, made the sixth day of April in the year of our Lord nineteen hundred and twenty five between E. E. PEACOCK Los Angeles, California, the party of the first part, and CLIFFORD HOWE, Downey, California, the party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of ten and no/100 dollars gold coin of the United States of America to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged does by these presents grant, bargain, sell, convey and confirm unto the said party of the second part and to his heirs and assigns forever, all that certain lot or parcel of land situate lying and being in the SW quar. Sec. 15 Twp. 4 S. R 6 W. S.B.B.M. County of Riverside, and State of California, and bounded and particularly described as follows, to-wit:

Beginning at a point which is known to be 2659.10 feet south and 2029.09 feet east of the northwest corner of section 15, Twp. 4 south, range 6 west, S.B.B.M. thence north 13 degrees 45 minutes west 80 feet to a point in the northwest quarter of section 15, thence south 86 degrees 18 minutes 24 seconds west 96.88 feet thence south 40 degrees 42 minutes 12 seconds east 65.47 feet to a point in the south west quarter of section 15, thence north 77 degrees 40 minutes 15 seconds east 67.81 feet to the above point of beginning, in the southwest quarter of section 15 Twp. 4 south, range 6 west, S.B.B.M. The above described parcel of land is to be known as Lot number 436 Block D.

The party of the first part reserves to himself or his assigns, right of way or easements for telephone lines, power lines, pipe lines, sewers or for other necessary or useful purposes in, on above or below the area of the above described property; Also all water rights, and all water flowing over or under or percolating through said land, and the rights to develop said water and its uses for the benefit of the grantor or his assigns, except however, water for domestic uses and purposes. Also reserving the oil and mineral rights.

THIS DEED is granted with the expressed provision that none of the property

herein granted shall ever be sold or assigned to, or be occupied by persons other than those of the Caucasian Race. That a free life membership in the Temescal Country Club, incorporated under the laws of the State of California, is given to the party of the second part and is appurtenant to said deed as a bonus to the grantee herein, and the assigning or conveying of said property herein described, and granted shall automatically assign and transfer said life membership

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.

TO HAVE AND TO HOLD the same to the said Clifford Howe his heirs and assigns forever; and the said first party does hereby covenant with the said Clifford Howe and his legal representatives, that the said real estate is free from all encumbrances and that he will and his heirs executors and administrators shall warrant and defend the same to the said Clifford Howe his heirs and assigns forever, against the just and lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

E.E. Pascock (SEAL)

State of California)
(ss.
County of Los Angeles)

On this sixth day of April A.D. 1925 before me, G. M. Eysong, a Notary Public in and for the said county and state, residing therein, duly commissioned and sworn, personally appeared E.E. Pascock known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he 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.

G. M. Eysong, Notary Public in and for said
county and state.

(NOTARIAL SEAL)

#1559

Received for Record, Jan 22, 1925, at 40 min. past 1 o'clock P.M. at request of Grantee. Copied in Book No. 646 of Deeds page 75 et seq. Records of Riverside County, California.

Fees \$1.40

F. W. Wigmore, Recorder.

COMPARED: Copyist: L. Shippee; Comparer: L. B. Boynton.

FLORE

Received for Record, Feb. 15, 1926, at 4 1/2 min. past 2 o'clock P.M. at request of City Clerk. Copied in Book No. 663 of Deeds page 287 et seq., Records of Riverside County, California.

Jack A. Ross, Recorder.

Fees None.

By F. B. Row, Deputy Recorder.

COMPARED: Copyist: L. Shippee; Comparer: E. Lettering.

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E. E. PEMCOCK)
AND) WARRANTY DEED.
JAMES DEEA)

THIS INSTRUMENT, made the twenty sixth day of May in the year of our Lord nineteen hundred and twenty five between E. E. PEMCOCK, Los Angeles, California, the party of the first part, and JAMES DEEA, Los Angeles, California, the party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of ten and no/100 dollars, gold coin of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the SW Quar. Sec. 15, Twp. 4 S. R. 6 W. S.B.B.M. County of Riverside, and State of California, and bounded and particularly described as follows, to-wit:

Beginning at a point which is known to be 2722.15 feet south and 1481.51 feet east of the northwest corner of section 15, Twp. 4 south, range 6 west, S.B.B.M. thence south 63 degrees 56 minutes east 50 feet; thence north 87 degrees 49 minutes east 37.59 feet thence north 7 degrees 05 minutes 30 seconds west 214.11 feet to a point in the north west quarter of section 15, thence south 16 degrees 18 minutes 30 seconds west 200 feet to the above point of beginning in the southwest quarter of section 15. The above description describes a parcel of land situate, lying and being in the southwest quarter and northwest quarter of section 15, Twp. 4 south, range 6 west, S.B.B.M. and is to be known as Lot number 447- Block D.

The party of the first part reserves to himself or his assigns, right of way or easements for telephone lines, power lines, pipe lines, sewers, or for other necessary or useful purposes in, on, above or below the area of the above described property; also all water rights, and all water flowing over or under or percolating through said land, and the rights to develop said water and its uses for the benefit of the grantor or his assigns, except however water for domestic uses, and purposes, also reserving the oil and mineral rights.

This deed is granted with the expressed provision that none of the property herein granted shall ever be sold or assigned to, or be occupied by persons other than those of the Caucasian race. That a free life membership in the Temascal Country Club, incorporated under the laws of the State of California, is given to the party of the second part and is appurtenant to said deed as a bonus to the grantee herein, and the assigning or conveying of said property herein described and granted shall automatically assign and transfer said life membership.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto in anywise belonging, or in anywise appertaining, and the surveies and reversiones, remainder and reservations, rights, and interests therein.

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Page 288
2-12-26

TO HAVE AND TO HOLD the same to the said James Erha his heirs and assigns forever; and the said first party does hereby covenant with the said James Erha and his legal representatives that the real estate is free from all encumbrances and that he will and his heirs, executors and administrators shall warrant and defend the same to the said James Erha his heirs and assigns forever, against the just and lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereto set his hand and seal the day and year first above written.

E.E. Peacock (Seal)

State of California)
County of Los Angeles) ss.

On this 26th day of May, A.D. 1925, before me, C. M. Hysong, a Notary Public in and for said county and state, residing therein, duly commissioned and sworn, personally appeared E.E. Peacock known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

C. M. Hysong, Notary Public in and for said county and state.

(NOTARIAL SEAL)

Received for Record, Feb. 18, 1926, at 20 min. past 11 o'clock A.M. at request FIOLE of James Erha. Copied in Book No. 663 of Deeds page 283 et seq., Records of Riverside County, California.

Fees \$1.40

Jack A. Ross, Recorder.

COMPARED: Copyist: L. Shippee; Comparer: E. Kettering.

~~EMELINE M. DAVIS)
AND) DEED OF GIFT
DANIEL B. DAVIS)~~

~~THIS INSTRUMENT, made the 15th day of February in the year of our Lord nineteen hundred and twenty six between EMELINE M. DAVIS, a widow, County of Riverside, State of California, the party of the first part, and DANIEL B. DAVIS, husband of Clara W. Davis, the party of the second part,~~

~~WITNESSETH: That the said party of the first part for and in consideration of the love and affection which the said party of the first part has and bears unto the said party of the second part, as also for the better maintenance, support, protection and livelihood of said party of the second part, does by these presents, give, grant, alien and confirm, unto the said party of the second part and to his heirs and assigns forever, all that certain lot, piece or parcel of land, situate, lying and being in the County of Riverside, State of California, and bounded and particularly described as follows; to-wit:~~

~~The northwest quarter (NW $\frac{1}{4}$) of the southeast quarter (SE $\frac{1}{4}$) of section thirty four (34), township five (5) south, range two (2) west, San Bernardino Base and Meridian, containing 40 acres.~~

~~TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions and reversions, remainders and remainders, rents, issues and profits thereof.~~

~~TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances and privileges thereto in anywise appertaining unto the said party of the second part,~~

Book 795
Page 319
1-9-29

E. E. PERCOCK)
TO (WARRANTY DEED
GEORGE B. HOLT)

THIS INDENTURE made the seventh day of August, in the year of our Lord nineteen hundred and twenty five between E. E. PERCOCK, Los Angeles, California, the party of the first part, and GEORGE B. HOLT, Los Angeles, California, the party of the second part,

WITNESSETH: that the said party of the first part, for and in consideration of the sum of Ten and no/100 dollars, gold coin of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the N.W. quar. Sec. 15, Twp. 4 S. R. 6 W. S. B. B. M. County of Riverside, and State of California, and bounded and particularly described as follows, to-wit:

Commencing at the North west corner of Section 15 Twp. 4 South Range 6 West, S. B. B. M. Thence North 2802.66 feet; thence East 1573.26 feet, to point of beginning, thence South 9 degrees 14 minutes 30 seconds East 50 feet, thence south 67 degrees 15 minutes 15 seconds East 120.45 feet, thence North 5 degrees 45 minutes 27 seconds East 45 feet, thence North 87 degrees 31 minutes 18 seconds West 133.78 feet, to point of beginning, in the North West quarter said Section 15, the West line of the North west Quarter bears North 0 degrees 50 minutes 45 seconds east, the above described parcel of land is to be known as Lot number 409 Block D.

The party of the first part reserves to himself or his assigns, right of way or easements for telephone lines, power lines, pipe lines, sewers, or for other necessary or useful purposes in, on, above or below the area of the above described property; Also all water rights, and all water flowing over or under or percolating through said land, and the rights to develop said water and its uses for the benefit of the grantor or his assigns, except however, water for domestic uses and purposes. Also reserving the oil and mineral rights.

THIS DEED is granted with the express provision that none of the property herein granted shall ever be sold or assigned to, or be occupied by persons other than those of the Caucasian race. That a free life membership in the Temescoal Country Club, Incorporated under the laws of the State of California, is given to the party of the second part and is appurtenant to said deed as a bonus to the Grantee herein and the assigning or conveying of said property herein described and granted shall automatically assign and transfer said Life Membership.

TOGETHER with all and singular the tenements, hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the same to the said George B. Holt, his heirs and assigns forever; and the said first party does hereby covenant with the said George B. Holt, and his legal representatives that the said real estate is free from all encumbrances and that he will and his heirs, executors and administrators shall Warrant and Defend the same to the said George B. Holt heirs and assigns forever, against the just and lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF the said party of the first part has hereunto set his hand and seal the day and year first above written.

E. E. Peacock (Seal)

State of California,)
County of Los Angeles) (ss.

On this seventh day of August, A. D. 1925, before me, G. M. Hysong, a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared E. E. Peacock, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he 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.

G. M. Hysong
Notary Public in and for said
County and State.

(NOTARIAL SEAL)

#560

Received for record Jan 9, 1929, at 45 min. past 12 o'clock M. at request of Geo. B. Holt, Copied in Book No. 795 of Deeds, page 319, et seq., Records of Riverside County, California.

Fees \$1.40

Jack A. Ross, Recorder
By Dorothy F. Crofts, Deputy Recorder

Compared: Copyist: A. Lamkin; Comparer: E. Kettering

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EVA J. DOYLE)
TO ()
ANNIE MORRISON)

IN CONSIDERATION of Ten dollars, EVA J. DOYLE, a widow, does hereby grant to ANNIE MORRISON, a widow, all that real property situate in the Hemet Irrigation District County of Riverside, State of California, described as follows:

That portion of Lot Two(2) and the North half of Lot three (3) in block 226 of the Lands of the Hemet Land Company, lying southerly of a line described as follows, to-wit:

Beginning at a point on the Easterly line of said Lot 3, 147.08 feet south of the Northeast corner thereof said point being in the center of the Lake Hemet Water Company's rock and cement ditch; thence north 68 degrees 5 minutes West on the center line of the Lake Hemet Water Company's rock and cement ditch to the West line of said Lot 2, as shown by map recorded in the office of the County Recorder of the County of Riverside in Book 1 page 14 of maps.

Subject to second installment of 1928-29 taxes, conditions, restrictions and reservations of record.

WITNESS my hand this 5th day of January, 1929.

Eva J. Doyle

THE FIRST PART of the first part has heretofore been
conveyed to the first above written.

W. Pendock (Seal)

State of Missouri,
County of Jackson.

This conveyance was made August 11, 1910, before me, George W. ...
... residing in the County of Jackson, State of Missouri, duly commissioned
... known to me to be the first above written
... and acknowledged to me that he executed the same
... have heretofore been duly certified to official duty
... first above written.

W. Pendock
George W. ...
...

... and ... at ... o'clock ...
... of ...

W. Pendock
George W. ...

...

...

...

... of the first part, ...
... of the second part, ...
... of the second part, ...
... of the second part, ...
... of the second part, ...

...

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...

This Deed of Trust shall not be effective unless PRIOR TO ITS RECORDATION the trust is accepted by said Trustee, under its corporate name and seal, by a duly authorized Official thereof.

The words "Trustor" and "Beneficiary" wherever used in this instrument, shall be construed to include the plural as well as the singular number.

WITNESS the hands of said Trustor, the day and year first above written.

W. R. FOX

JESSIE L. FOX

The foregoing trust is hereby accepted.

(CORPORATE SEAL)

SECURITY TITLE INSURANCE AND GUARANTEE COMPANY,

By Nellie L. Carlson

Asst. Secretary

State of California, }
County of Riverside. } ss.

On this 17th day of April in the year one thousand nine hundred twenty-five, before me, Jules K. Covey, a Notary Public in and for said County and State, personally appeared W. R. FOX AND JESSIE L. FOX, his wife, known to me to be the persons described in and whose names are subscribed to the within instrument, and acknowledged that they executed the same.

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

Jules K. Covey

(NOTARIAL SEAL)

Notary Public in and for said
County and State.

Received for record May 7, 1925, at 30 Min. past 8 o'clock A.M. at request of #433
Security Title Ins. & Guar. Co. Copied in Book No. 635 of Deeds, page 581 et seq.,
Records of Riverside County, California.

Fees \$3.00

P. E. Dinsmore, Recorder.

Compared: Copyist: E. Kaufman; Comparer: L. Shippea

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E. E. PEACOCK)
TO)
MRS. M. A. BEAUMONT)

WARRANTY DEED

THIS INDENTURE, made the TWENTIETH day of APRIL in the year of our Lord nineteen hundred and twenty-five.

BETWEEN E. E. Peacock, Los Angeles, California, the party of the first part, and Mrs. M. A. Beaumont, Los Angeles, California, the party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten and no/100 Dollars, gold coin of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell, convey and confirm, unto

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Page 585
5-11-1925

the said party of the second part, and to her heirs and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the S.W. Quar. Sec. 15, Twp. 4 S.R. 6 W. S.B.B.M., County of Riverside and State of California, and bounded and particularly described as follows, to wit:

Beginning at a point which is known to be 2763.58 feet south and 1520.74 feet east of the North West Corner of Section 15, Twp. 4 South, Range 6 West, S.B.B.M. Thence North 63 degrees 56 minutes West 50 feet; thence South 16 degrees 18 minutes, 30 seconds West 100 feet, Thence South 63 degrees 56 minutes East 50 feet, Thence North 16 degrees 18 minutes 30 seconds East 100 feet to the above point of beginning. The above description describes a parcel of land situate, lying and being in the South West Quarter of Section 15, Twp. 4 South, Range 6 West, S.B.B.M., and is to be known as Lot Number 104 - Block D.

The party of the first part reserves to himself or his assigns, right-of-way or easements for telephone lines, power lines, pipe lines, sewers, or for other necessary or useful purposes in, on, above or below the area of the above described property; Also all water rights, and all water flowing over or under or percolating through said land, and the rights to develop said water and its uses for the benefit of the grantor or his assigns, except however, water for domestic uses and purposes. Also reserving the oil and mineral rights.

THIS DEED is granted with the expressed provision that none of the property herein granted shall ever be sold or assigned to, or be occupied by persons other than those of the CAUCASIAN RACE. That a free LIFE MEMBERSHIP in the TEMESCAL COUNTRY CLUB, incorporated under the Laws of the State of California, is given to the party of the second part and is appurtenant to said deed as a bonus to the GRANTEE herein, and the assigning or conveying of said property herein described and granted shall automatically assign and transfer said LIFE MEMBERSHIP.

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.

TO HAVE AND TO HOLD, the same to the said Mrs. M. A. BEAUMONT, her heirs and assigns forever; and the said first party does hereby covenant with the said Mrs. M. A. BEAUMONT and her legal representatives, that the said real estate is free from all encumbrances and that he will and his heirs, executors and administrators shall WARRANT AND DEFEND the same to the said Mrs. M. A. BEAUMONT, her heirs and assigns forever, against the just and lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

E. E. PEACOCK (SEAL)

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

On this Twentieth day of April, A.D., 1925, before me, C. M. Hysong, a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared E. E. Peacock known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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.

(NOTARIAL SEAL)

C. M. HYSONG
Notary Public in and for said County and State

Received for record May 11, 1925, 8 o'clock A.M., at request of Grantee. Copied #643
in Book No. 635 of Deeds, page 585 et seq., Records of Riverside County, California.
Fees \$.30 F. E. Dinmore, Recorder

Compared: Copyist: E. Kauffman; Comparer: L. Shippee

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HARVEY W. OTIS and
MARJORIE OTIS, his wife

QUITCLAIM DEED

TO
HELMAN COMMERCIAL TRUST
AND SAVINGS BANK, a
corporation

THIS INSTRUMENT, Made the 2nd day of May, A.D., 1925, between Harvey W. Otis and
Marjorie Otis, his wife, the parties of the first part, and HELMAN COMMERCIAL TRUST
AND SAVINGS BANK, a corporation, as trustee, the party of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of
the sum of Ten Dollars, lawful money 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, re-
lease, and forever quitclaim, unto the said party of the second part, and to its
successors and assigns, all the certain lot, piece or parcel of land situate, lying
and being in the County of Riverside, State of California, and bounded and particularly
described as follows, to-wit:

The Southeast Quarter and the South Half of the Northeast Quarter of Section 25,
Township 4 South, Range 4 East, S.B.B. & M., as shown by United States Government
Survey.

This Deed is given for the express purpose of eliminating from the records that
certain Agreement made and entered into on the 3rd day of March, 1925, by and between
E. K. De Vall, as party of the first part, and H. W. Otis and Harvey W. Otis, as
parties of the second part, and recorded March 9, 1925, in Book 631, page 187 of Deeds,
records of Riverside County, California; and also Agreement between E. K. De Vall and
H. W. Otis & Son, recorded December 19, 1924, in Book 624, page 172 of Deeds, records
of Riverside County, California.

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, property, possession, claim and demand whatsoever, as well as
in law as in equity, of the said parties 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 appar-
tenances, unto the said party of the second part, and to its successors and assigns
forever.

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

HARVEY W. OTIS (SEAL)
MARJORIE OTIS (SEAL)

CECILY A. JAMES)
TO)
WILLIAM E. HAMPTON et al)
QUITCLAIM DEED

CECILY A. JAMES (a widow) in consideration of Ten (\$10.00) Dollars, to her in hand paid, receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim to WILLIAM E. HAMPTON and FRANCES HAMPTON, his wife, as joint tenants, with right of survivorship, the real property in the City of Elsinore, County of Riverside, State of California, described as:

Lots Fifteen (15) and Sixteen (16) in Block "B" of Hampton's First Addition to Elsinore, according to map on file in the office of the County Recorder of the County of San Diego, State of California, in Book Four (4) of Maps, at page 267 thereof.

TO HAVE AND TO HOLD to said Grantees, their heirs or assigns forever.

WITNESS my hand this 28th day of April, 1927.

CECILY A. JAMES
MRS. C. A. JAMES

STATE OF CALIFORNIA)
County of Riverside) ss

On this 28 day of April, 1927, before me, Jessie F. Taylor, a Notary Public in and for said county, personally appeared CECILY A. JAMES (a widow) also known as Mrs. C. A. James, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal.

JESSIE F. TAYLOR
Notary Public in and for Riverside
County, State of California

(NOTARIAL SEAL)

My Commission expires Aug. 19, 1928

#1275

Received for record Jun 16, 1927, at 30 Min. past 11 o'clock A.M., at request of GRANTEE. Copied in Book No. 719 of Deeds, page 120, Records of Riverside County, California.

Jack A. Ross, Recorder
By F.B.Row, Deputy Recorder

Fees \$.90

Compared: Copyist E.Kauffman; Comparer L.Thompson

Book 719
Page 120
6-16-27

E. E. PEACOCK, Trustee)
TO)
JACOB WEGENER)
WARRANTY DEED

THIS INDENTURE, Made the 29th day of April in the year of our Lord nineteen hundred and twenty-seven, between E. E. PEACOCK, Trustee, Los Angeles, California, the party of the first part, and JACOB WEGENER, Hollywood, California, the party of the second part;

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten and no/100 Dollars, gold coin of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby

acknowledged, does by these presents grant, bargain, sell, convey and confirm, unto the said party of the second part, and to his heirs and assigns forever, all the certain lot, piece or parcel of land situate, lying and being in the NW Cor. Sec. 15, Twp. 4 S., R. 6 W., S.B.B.M., County of Riverside, and State of California, and bounded and particularly described as follows, to-wit:

Commencing at the Northwest corner Section 15, Twp. 4 S., R. 6 W., S.B.B.M.; thence South 2313.79 feet; thence East 2520.26 feet to point of beginning; thence North 89 degrees 14 minutes West 50.00 feet; thence South 0 degrees 46 minutes West 125.00 feet; thence South 89 degrees 14 minutes East 50 feet; thence North 0 degrees 46 minutes East 125.00 feet to point of beginning, situated in the Southwest Quarter Section 15. The above described parcel of land is to be known as Lot Number 588, Block D.

The party of the first part reserves to himself, or his assigns, right-of-way or easements for telephone lines, power lines, pipes lines, sewers, or for other necessary or useful purposes in, on, above or below the area of the above described property; also all water rights, and all water flowing over or under or percolating through said land, and the rights to develop said water and its uses for the benefit of the Grantor, or his assigns, except, however, water for domestic uses and purposes. Also reserving the oil and mineral rights.

This Deed is granted with the expressed provision that none of the property herein granted shall ever be sold or assigned to, or be occupied by persons other than those of the Caucasian race. That a free life membership in the Temescal Country Club, incorporated under the laws of the State of California, is given to the party of the second part, and is appurtenant to said deed as a bonus to the Grantee herein, and the assigning or conveying of said property herein described and granted shall automatically assign and transfer said Life Membership.

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.

TO HAVE AND TO HOLD the same to the said JACOB WEGENER, his heirs and assigns forever; and the said first party does hereby covenant with the said Jacob WEGENER and his legal representatives, that the said real estate is free from all encumbrances, and that he will and his heirs, executors and administrators shall warrant and defend the same to the said JACOB WEGENER, - heirs and assigns forever, against the just and lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part hereunto set his hand and seal the day and year first above written.

E. E. PEACOCK, Trustee (SEAL)

STATE OF CALIFORNIA)
County of Los Angeles) ss

On this 29th day of April A.D. 1927, before me, Mabel C. Duvall, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared E. E. PEACOCK - known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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.

(NOTARIAL SEAL)

MAHEL C. DUVALL

Notary Public in and for said
County and State

#1276

Received for record Jun 16, 1927, at 30 min. past 12 o'clock P.M., at request of GRANTEE. Copied in Book No. 719 of Deeds, page 120 et seq., Records of Riverside County, California.

Jack A. Ross, Recorder

Fees \$1.20

By Dorothy E. French, Deputy Recorder

Compared: Copyist E. Kauffman; Comparer L. Thompson

FRANK J. ARDOLF et al)
TO) GRANT DEED
THE GARNSEY INVESTMENT CO.)

FRANK J. ARDOLF and HELEN ARDOLF, husband and wife, of the City of Los Angeles, County of Los Angeles, State of California, in consideration of Twenty-Five and no/100 Dollars, to them in hand paid, receipt of which is hereby acknowledged, do hereby grant to THE GARNSEY INVESTMENT COMPANY, a corporation, of the same place, County and State, the real property in the city of Corona, County of Riverside, State of California, described as:

All those portions of Lots Three (3) and Six (6) Block Thirty (30) lands of the South Riverside Land and Water Company, as shown by map in Book 9, pages 6 and 8 of Maps, Records of San Bernardino County, California; said portions of Lots Three (3) and Six (6) being more particularly described as follows, to-wit:

Commencing at the common corners of Lots 3, 4, 5 and 6, in said Block 30;

Thence running Southerly along the boundary line of said Lots 3 and 4 about 48 feet, more or less, to the county road, as now laid out and commonly known as Ontario Avenue;

Thence running North 60°25' West along the North side of said Ontario Avenue, to the intersection of the North side of said Ontario Avenue with the common boundary line of said Lots 3 and 6;

Thence running Easterly along said boundary line 65 feet, more or less, to the point of beginning, being a portion of Lot 3 of said Block 30;

Also beginning at the common corner of said Lots 3, 4, 5 and 6 of said Block 30; running thence Westerly along the common boundary line of said Lots 3 and 6, 17 feet;

Thence running Northeasterly through said Lot 6 to a point on the common boundary line of said Lots 5 and 6, 17 feet from the common corner of said Lots 3, 4, 5 and 6;

Thence running Southerly along the boundary line between said Lots 5 and 6, 17 feet to the place of beginning, being a strip of land in the Southeast corner of said Lot 6, of Block 30.

SUBJECT TO 1926-1927 taxes.

TO HAVE AND TO HOLD to the said Grantee, its heirs or assigns forever.

WITNESS our hands this 16th day of October, 1926.

FRANK J. ARDOLF

HELEN ARDOLF

TO HAVE AND TO HOLD unto the said Grantees as joint tenants.
WITNESS my hand this 1st day of August, 1925.

U.S.I.R.S. \$4.00 Cancelled
CURTIS ORTMAN
IVA J. ORTMAN

STATE OF CALIFORNIA)
County of Los Angeles) ss

On this 1 day of August, 1925, before me, S. E. Phillips, a Notary Public in and for said County personally appeared CURTIS ORTMAN and IVA J. ORTMAN, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

S. E. PHILLIPS
Notary Public, Los Angeles County, California

(NOTARIAL SEAL)

My Commission expires March 18, 1928.

#529 Received for record Sep 10, 1925, at 30 Min. past 11 o'clock A.M., at the request of SECURITY TITLE INS. & GUAR. CO. Copied in Book No. 650 of Deeds, page 351 et seq., Records of Riverside County, California.

Fees \$1.00
F. E. Dinsmore, Recorder
By F.B.Row, Deputy Recorder

Compared; Copyist E.Kauffman; Comperer L.B.Boynton

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E. E. PEACOCK)
TO) WARRANTY DEED
ROBERT V. WOODS et ux)

THIS INDENTURE, Made the Eighteenth day of August, in the year of our Lord nineteen hundred and twenty-five, between E. E. PEACOCK, Los Angeles, California, the party of the first part, and ROBERT V. WOODS and MARGARET M. WOODS, husband and wife, in joint tenancy, with rights of survivorship, Los Angeles, California, the parties of the second part;

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten and no/100 Dollars, gold coin of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm, unto the said part- of the second part as joint tenants, and to the survivor of them, the heirs and assigns of such survivor forever, all that certain lot, piece or parcel of land situate, lying and being in the S.W. Quar. Sec. 15, Twp. 4 S., R. 8 W., S.B.M., County of Riverside, and State of California, and bounded and particularly described as follows, to-wit:

Book 650
Page 332
9-10-25

Commencing at the Northwest corner of Section 15, Twp. 4 South, Range 6 West, S.B.M.; thence South 4766.28 feet; thence East 2497.10 feet to point of beginning; thence South 76 degrees 21 minutes 45 seconds East 36.89 feet; thence South 69 degrees 03 minutes 45 seconds East 20.00 feet; thence North 11 degrees 15 minutes 50 seconds East 116.56 feet; thence North 73 degrees 00 minutes West 50 feet; thence South 14 degrees 36 minutes 50 seconds West 116.69 feet to point of beginning in the Southwest Quarter said Section 15. The above described parcel of land is to be known as Lot Number 105 - Block E.

The party of the first part reserves to himself or his assigns, right-of-way, or easements for telephone lines, power lines, pipe lines, sewers, or for other necessary or useful purposes, in, on, above or below the area of the above described property; also all water rights, and all water flowing over or under or percolating through said land, and the rights, to develop said water and its uses for the benefit of the Grantor or his assigns, except, however, water for domestic uses and purposes. Also reserving the oil and mineral rights.

This deed is granted with the expressed provision that none of the property herein granted shall ever be hold or assigned to, or be occupied by persons other than those of the Caucasian race. That a FREE LIFE MEMBERSHIP in the Temescal Country Club, Incorporated under the laws of the State of California, is given to, the party of the second part and is appurtenant to said deed as a bonus to the Grantee herein, and the assigning or conveying of said property herein described and granted shall automatically assign and transfer said LIFE MEMBERSHIP.

TOGETHER with all and singular the tenements, hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the same to the said ROBERT V. WOODS and MARGARET M. WOODS in joint tenancy, their heirs and assigns forever; and the said first party does hereby covenant with the said Robert V. Woods and Margaret M. Woods, and their legal representatives, that the said real estate is free from all encumbrances and that he will and his heirs, executors and administrators shall warrant and defend the same to the said Robert V. Woods and Margaret M. Woods, their heirs and assigns forever, against the just and lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

E. E. PEACOCK (SEAL)

STATE OF CALIFORNIA :)
County of Los Angeles :) ss

On this Eighteenth day of August, A.D. 1925, before me, G. M. Eysong, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared E. E. PEACOCK, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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.

(NOTARIAL SEAL)

G. M. HYSONG
Notary Public in and for said
County and State

#530

Received for record Sep 10, 1925, at 12 o'clock M., at the request of R.V. WOOD,
Copied in Book No. 650 of Deeds, page 332 et seq., Records of Riverside County,
California.

Fees \$1.50

F. E. Dinsmore, Recorder
By F.B. Row, Deputy Recorder

Compared: Copyist E. Kauffman; Comparer L.B. Boynton

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FRANK R. NOE et ux)
TO)
IDA S. POOLER)

IN CONSIDERATION of the receipt, by the undersigned, of Ten and 00/100 Dollars, FRANK R. NOE and PHYLLIS D. NOE, his wife, of Los Angeles County, State of California, do grant to IDA S. POOLER, a widow, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot Sixteen (16) in Block Fourteen (14) of the lands of the Riverside Land and Irrigating Company, as shown by map recorded in the office of the County Recorder of the County of San Bernardino, State of California, in Book 1 of Maps, at page 70 thereof, by metas and bounds, beginning on the northerly line of Magnolia Avenue, at a point distant 200 feet Southwesterly from the Easterly corner of said Lot Sixteen (16); thence Southwesterly on the northerly line of Magnolia Avenue 185 feet; thence Northwesterly at right angles to Magnolia Avenue and parallel with Adams Street 379.1 feet; thence Northeasterly parallel with Magnolia Avenue 185 feet; thence Southeasterly parallel with Adams Street 379.1 feet to the point of beginning.

TO HAVE AND TO HOLD unto the said Grantee her heirs and assigns
WITNESS our hands this 24th day of July, 1925.

U.S.I.R.S. \$6.50 Cancelled

FRANK R. NOE
PHYLLIS D. NOE

KODAK SAFETY FILM

Received for record Mar. 5, 1925 at Los Angeles, Cal. at request of Grantee.
Copied in Book No. 664 of Deeds, page 563 of Vol. 1, Records of Riverside County,
California.

Year 1930

Jack A. Carr, Recorder.

Compared: Copyist: R. Huttering; Conparer: L. Shippee.

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E. E. PRACOCK)
TO) WARRANTY DEED.
HARRY W. GIBSON)

BOOK 664
Page 563
3-5-26

THIS INDENTURE, made the twenty-ninth day of June, in the year of our Lord
nineteen hundred and twenty-five, between E. E. PRACOCK, Los Angeles, California,
the party of the first part, and Harry W. Gibson, Los Angeles, California,
the party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration
of the sum of Two and no/100 Dollars, gold coin of the United States of
America, to him in hand paid by the said party of the second part, the receipt
whereof is hereby acknowledged, does by these presents grant, bargain, sell,
convey and confirm unto the said party of the second part, and to his heirs
and assigns forever, all that certain lot, piece or parcel of land situate, lying
and being in the S.W. Quar. Sec. 15, Twp. 4 S., R. 6 E., S.B.B.M. County of
Riverside, and State of California, and bounded and particularly described as
follows, to-wit:

Beginning at a point which is known to be 4759.56 feet South and 2342.14 feet
East of the North West Corner of Section 15, Twp. 4 South, Range 6 West, S.B.B.M.
Thence South 76 degrees 21 minutes 45 seconds East 47.14 feet, thence South 13
degrees 17 minutes 30 seconds West 167.30 feet, thence North 70 degrees 30 minutes
West 30 feet, thence North 14 degrees 14 minutes East 162.20 feet to the above
point of beginning in the South West quarter of said Section 15. The west line
of the North West quarter of said Section 15 bears North 0 degrees 50 minutes
45 seconds East. The above described parcel of land is to be known as Lot
Number 79, Block 2.

The party of the first part reserves to himself or his assigns, right-of-way
or easements for telephone lines, power lines, pipe lines, sewers or for other
necessary or useful purposes in, on, above or below the area of the above
described property; Also all water rights, and all water flowing over or under
or percolating through said land and the rights to develop said water and its
uses for the benefit of the grantee or his assigns, except however, water for
domestic use and purposes. Also reserving the oil and mineral rights.

THIS DEED is granted with the expressed provision that none of the property
herein granted shall ever be sold or assigned to, or be occupied by persons other
than those of the Caucasian Race. That a free life Membership in the Caucasian
Country Club, Incorporated under the laws of the State of California, is given
to the party of the second part, and is appurtenant to said deed as a bonus to
the Grantee herein and the assigning or conveying of said property herein
described and granted shall automatically assign and transfer said Life Membership
together with all and singular the interests, benefits and appurtenances

thereunto belonging or in anywise appertaining, and the accretions and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, the same to the said Harry W. Gibson, his heirs and assigns forever; and the said first party does hereby covenant with the said Harry W. Gibson, and his legal representatives, that the said real estate is free from all encumbrances and that he will and his heirs, executors and administrators shall warrant and defend the same to the said Harry W. Gibson, his heirs and assigns forever, against the just and lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

R. L. Tolson (Seal)

State of California,)
) ss.
County of Los Angeles.)

On this 29th day of June, A.D. 1925, before me, G. E. Hynong, a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared R. L. Tolson, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he 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.

G. E. Hynong,
Notary Public in and for said
County and State.

(NOTARIAL SEAL)

#438

Received for record Mar. 5, 1926 at 30 Min. past 1 o'clock P. M. at request of R. L. Tolson. Copied in Book No. 664 of Deeds, page 563 et seq., Records of Riverside County, California.

Fees \$1.40 Jack A. Aoss, Recorder.

Compared: Copyist: A. Kettering; Comparer: L. Shippee.

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HARRY W. GIBSON, ET AL)
) TO) GRANT DEED.
R. L. TOLSON)

HARRY W. GIBSON and MABEL GIBSON, his wife, in consideration of Ten Dollars, to them in hand paid, receipt of which is hereby acknowledged, do hereby grant to R. L. TOLSON, the real property in the County of Riverside, State of California, described as:

Beginning at a point which is known to be 4738.55 feet South and 1262.14 feet East of the North West corner of Section 12, Twp. 6 South, Range 5 West, S.B.M. thence South 76 degrees 21 minutes 48 seconds East 47.14 feet; thence South 13 degrees 17 minutes 30 seconds East 167.20 feet, thence North 70 degrees 21 minutes West 80 feet, thence North 16 degrees 14 minutes East 162.20 feet to the above point of beginning in the southeast quarter of said Section 12. The