

Book 704  
Page 514  
2-10-27

E. E. PEACOCK )  
TO ) WARRANTY DEED.  
ROSE NUSSBAUM )

THIS INDENTURE, made the Thirtieth day of March, 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 ROSE NUSSBAUM, 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 S.W. Quar. & 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:-

Beginning at a point which is known to be 2693.11 feet South and 1146.58 feet East of the North West corner of Section 15, Twp. 4 South, Range 6 West, S.B.B.M. Thence North 16 degrees 18 minutes 30 seconds East 40 feet, thence North 59 degrees 44 minutes 30 seconds West 207.33 feet, to a point in the North West quarter said Section 15, thence South 37 degrees 42 minutes 27 seconds West 30 feet, thence South 58 degrees 02 minutes 28 seconds East 220.98 feet to the above point of beginning in the South West quarter of said Section 15. The above description truly described a tract of land situate, lying and being in the Southwest quarter and North-west quarter of Section 15, Twp. 4 South, Range 6 West, S.B.B.M. and is to be known as Lot Number 93, 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. What 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 Rose Nussbaum, her heirs and assigns forever; and the said first party does hereby covenant with the said Rose Nussbaum, 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 Rose Nussbaum, 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, )  
 )ss.  
County of Los Angeles.)

On this 30th day of March, 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.

Received for record Feb. 10, 1927 at 8 o'clock A.M. at request of Grantee.  
Copied in Book No. 704 of Deeds, page 514, et seq. records of Riverside County, California.

#847

rees 31.40

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

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

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GEORGE W. GUISLEMAN, ET AL )  
TO ) DEED OF TRUST.  
LOS ANGELES INVESTMENT TRUST CO. )

THIS DEED OF TRUST, made this 31st day of January, 1927, between GEORGE W. GUISLEMAN and LEILA B. GUISLEMAN, husband and wife, herein called Trustor, LOS ANGELES INVESTMENT TRUST COMPANY, a corporation, of Los Angeles, California, herein called Trustee, and W. S. SPARR, a single man, herein called Beneficiary:

WITNESSETH: THAT WHEREAS, the indebtedness evidenced by the promissory note or notes hereinafter mentioned, is owing by the Maker thereof to the Beneficiary, the Maker having promised to pay the same, with interest, according to the terms of one certain Promissory Note substantially in form as follows:

\$2000.00 Los Angeles, California, January 31st, 1927  
Three Years after date, for value received, we or either of us promise to pay to W. S. Sparr, or order, at Los Angeles, California, the sum of Two Thousand (\$2000.00) Dollars, with interest from date until paid, at the rate of seven per cent. per annum, payable quarterly.

Should the interest not be so paid it shall become part of the principal and thereafter bear like interest. Should default be made in payment of interest when due,

For a Notice of Default of this Trust Deed see Book 1114 of Official Records, Page 3110

For Trustee's Deed see Book 1166 of Official Records, Page 444



#893

Received for record Mar 14, 1932, at 8 o'clock A. M. at request of L. M. Harlow, Copied in Book No. 68 of Official Records, page 372, et seq., Records of Riverside County, California.

Fees \$1.20

Jack A. Ross, Recorder

Compared: Copyist; A. Lamkin; Comparer: L. Hyde

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Book 68  
Page 374  
3-14-32

E. E. PEACOCK

TO

WARRANTY DEED

PANSY MAE CAMPBELL

THIS INDENTURE, made the twenty-eighth day of October, 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 PANSY MAE CAMPBELL, 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 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:

Commencing at the North West corner of Section 15 Twp. 4 South, Range 6 West, S.B.B. M. Thence South 2701.12 feet; thence East 532.13 feet to point of beginning. Thence North 65 degrees 52 minutes 07 seconds West 50 feet, thence South 27 degrees 30 minutes 30 seconds West 195.72 feet, thence South 47 degrees 08 minutes 50 seconds East, 55 feet, thence North 26 degrees 40 minutes 01 seconds East 213.31 feet to the above point of beginning in the South West quarter of said Section 15. The above described parcel of land is to be known as Lot Number 515 - 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 Pansy Mae Campbell, her heirs and assigns forever; and the said first party does hereby covenant with the said Pansy Mae Campbell, 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 Pansy Mae Campbell, 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, )  
(ss.  
County of Los Angeles)

On this 28th day of October 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)

Received for record May 14, 1932, at 8 o'clock A.M. at request of L.M. #901  
Harlow, Copied in Book No. 68 of Official Records, page 374, et seq., Records of  
Riverside County, California.

Fees \$1.20

Jack A. Ross, Recorder

Compared: Copyist; A. Lamkin; Comparer: L. Hyde

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E. E. PEACOCK )  
TO ( WARRANTY DEED  
MRS. E. H. HENDRICKSON )

THIS INDENTURE, made the - day of - 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. E. H. HENDRICKSON, 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 00/100 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



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, )  
(ss.  
County of Los Angeles)

On this 26th day of May, A.D. 1935, 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)

Received for record May 18, 1932, at 8 o'clock A. M. at request of L. M. Harlow #881  
Copied in Book No. 77 of Official Records, page 32, et seq., Records of Riverside  
County, California.

Fees \$1.20

Jack A. Ross, Recorder

Compared: Copyist; A. Lan kin; Comparer: L. Hyde.

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E. E. PEACOCK )  
TO ( )  
J. F. PRESLEY )

WARRANTY DEED

THIS INDENTURE, made the twenty-eighth day of October, 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 J. F. PRESLEY, 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 S.W. Quar. Sec. 15, Twp. 4 S. R. 6 W. S.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,

Book 77  
Page 33  
5-18-32

S.B.E.M. Thence South 2701.12 feet, thence East 532.13 feet to point of beginning. Thence South 85 degrees 52 minutes 07 seconds East 40 feet, thence South 26 degrees 50 minutes 53 seconds West 229.60 feet, thence North 47 degrees 08 minutes 50 seconds West 45 feet, thence North 26 degrees 40 minutes 01 seconds East 213.31 feet to the above point of beginning in the South West quarter of said Section 15. The above described parcel of land is to be known as Lot Number 516 - Elock 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 J. F. Presley his heirs and assigns forever; and the said first party does hereby covenant with the said J. F. Presley 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 J. F. Presley, 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. Peacock, (Seal)

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

On this 28th day of October, 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)



Received for record May 18, 1932, at 8 o'clock A. M. at request of L. M. Harlow, Copied in Book No. 77 of Official Records, page 33, et seq., Records of Riverside County, California.

#882

Fees \$1.20

Jack A. Ross, Recorder

Compared: Copyist; A. Lamkin; Comparer: L. Hyde

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E. E. PEACOCK

TO

WARRANTY DEED

PHILIPPE DELACY

THIS INDENTURE, made the Sixth day of May, in the year of our Lord, nineteen hundred and twentyfive between E. E. PEACOCK, Los Angeles, California, the party of the first part, and PHILIPPE DELACY, Hollywood, California, by his guardian Mrs. Edyth Delacy, 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 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 2193.23 feet South and 1797.61 feet east of the North West corner of Section 15, Twp. 4 South, Range 6 West, S.B.B.M. thence North 59 degrees 22 minutes West 32.25 feet, thence North 22 degrees 47 minutes 34 seconds East 193.12 feet, thence North 57 degrees 09 minutes 30 seconds East 45 feet, thence South 21 degrees 08 minutes 34 seconds West 235.31 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 210 - 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



Receiver for Record, Feb. 5, 1936, at 9 o'clock A. M. at request of Emilie Turner & heirs. Copyist in Book No. 663 of Books page 116 et seq., Records of Riverside County, California.

Fees \$1.20

Jack A. Ross, Recorder.  
By P. B. Ross, Deputy Recorder.

COMPARED: Copyist: L. Salpeter; Composer: S. Kettering.

-500-

H. E. PHACOCK )  
AND ) WARRANTY DEED.  
ALBERT F. MEYER ET AL )

Book 663  
Page 117  
2-3-26

THIS INSTRUMENT, made the eighteenth day of January, in the year of our Lord nineteen hundred and twenty six between H. E. PHACOCK, Los Angeles, California, the party of the first part, and ALBERT F. MEYER and LOUISE MEYER, 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 parties of the second part, the receipt whereof is hereby acknowledged done by these presents grant, bargain, sell, convey and confirm unto the said parties of the second part, as joint tenants and to the survivor or them the heirs and assigns of such survivor forever, all that certain lot, piece or parcel of land situate, lying and being in the SW 1/4 Sec. 15, Twp. 4 S. R. 6 W. S.B.S.M. County of Riverside, and State of California, and bounded and particularly described as follows, to-wit:

Commencing at the northwest corner of Section 15, Twp. 4 south, Range 6 west, S.B.S.M. thence south 27.17-47 feet; thence east 566.63 feet to point of beginning. Thence south 62 degrees 52 minutes 07 seconds east 40 feet. Thence south 76 degrees 07 minutes 04 seconds west 242.03 feet. Thence north 47 degrees 04 minutes 10 seconds west 46 feet. Thence north 76 degrees 50 minutes 53 seconds east 229.40 feet to the above point of beginning in the southwest quarter of said section 15. The above described parcel of land is to be known as Lot number 617- 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 the greater 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 Imperial County Club, incorporated under the laws of the State of California, is given to the parties of the second part and is agreement to sell here as a bonus to the grantee herein, and the assigning or conveying of said property shall constitute the grantee shall automatically assign and transfer said life membership.



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

TO HAVE AND TO HOLD the same to the said Albert F. Meyer and Louise Meyer in joint tenancy their heirs and assigns forever; and the said first party does hereby covenant with the said Albert F. Meyer and Louise Meyer 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 Albert F. Meyer and Louise Meyer, their heirs and assigns forever against the just and lawful claims and demands of all persons whatsoever.

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. K. Peacock (Seal)

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

On this 12th day of January, A.D. 1926, before me, G. M. Hysong, a Notary Public in and for the said county and state, residing wherein, duly commissioned and sworn, personally appeared E. K. 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)

FILED

Received for Record, Feb. 3, 1926, at 8 o'clock A. M. at request of Grantee.  
Copied in Book No. 663 of Deeds page 117 et seq., Records of Riverside County, California.

Jack A. Ross, Recorder.

Fees \$1.00

By F. B. Row, Deputy Recorder.

COMPILED: Copyist; L. Snippe; compiler; A. Ketterling.

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RECURRENCE

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, Riverside Title Company, a corporation having its principal place of business at Riverside, California, trustee under deed of trust executed by Martha Stafford and Preston M. Stafford, wife and husband, trustees, and recorded October 11, 1917 in Book 426, page 20, of deeds in the office of the County Recorder of Riverside County, in said state, has been duly requested to recover the property hereinafter mentioned by reason of the payment of the indebtedness secured by said deed of trust.

NOW, THEREFORE, IN COMPLIANCE with said Request and in consideration of the sum of one dollar, receipt of which is hereby acknowledged, and the payment of said indebtedness, said trustee does hereby recover to the person or persons legally entitled thereto, say without warranty, all of the property covered by said deed of trust now held by said trustee under the terms of said deed of trust.

IN WITNESS WHEREOF, said Riverside Title Company, as trustee, has caused the foregoing and the seal to be hereunto affixed by its Vice President and Assistant Secretary, the same duly authorized, this 12th day of January, 1926.

(Signature)

(Signature)



#757

Received for record Jul 11 1925 at 10 o'clock A.M. at request of Grantee.  
Copied in Book No. 647 of Deeds, page 61 et seq. records of Riverside County,  
California.

Fees \$1.20

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

COMPARED: Copyist, E. Martin, Comparer, E. Kauffman.

E. E. PEACOCK  
TO  
MRS. LOUISE LIDDLE

WARRANTY DEED

THIS INDENTURE, Made the twenty-fourth day  
of June, 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. LOUISE LIDDLE, 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 con-  
firm 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  
S.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:

Beginning at a point which is known to be 2782.64 feet south and 679.67 feet  
east of the northwest corner of section 15, Twp. 4 south, range 6 west, S. E. B. M.  
thence north 49 degrees 30 minutes 37 seconds west, 50 feet; thence south 24 degrees  
29 minutes 03 seconds west, 256.44 feet; thence south 47 degrees 08 minutes 50  
seconds east, 25 feet; thence north 30 degrees 02 minutes 03 seconds east, 251.72  
feet to the above point of beginning in the southwest quarter of said section 15, the  
west line of the northwest 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  
519, 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.

Book 647  
Page 62  
7-11-25



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. Louise Liddle, her heirs and assigns forever, and the said first party does hereby covenant with the said Mrs. Louise Liddle 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. Louise Liddle, 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, )  
                                  ) ss  
County of Los Angeles. )

On this 24th day of June, 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 Jul 11 1925 at 10 o'clock A.M. at request of Louise Liddle.  
Copied in Book No. 647 of Deeds, page 62, et seq. records of Riverside County,  
California.

Fees \$1.40

F. E. Dinmore, Recorder.

By F. B. Row, Deputy Recorder.

COMPARED: Copyist, E. Martin, Comparer, E. Kauffman.

Received for record Mar 1, 1932 at 8 o'clock A.M. at request of L.M.Harlow. #909  
Copied in Book No. 70 of Official Records, page 63, et seq., records of Riverside  
County, California.

Fees \$1.20 Jack A. Ross, Recorder.

Compared: Copyist L.H.Hyder, Comparer M. Alrick

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E.E. PEACOCK, )  
TO ) WARRANTY DEED  
EVA ADELE OLNEY )

THIS INDENTURE, made the Fifteenth day of June, in the year of our Lord nine-  
teen hundred and Twenty-six, between E.E. PEACOCK, Trustee, Los Angeles, California,  
the party of the first part, and EVA ADELE OLNEY, 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  
heraby 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 S.W. QUAR.  
SEC. 15, Twp. 4 S. R. 6 W. S.B.E. & M. County of Riverside, and State of California,  
and bounds and particularly described as follows, to-wit:

Commencing at the North West Corner of Section 15, Twp. 4 South, Range 6  
West, S.B.E. & M. Thence south 2782.34 feet, thence East 679.67 feet to point of  
beginning. Thence South 49 degrees 30 minutes 37 seconds East, 45 feet, thence South  
33 degrees 03 minutes 30 seconds West 246.66 feet, thence North 47 degrees 06 minutes  
50 seconds West 15 feet, Thence North 30 degrees 02 minutes 03 seconds East 251.72  
feet to the above point of beginning in the South West quarter of said Section 15.  
The above described parcel of land is to be known as Lot Number 520 - 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.

TO HAVE AND TO HOLD with all and singular the tenements, hereditaments and appurtenances

Book 70  
Page 65  
3-14-32



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

TO HAVE AND TO HOLD the same to the said Eva Adele Olney, her heirs and assigns forever; and the said first party does hereby covenant with the said Eva Adele Olney 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 Eva Adele Olney - her heirs and assigns forever, against the just and lawful claims and demands of all persons whatsoever.

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, Trustee (Seal)

STATE OF CALIFORNIA )  
County of Los Angeles ) ss.

On this 15th day of June, A.D. 1932, 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.

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

(NOTARIAL SEAL)

910

Received for record Mar 14, 1932 at 8 o'clock A.M. at request of L.M. Herlow.  
Copied in Book No. 70 of Official Records, page 35, et seq., records of Riverside County, California.

Fees \$1.20  
Jack A. Ross, Recorder.

Compared Copist L.M. Hyde; Comparer M. Alrick

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DECLARATION OF ESTABLISHMENT  
OF  
CONDITIONS, RESTRICTIONS AND RESERVATIONS.

KNOWN ALL MEN BY THESE PRESENTS:

THAT CLEVELAND REALTY CORPORATION, a corporation organized and existing under the laws of the State of California, and owner of the real property situate in the County of Riverside, State of California, and described as follows:

lots 1 to 16 inclusive, lots 17 and 18, lots 22 to 26 inclusive, lots 29 to 35 inclusive, lots 37 to 41 inclusive, lot 43, lots 45 to 61 inclusive, lots 63 to 67 inclusive, lots 70 to 73 inclusive, lots 74 to 80 inclusive, lots 82 and 83, lots 89 to 102 inclusive, lots 104 to 111 inclusive, lots 113 to 130 inclusive, lots 132 to 138 inclusive, lots 137 to 141 inclusive, lots 143 to 171 inclusive, lots 177 to 185 inclusive, all in Country Club Estates Unit No. 1 in the County of Riverside, State of California, as per map thereof recorded in Book 11 page 75 of Maps in the office of the County Recorder of said County;



Book 749  
Page 107  
12-30-27

I. E. PEACOCK

TO

PAUL WIDLISKA, ET AL

WARRANTY DEED

THIS INDENTURE, made the Eighteenth day of November, in the year of our Lord nineteen hundred and Twenty-six, between I. E. Peacock, Trustee, Los Angeles, California, the party of the first part, and Paul Widliska and Stefania Widliska, 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 parties of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell, convey and confirm, unto the said parties 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. 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 of Section 15, Twp. 4 South, Range 6 West, S. B. B. & M. Thence South 2862.88 feet, Thence East 1097.74 feet to point of beginning. Thence North 16 degrees 18 minutes 30 seconds East 120.00 feet, Thence South 54 degrees 19 minutes 40 seconds West 49.56 feet, Thence South 44 degrees 05 minutes West 45.92 feet, Thence South 38 degrees 01 minutes West 47.87 feet, Thence South 76 degrees 18 minutes 20 seconds East 69.99 feet to the above point of beginning in the Southwest Quarter of said Section 15. The above described parcel of land is to be known as Lot Number 163 - 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 parties of the second part and is appurtenant to said deed as a bonus to the Grantees 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 Paul Widliska and Stefania Widliska in joint tenancy, their heirs and assigns forever; and the said first party does hereby covenant with the said Paul Widliska and Stefania Widliska, 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 Paul Widlieska and Stefania Widlieska, 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, Trustee (Seal)

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

On this 18th day of November, A. D. 1926, 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, Trustee, 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,

(NOTARIAL SEAL)

Notary Public in and for said County and State.

#1980

RECEIVED FOR RECORD Dec 30 1927 at 30 Min. past 9 o'clock A. M. at request of Grantee. Copied in Book No. 749 of Deeds, page 107, et seq., Records of Riverside County, California.

Fees, \$1.50

Jack A. Ross, Recorder

COMPARED: Copyist, L. B. Boynton; Comparer, L. Thompson

---00---

HENRY UPTON

TO

ANTHONY CAMEAGNE

IN CONSIDERATION of Ten and 00/100 Dollars Henry Upton Does Hereby Grant to Anthony Cameagne, all that Real Property situated in the County of Riverside, State of California, described as follows:

Lots 89, 90 and 91 of Upton Acres No. 4 as shown by a map of said tract now on file in the office of the County Recorder of the County of Riverside, State of California, in Book 14 of Maps at page 69 thereof.

Subject to:

1. Taxes for the fiscal year 1928-29.
2. Rights of way, reservations and restrictions as of record.

WITNESS my hand this 27th day of December, 1927.

Henry Upton

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

On this 27th day of December, in the year one thousand nine hundred twenty seven, before me, Olin R. Burkh, a Notary Public in and for said County and State, personally appeared Henry Upton, known to me to be the person described in and whose name is subscribed to the within instrument, and acknowledged that he executed the same.

above written.

(NOTARIAL SEAL)

Henry Schults, Notary Public in and for said county and state.

#295

Received for Record, Sep. 4, 1925 at 8 o'clock A.M. at request of Mrs. J. Roy Moran. Copied in Book No. 649 of Deeds page 295 et seq., Records of Riverside County California

Fees \$1.10

F. E. Dinsmore, Recorder.

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

-00-

E. E. PEACOCK )

AND )

WARRANTY DEED.

MARY E. MORRISON )

THIS INDENTURE, made the sixth day of May 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 MARY E. MORRISON 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 SW. Quar. Sec. 15, Twp 4 S. R 6 W. S.B.E.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 2952.39 feet south and 1213.91 feet east of the northwest corner of section 15, twp. 4 south, range 6 west, S.B.E.M. thence south 11 degrees 16 minutes 30 seconds west 50 feet, thence north 71 degrees 08 minutes 30 seconds west 100 feet, thence north 11 degrees 16 minutes 30 seconds east 50 feet, thence south 71 degrees 08 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 southwest quarter of section 15, twp. 4 south, range 6 west, S.B.E.M. and is to be known as Lot number 131 - 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 provisions 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 Teneceal 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 Mary E. Morrison her heirs and assigns forever, and the said party does hereby covenant with the said Mary E. Morrison 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 Mary E. Morrison 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 )  
                          ) ss.  
County of Los Angeles )

On this sixth 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.

G. M. Hysong, Notary Public in and for  
said and state.

(NOTARIAL SEAL)

Received for Record, Sep. 4, 1925, at 8 o'clock A.M. at request of Grantee. \$296  
Copied in Book No. 649 of Deeds page 296 et seq. Records of Riverside County,  
California.  
Fees \$1.40 F. E. Dinmore, Recorder.

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

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 C. L. Brobst and Catherine A. Brobst Their heirs and assigns forever: and the said first party does hereby covenant with the said C. L. Brobst and Catherine A. Brobst 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 C. L. Brobst and Catherine A. Brobst, 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 Sixth 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.

G. M. Hysong,

(NOTARIAL SEAL)

Notary Public in and for said County and State.

#1160

RECEIVED FOR RECORD Jun 17 1925 at 8 o'clock A. M. at request of Mrs. C. L. Brobst. Copied in Book No. 645 of Deeds, page 9 et seq., Records of Riverside County, California.

F. E. Dinmore, recorder

Fees, \$1.50

COMPARED: Copyist, L. B. Boynton; Comparer, E. Kettering

---000---

E. E. PEACOCK

TO

WARRANTY DEED

MRS. ANNA HOUGH

THIS INSTRUMENT, Made the sixth day of May, 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. Anna Hough, 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 S. W. Quar. Sec. 15, Twp. 4 S. R. 6 W. S.B.L.M. County of Riverside and State of California, and bounded and particularly described as follows, to-wit:

Book 645  
page 10  
6-17-25



Beginning at a point which is known to be 3039.40 feet south and 1184.61 feet east of the North West corner of Section 15, Twp. 4 South, Range 6 West, S.B.M. Thence South 61 degrees 47 minutes 20 seconds East 50 feet. Thence North 11 degrees 05 minutes 13 seconds East 109.31 feet. Thence North 73 degrees 22 minutes 37 seconds West 47.80 feet. Thence South 11 degrees 16 minutes 20 West 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 132, 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 thereto 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. Anna Hough, her heirs and assigns forever; and the said first party does hereby covenant with the said Mrs. Anna Hough, 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. Anna Hough, 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. F. Peacock (Seal)

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

On this sixth 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. F. 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,

(NOTARIAL SEAL)

Notary Public in and for said County and State.



1161

RECEIVED FOR RECORD Jun 17 1948 at 8 o'clock A. M. at request of Mrs. A. Hough. Copied in Book No. 646 of Deeds, page 10 et seq., Records of Riverside County, California.

F. E. Dinmore, Recorder

Fees, \$1.50

COMPARED: Copyist, L. E. Boynton; Comparer, S. Kettering

---000---

E. E. PEACOCK

TO

WARRANTY DEED

MRS. ANNA HOUGH

THIS INDENTURE, made the Sixth day of May, 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. Anna Hough, 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.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 2871.69 feet south and 365.50 feet east of the North West Corner of Section 15, Twp. 4 South, Range 6 West, S.B.B.M. Thence North 23 degrees 36 minutes 01 seconds East 331.08 feet, Thence North 67 degrees 38 minutes 30 seconds West 80 feet, Thence South 2 degrees 42 minutes 58 seconds East 148.14 feet to the S. W. Corner of Lot Number 507 Block D. Thence 11.92 feet on arc of 27 degrees 18 minutes 59 seconds angle, 25 feet radius (radius point at intersection of east and west lines of Lot 507 Block D) to the above point of beginning. The above description describes a parcel of land situate, lying and being in the North West Quarter of Section 15, Twp. 4 South, Range 6 West, S. B. B. M. and is to be known as Lot Number 507, 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 used or assigned to, or be occupied by any 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 -

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



Lot 63, extended northeasterly; thence southwesterly on said extended line of the northwesterly line of said lot to the center line of Adams Avenue; thence southeasterly on the center line of Adams Avenue, 20 chains to the point of beginning; excepting therefrom the portions thereof in Adams Avenue, Jefferson Avenue and Magnolia Street. To have and to hold to said F.C. Barnard, his heirs and assigns forever.

IN WITNESS WHEREOF said William R. Greenwood, as executor of the last will and testament of William H. Hood, deceased, has hereunto set his hand this 8th day of September, 1925.

William R. Greenwood  
Executor of the last Will and testament  
of William H. Hood, deceased.

U.S.I.R.S.  
\$2.00 cancelled  
State of California, }  
County of Riverside } ss.

On this 12th day of September, in the year one thousand nine hundred and Twenty-five, before me, Albert H. Ford, a Notary Public, in and for said County of Riverside, State of California, residing herein, duly commissioned and sworn, personally appeared William R. Greenwood, executor of the last will and testament of William H. Hood, deceased, personally known to me to be the person described in and whose name is subscribed to and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily, as such executor.

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.

Albert H. Ford,  
Notary Public in and for Riverside  
County, State of California.

(NOTARIAL SEAL)

#793

RECEIVED FOR RECORD Sep 15 1925 at 30 Min. past 8 o'clock A.M. at request of Security Title Ins. & Guar. Co. Copied in Book No. 651 of Deeds, page 237 et seq., Records of Riverside County, California.

F. W. Dinsmore, recorder

Fees, \$1.50

COMPARER: Copyist, L. B. Boynton; Comparer, E. Kauffman

---000---

E. E. PEACOCK )  
TO ( WARRANTY DEED  
MRS. ANNIE S. ANDERSON )

THIS INSTRUMENT, Made the Eleventh 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 Mrs. Annie S. Anderson, 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 S. W. Quar, Sec. 16, Twp. 4 S. R. 6 W. S. B. E. M. County of Riverside and State of California and bounded and particularly described as follows, to-wit:

Book 651  
Page 238  
9-15-25

Commencing at the North West Corner of Section 15, Twp. 4 South, Range 6 West, S.B.E.M. Thence South 3095.57 feet, Thence East 1080.28 feet, to point of beginning, thence South 71 degrees 08 minutes 30 seconds East 40 feet, Thence South 23 degrees 25 minutes 37 seconds West 136.35 feet, Thence North 66 degrees 55 minutes 55 seconds, West 75.00 feet, Thence North 38 degrees 00 minutes 45 seconds East 139.44 feet, to point of beginning in the South West Quarter said Section 15, West Line of the North West Quarter Section 15 bears North 0 degrees 50 minutes 45 seconds East. The above described parcel of land is to be known as Lot Number 3, 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 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. Annie S. Anderson, her heirs and assigns forever; and the said first party does hereby covenant with the said Mrs. Annie S. Anderson, 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. Annie S. Anderson, 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, )  
                                  ) ss.  
County of Los Angeles )

On this Eleventh 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,

(NOTARIAL SEAL)

Notary Public in and for said County and State.



E. E. PEACOCK )  
 TO ( WARRANTY DEED  
 MRS. AGNES TALLMADGE )

THIS INSTRUMENT, made the Eleventh 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 Mrs. Agnes Tallmadge, 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 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:

Commencing at the North West Corner of Section 15, Twp. 4 South, Range 6 West, S. B.B.M. Thence South 2095.47 feet. Thence East 1080.28 feet, to point of beginning, North 41 degrees 27 minutes 23 seconds West 50 feet, Thence South 46 degrees 37 minutes 20 seconds West 127.15 feet, Thence South 34 degrees 26 minutes 45 seconds East 70 feet, Thence North 38 degrees 00 minutes 45 seconds East 139.44 feet, to point of beginning in the South West Quarter Said Section 15, The West line of the North West Quarter 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 2, Block E.

The party of the first part reserves to himself or his assigns, right-of-way, or easement 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 Menesca 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 Mrs. Agnes Tallmadge, her heirs and assigns forever; and the said first party does hereby covenant with the said Mrs. Agnes Tallmadge 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. Agnes Tallmadge, her heirs and assigns forever, against the just and lawful claims and demands of all persons whomsoever.

Book 645  
 Page 568  
 8-18-25



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)

U.S.I.R.S.

\$.50 cancelled

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

On this Eleventh day of August, A. D., 1926, 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,

(NOTARIAL SEAL)

Notary Public in and for said County and State.

RECEIVED FOR RECORD Aug 13 1926 at 10 Min. past 2 o'clock P. M. at request of Grantee. Copied in Book No. 645 of Deeds, page 568 et seq., Records of Riverside County, California.

#1113

V. S. Dinsmore, Recorder

Fees, \$1.40

By Edith J. Ricker, Deputy Recorder

COMPARER: Copyist, L. B. Scynton; Comparer, E. Kettering

---000---

NORTH CORONA LAND COMPANY )  
TO ( CORPORATION GRANT DEED  
HERBERT E. JOHNSON )

North Corona Land Company, a corporation organized and existing under the laws of the State of California, and having its principal place of business in Los Angeles, California, in consideration of Ten Dollars, to it in hand paid, the receipt of which is hereby acknowledged, does hereby grant to Herbert E. Johnson, a single man, all that real property situate in the County of Riverside, State of California, described as follows, to-wit:

The north one-half (N. 1/2) of Lot eleven (11) Block Thirty-three (33) of Norco Farms Tract No. 1, as per map of said tract, recorded in Vol. 11, page 3, of Maps, Records of Riverside County, California, together with all water rights appertaining thereto, as evidenced by 25 shares of stock of the Orange Heights Water Company, a Corporation; reserving and excepting therefrom rights granted to said Water Company, to-wit: rights of way for canals and a right to lay and maintain water pipes, over and across the tract above described and to develop, take, use and distribute water in accordance with its rules and regulations and subject to its charges for such service, for the purpose of furnishing water to the tract supplied by said Water Company as well as any subdivision thereof; provided, however, that said pipe lines shall be laid as far as practicable on the boundary lines of said tract and the subdivisions thereof and beneath the surface not less than eighteen inches.



in accordance with a general plan and for the entire tract of which this lot is part.

TO HAVE AND TO HOLD, to the said grantees as joint tenants with the right of survivorship.

IN WITNESS WHEREOF, the The First National Bank of Santa Ana, has hereunto caused its corporate name to be signed and its corporate seal to be affixed by its Vice President, and Trust Officer, thereunto duly authorized by resolution by its Board of Directors, this 9th day of November, 1926.

(CORPORATE SEAL)

THE FIRST NATIONAL BANK OF SANTA ANA,  
By E. B. Sprague, Vice President,  
And C. L. Fritchard, Trust Officer

U.S.I.R.S.  
\$1.00 Cancelled.

State of California, }  
County of Orange. } ss

On this 10th day of November, 1926, before me, Alice M. Cole, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared E. B. Sprague, known to me to be the Vice President, and C. L. Fritchard, known to me to be the Trust Officer of the corporation described in and that executed the within 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.

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)

Alice M. Cole  
Notary Public in and for said  
County and State.

Received for record Nov. 30, 1926, at 8 o'clock A. M. at request of Grantee,  
Copied in Book No. 697 of Deeds, page 470, et seq., Records of Riverside County,  
California.

#1895

Fees \$1.30

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

Compared; Copyist; A. Lemkin; Comparer; H. Kauffman

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E. E. PEACOCK )  
TO )  
R. E. HALL ET AL )

WARRANTY DEED

THIS INDENTURE, made the sixth day of May, 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 R. E. HALL AND M. A. HALL, 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 parties 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 their heirs and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the S.W. Quar. Sec. 16, 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 3020.53 feet south and 1013.48 feet, east of the North West Corner of Section 16, Twp 4 South, Range 6 West, S. B. B. M. Thence South 41 degrees 27 minutes 23 seconds, East 60 feet, thence South 45 degrees 52 minutes 09 seconds West 128.68 feet, Thence North 34 degrees 26 minutes 45 seconds West 41.72 feet, thence on arc of 89 degrees 47 minutes 15 seconds, 30 feet radius, 4701 feet, thence North 55 degrees 46 minutes East 90.75 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 16, Twp 4 South, Range 6 West, S. B. B. M. and is to be known as Lot Number 1, 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 right, 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 Temesosal Country Club, Incorporated under the laws of the State of California, is given to the parties of the second part and is appurtenant to said deed as a bonus to the Grantees 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 R. E. Hall and M. A. Hall, their heirs and assigns forever; and the said first party does hereby covenant with the said R. E. Hall and M. A. Hall, 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 R. E. Hall and M. A. Hall, 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, }  
                          } ss  
County of Los Angeles

On this sixth 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

Received for record Nov. 30, 1926, at 8 o'clock A. M. at request of #1898 Grantee, Copied in Book No. 697 of Deeds, page 471, et seq., Records of Riverside County, California.

Fees \$1.30 Jack A. Ross, Recorder By F. B. Row, Deputy Recorder

Compared: Copyist; A. Lemkin; Comparer: M. Kauffman

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VIRGIL E. GUTHRIDGE ) TO ) GRANT DEED ) MARY A. O'LEARY ) INDIVIDUAL

VIRGIL E. GUTHRIDGE, a single man, in consideration of Ten (\$10.00) Dollars, to him in hand paid, the receipt of which is hereby acknowledged, does hereby grant to Mary A. O'Leary, all that real property situate in the County of Riverside, State of California, described as follows:

Lot Numbered Fifteen (15) in Block Three (3) of Ferris Valley Acres, as shown by map on file in Book 13, at pages 41, 42 & 43 of Maps, records of Riverside County, California.

TO HAVE AND TO HOLD, to the said grantee her heirs or assigns.

WITNESS my hand this twenty fourth day of November, 1926.

Virgil E. Guthridge

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

On this 24th day of November, 1926, before me, Will A. Guthridge a Notary Public in and for said County, personally appeared Virgil E. Guthridge, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

(NOTARIAL SEAL)

Will A. Guthridge Notary Public in and for the County of Riverside, State of California. My Commission expires March 30, 1929

Received for record Nov. 30, 1926, at 8 o'clock A. M. at request of Grantee, #1902 Copied in Book No. 697 of Deeds, page 473, Records of Riverside County, California.

Fees \$.80 Jack A. Ross, Recorder By F. B. Row, Deputy Recorder

Compared: Copyist; A. Lemkin; Comparer: M. Kauffman

Book 70  
Page 48  
3-14-32

E.E. PEACOCK )  
TO )  
CHARLES M. KRAUSE ET AL ) WARRANTY DEED

THIS INDENTURE, made the Eighth day of January, 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 CHARLES M. = and RUTH KRAUSE, in joint tenancy with rights of survivorship, 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/100s 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 parties of the second part, and to their 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:

Commencing at the North West Corner Section 15, Twp. 4 South, Range 6 West, S.B.B.M. Thence South 2984.90 feet, thence East 1456.40 feet, to point of beginning. Thence South 50 degrees 57 minutes East 58 feet, Thence South 12 degrees 17 minutes 30 seconds West 108.31 feet, thence North 54 degrees 07 minutes 02 seconds West, 66.20 feet, thence North 16 degrees 39 minutes 46 seconds East 108.30 feet, to the above point of beginning, in the South West Quarter of said Section 15, The above described parcel of land is to be known as Lot No. 169, 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 parties 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 Chas. M. = and Ruth Krause, their heirs and assigns forever; and the said first party does hereby covenant with the said Chas. M. = and Ruth Krause, 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 Chas. M. = and Ruth Krause, = 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 Trustee, (Seal)



STATE OF CALIFORNIA, )  
County of Los Angeles ) ss.

On this 22nd day of January A.D. 1927, before me, Viola Johnson, 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.

Viola Johnson  
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. Harlow. #879  
Copied in Book No. 70 of Official Records, page 48, et seq., records of Riverside County, California.

Fees \$1.30 Jack A. Ross, Recorder.

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

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E.E. PEACOCK )  
TO ) WARRANTY DEED  
N. LEVINSON )

THIS INDENTURE, Made the Twenty Third day of March, 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 N. LEVINSON, 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 South 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 1318.27 feet south and 1306.60 feet east of the North West Corner of Section 15, Twp. 4 South, Range 6 West, S.B.B.M. Thence South 70 degrees 59 minutes East 50 feet, thence North 6 degrees .26 minutes 34 seconds East 123.08 feet, thence North 76 degrees 08 minutes West 50 feet, thence South 6 degrees 14 minutes 08 seconds West 118.67 feet to the above point of beginning. The above description truly describes a parcel of land situate, lying and being in the North West Quarter of Section 15, Twp. 4 South, Range 6 West, S.B.B.M. and is to be known as Lot Number 90 - Block C.

Book 680  
Page 332  
6-3-26

E. E. PEACOCK )  
TO ) WARRANTY DEED  
EDITH M. L'HOMMEDIEU )

THIS INDENTURE, Made this Seventeenth 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 EDITH M. L'HOMMEDIEU, 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 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:

Commencing at the Northwest corner of Section 15, Twp 4 South, Range 6 West, S.B.B.M.; thence South 3123.04 feet; thence East 1228.67 feet to point of beginning; thence South 61 degrees 47 minutes 30 seconds East 40 feet; thence North 15 degrees 40 minutes 14 seconds East 115.99 feet; thence North 72 degrees 22 minutes 37 seconds West 47.80 feet; thence South 11 degrees 05 minutes 13 seconds West 109.31 feet to point of beginning in the Southwest Quarter of said Section 15. The above described parcel of land is to be known as Lot Number 133 - 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 EDITH M. L'HOMMEDIEU, her heirs and assigns forever; and the said first party does hereby covenant with the said EDITH M. L'HOMMEDIEU, 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 EDITH M. L'HOMMEDIEU, 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 Seventeenth 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)

Received for record Jun 3, 1926, at 8 o'clock A.M., at the request of #195  
GRANTEE. Copied in Book No. 680 of Deeds, page 332 et seq., Records of Riverside County, California.  
Fees \$1.50

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

Compared: Copyist - Kauffman; Comparer A. Lemkin

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RECONVEYANCE

SECURITY TITLE INSURANCE AND GUARANTEE COMPANY, a corporation, Trustee under Deed of Trust executed by C. M. HOWELL and AMANDA E. HOWELL, his wife, and C. T. WILSON and GRACE P. WILSON, his wife, as Trustees, dated June 3, 1925, and recorded July 27, 1925, in Book 641, page 348 of Deeds, in the office of the County Recorder of Riverside County in said State, having been duly and legally ordered to release and reconvey, which said order is made a part hereof, in compliance with said order, and in consideration of the sum of One Dollar, receipt of which is hereby acknowledged, in full satisfaction of the indebtedness secured by said Deed of Trust, DOES HEREBY REMISE, RELEASE, QUITCLAIM AND RECONVEY to the person or persons legally entitled thereto, but without warranty, all the estate in the property described in, and by said Deed of Trust granted, and now held by said corporation as Trustee.

IN WITNESS WHEREOF, said Security Title Insurance and Guarantee Company, a corporation, as Trustee, has caused its corporate name and seal to be hereto affixed by its Vice-President and Asst. Secretary thereunto duly authorized this 22nd day of May, 1926.

(CORPORATE SEAL) By F. E. Dinmore, Vice-President  
By Aca Smith, Asst. Secretary

The undersigned owner of the note secured by the Deed of Trust mentioned in the foregoing release deed, hereby requests the execution and delivery of this release deed, being in full discharge of said trust.

F. J. BOHR

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) Well Johnston, Notary Public in and for said County and State.

Received for record Sep 1, 1926 at 30 min past 8 o'clock A.M., at request of Chester A. Pinkham. Copied in Book No. 686 of Deeds, page 365 et seq., Records of Riverside County, California.

Fees \$3.80

Jack A. Ross, Recorder

COMPARER: Copyist, D. Porsch; Comparer, E. Zettering

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WARRANTY DEED

E. E. PEACOCK )  
to )  
A.W. LITTS et ux.)

THIS INDENTURE, made the Eighteenth day of January, in the year of our Lord nineteen hundred and twenty-six, between E.E. PEACOCK, Los Angeles, California, the party of the first part, and A.W. LITTS and MARGARET B. LITTS, husband and wife, in joint tenancy, with rights of Survivorship, Pasadena, 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 parties of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell, convey and confirm unto the said parties 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. Quer. 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 of Section 15, Twp. 4 South, Range 6 West, S.B.B. & M. Thence South 2694.45 feet; thence East 1334.13 feet to point of beginning; thence South 75 degrees 25 minutes East 50 feet; thence South 16 degrees 18 minutes 30 seconds West, 100 feet; thence North 75 degrees 25 minutes West 50 feet; thence North 16 degrees, 18 minutes, 30 seconds East, 100 feet to the above point of beginning in the Southwest Quarter of said Section 15. The above described parcel of land is to be known as Lot Number 59, 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 Temesool Country Club, Incorporated under the Laws of the State of California, is given to the parties of the

Book 686  
Page 366  
9-1-26



second part and is appurtenant to said deed as a bonus to the Grantees 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 A.W.Litts and Margaret B.Litts, in joint tenancy, their heirs and assigns forever; and the said first party does hereby covenant with the said A.W.Litts and Margaret B.Litts 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 A.W.Litts and Margaret B.Litts, 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.Pescocock (Seal)

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

On this 16th day of January, A.D.1926, 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.Pescocock, 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

(NOTARIAL SEAL)

in and for said County and State.

Received for record Sep. 1, 1926 at 30 min past 8 o'clock A.M., at request #58 of A.W.Litts. Copied in Book No.686 of Deeds, page 366 et seq., Records of Riverside County, California.

Fees \$1.50

Jack A. Ross, Recorder

COMPARED: Copyist, D.Pearch; Comparer, E. Kettering

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A. B. BLACKBURN )  
to )  
DORA K. BLACKBURN)

I, A.B.BLACKBURN, a single man, for and in consideration of the sum of Ten & 00/100 Dollars, do hereby grant to DORA K. BLACKBURN, all that real property situated in the County of Riverside, State of California, bounded and described as follows:

Lots Two (2) and Four (4) in Block Twenty-one (21) of the Oak Glen Tract, as recorded in the said Riverside County Recorder's Office.

TO HAVE AND TO HOLD the above granted and described premises unto the said grantee, her heirs and assigns forever.

WITNESS my hand and seal this 25th day of August, 1926.

A.B.Blackburn (Seal)

Received for record Dec. 1, 1923 at 6 o'clock A. M. at request of Grantor.  
Copied in Book No. 656 of Deeds, page 562 et seq., Records of Riverside  
County, California.

Fees \$1.00

F. A. Dinsmore, Recorder.  
By F. S. Dow, Deputy Recorder.

Compared: Copyist: E. Kettinger; Comparer: E. Whipple.

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E. E. PEACOCK )  
TO ) WARRANTY DEED.  
MORIS J. MARON )

Book 656  
Page 563  
12-1-25

THIS INSTRUMENT, made the Twenty-eighth day of September, in the year  
of our Lord nineteen hundred and twenty-five, between E. E. PEACOCK, Inc  
Los Angeles, California, the party of the first part and MORIS J. MARON,  
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 S.W. Quar. Sec. 13, Twp. 4 S., R. 6  
E., S.B.S.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 13, Twp. 4 South,  
Range 6 West, S.B.S.M. Thence South 2856.62 feet; thence East 1571.47 feet to  
point of beginning. Thence North 13 degrees 53 minutes 20 seconds East 100 feet,  
Thence South 63 degrees 55 minutes 30 seconds East 100 feet, Thence South  
62 degrees 22 minutes 20 seconds West 55.47 feet; thence North 66 degrees 37  
minutes 43 seconds West 83.39 feet to the above point of beginning in the  
South West quarter of section 13. The above described parcel of land is to be  
known as Lot Number 102, 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 right 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 Gaussian Race. That a Five 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, issue and profits thereof.

TO HAVE AND TO HOLD the same to the said Doris J. Marron, her heirs and assigns forever; and the said firstparty does hereby covenant with the said Doris J. Marron, 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 Doris J. Marron, 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 20th day of September, A.D. 1928, before me, J. 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.

J. M. Hysong,

(NOTARIAL SEAL)

Notary Public in and for said  
County and State.

Received for record Dec. 1, 1928 at 8 o'clock A. M. at request of Grantee.  
Coded in Book No. 656 of Deeds, page 563 et seq., records of Riverside County,  
California.

Fees \$1.20

A. B. Dinsmore, Recorder.

By E. B. Now, Deputy Recorder.

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



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

On this sixth day of May, A.D. 1925, before me, G. M. Hyeong, 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. Hyeong, Notary Public in and for said  
County and State.

(NOTARIAL SEAL)

#507

Received for Record, Jun 8, 1925, at 3 o'clock P.M. at request of Grantee. Copied in Book No. 638 of Deeds page 489 et seq., Records of Riverside County, California.

Fees \$1.50

F. S. Dismore, Recorder.

By Gerald H. Ingersoll, Deputy Recorder.

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

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Book 638  
Page 490  
6-8-25

E. E. PEACOCK )  
AND )  
ED DIEHL ET UX )  
WARRANTY DEED.

THIS INDENTURE, made the sixth day of May, 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 ED - and ANNA DIEHL, 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 parties of the second part, the receipt whereof is hereby acknowledged does by these presents grant, bargain, sell, convey and confirm unto the said parties of the second part and to their 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 State of California, and bounded and particularly described as follows, to-wit:

Beginning at a point which is known to be 2759.51 feet south and 1966.17 feet east of the northwest corner of Section 15, Twp. 4 south, range 6 west, S.B.B.M. thence south 6 degrees 47 minutes east 100 feet, thence north 82 degrees 37 minutes 54 seconds west 75.63 feet, thence north 5 degrees 09 minutes 27 seconds east 81.75 feet, thence north 84 degrees 07 minutes 23 seconds east 79.88 feet to the above point of beginning. The above description describes a parcel of land situate lying and being in the southwest quarter of section 15, Twp. 4 south, - S.B.B.M. and is to be known as lot number 444 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 waters 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 parties of the second part and is appurtenant to said deed as a bonus to the grantees 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 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 Ed - and Anne Diehl, their heirs and assigns forever; and the said first party does hereby covenant with the said Ed - and Anne Diehl 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 Ed - and Anne Diehl, 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 sixth day of May, 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.

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

(NOTARIAL SEAL)

Received for Record, Jun 8, 1925, at 3 o'clock P.M. at request of Grantee.  
Copied in Book No. 638 of Deeds page 490 et seq., Records of Riverside County,  
California.

Fees \$1.50

F. A. Dinsmore, Recorder.

By Gerald H. Ingersoll, Deputy Recorder.

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



Book 638  
Page 489  
6-8-25

E. E. PEACOCK )  
AND ) WARRANTY DEED.  
ED DIEHL ET UX )

THIS INDENTURE, made the sixth day of May 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 ED = and ANNA DIEHL 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 parties 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 their 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 2876.31 feet south and 1837.53 feet east of the northwest corner of section 15, Twp. 4 south, range 6 west, S.B.B.M. thence north 56 degrees 46 minutes east 50 feet, thence south 82 degrees 37 minutes 54 seconds east 75.65 feet; thence north 6 degrees 47 minutes west 75 feet; thence north 62 degrees 15 minutes 40 seconds west, 121.98 feet to the above point of beginning. The above description describes a parcel of land situate, lying and being in the southwest quarter of section 15 Twp. 4 south, range 6 west, S.B.B.M. and is to be known as Lot Number 539 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 County Club, incorporated under the laws of the State of California, is given to the parties of the second part and is appurtenant to said deed as a bonus to the grantees 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 Ed- and Anna Diehl their heirs and assigns forever and the said first party does hereby covenant with the said Ed- and Anna Diehl 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 Ed- and Anna Diehl 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.



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

On this sixth 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.

#507

Received for Record, Jun 8, 1925, at 3 o'clock P.M. at request of Grantee. Copied in Book No. 638 of Deeds page 489 et seq., Records of Riverside County, California.

Fees \$1.50

F. A. Winsmore, Recorder.

By Gerald H. Ingersoll, Deputy Recorder.

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

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E. E. PEACOCK )  
AND ) WARRANTY DEED.  
ED. DIEHL ET UX )

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Page 490  
6-8-25

THIS INDENTURE, made the sixth day of May, 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 ED - and ANNA DIEHL, 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 parties of the second part, the receipt whereof is hereby acknowledged does by these presents grant, bargain, sell, convey and confirm unto the said parties of the second part and to their 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. E. 6 W. S.B.B.M. County of Riverside, State of California, and bounded and particularly described as follows, to-wit:

Beginning at a point which is known to be 2759.51 feet south and 1966.17 feet east of the northwest corner of Section 15, Twp. 4 South, range 6 west, S.B.B.M. thence south 6 degrees 47 minutes west 100 feet, thence north 82 degrees 37 minutes 54 seconds west 75.63 feet, thence north 5 degrees 09 minutes 27 seconds east 81.75 feet, thence north 84 degrees 07 minutes 23 seconds east 79.88 feet to the above point of beginning. The above description describes a parcel of land situate lying and being in the southwest quarter of section 15, Twp. 4 south, = S.B.B.M. and is to be known as Lot number 444.

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 or about the above described land.

E. E. PEACOCK )  
TO ( WARRANTY DEED  
FREDORA METZLER )

THIS INDENTURE made the 27th day of October, 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 FREDORA METZLER, 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 the certain lot, piece or parcel of land situate, lying and being in the N. W. Cor. Sec. 15, Twp. 4 S. R. 6 W. S. B. E. 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 south, range 6 west, S. B. E. M. thence south 2843.90 feet, thence east 2052.27 feet to point of beginning, thence south 7 degrees 41 minutes west 70.00 feet, thence north 67 degrees 17 minutes 13 seconds west 74.88 feet, thence north 6 degrees 47 minutes west, 70.00 feet, thence south 77 degrees 21 minutes 06 seconds east 75.90 feet to point of beginning, Situated in the south west quarter section 15, the above described piece of land is to be known as lot No. 439 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 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 Fredora Metzler her heirs and assigns forever; and the said first party does hereby covenant with the said Fredora Metzler, 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 Fredora Metzler, 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, Trustee (Seal)



State of California, )  
 County of Los Angeles ) ss

On this 28th day of October, A. D. 1927, before me, Viola Johnson, 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.

Viola Johnson  
 Notary Public in and for said  
 County and State.

(NOTARIAL SEAL)

Received for record Oct 29, 1927, at 3 o'clock A. M. at request of Harlow Cone Co., Copied in Book No. 738 of Deeds, page 74, et seq., Records of Riverside County, California. 1979

Fees \$1.30

Jack A. Ross, Recorder

Compared: Copyist; A. Lemkin; Comparer: S. Nettering

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FIRST National Bank of Santa Ana )  
 To ) CORPORATION  
 ANNA M. VAN PATTER ) GRANT DEED

THE FIRST NATIONAL BANK OF SANTA ANA, a corporation, in consideration of ten (10,000) dollars, to it in hand paid, the receipt of which is hereby acknowledged, does hereby grant to ANNA M. VAN PATTER, a widow all that real property situated in the County of Riverside, State of California, described as follows:

Lot sixty nine (69) of Wyman's Subdivision as shown by map on file in Book 12, of maps, page 70 records of Riverside County, California.

Subject to a right of way for a pole line in favor of the Southern Sierras Power Company, a corporation.

The above described property is conveyed subject to the following stated express restrictions;

(a) That said property shall never be rented to or occupied by any person or persons not of the White or Caucasian race, except domestic servants.

(b) The real property herein described shall be used for either business or residence purposes, no building shall be erected or placed thereon at a lesser distance than 15 feet from the front property line thereof, nor unless the same shall cost and be fairly worth not less than \$800.00 except a garage and all buildings shall be painted with at least two coats of lead and oil paint within 30 days after erection, except cement-covered buildings. This restriction and

Received for record May 18, 1932, at 8 o'clock A. M. at request of L. M. Harlow, Copied in Book No. 77 of Official Records, page 35, et seq., Records of Riverside County, California.

#882

Fees \$1.20

Jack A. Ross, Recorder

Compared; Copyist; A. Lamkin; Comparer: L. Hyde

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E. E. PEACOCK

TO

PHILIPPE DELACY

WARRANTY DEED

THIS INVENTURE, made the Sixth day of May, in the year of our Lord, nineteen hundred and twentyfive between E. E. PEACOCK, Los Angeles, California, the party of the first part, and PHILIPPE DELACY, Hollywood, California, by his guardian Mrs. Edyth deLacy, 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 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 3193.23 feet South and 1797.61 feet east of the North West corner of Section 15, Twp. 4 South, Range 6 West, S.B.B.M. thence North 59 degrees 22 minutes West 32.25 feet, thence North 22 degrees 47 minutes 34 seconds East 195.12 feet, thence North 57 degrees 09 minutes 30 seconds East 45 feet, thence South 21 degrees 08 minutes 34 seconds West 235.31 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 210 - 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

Book 77  
Page 35  
5-18-32



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 Philippe DeLacy (by his guardian) his heirs and assigns forever; and the said first party does hereby covenant with the said Philippe DeLacy (by his guardian) 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 Philippe DeLacy (by his guardian) 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. Peacock (Seal)

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

On this Sixth 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.

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

(NOTARIAL SEAL)

f883

Received for record May 18, 1932, at 8 o'clock A. M. at request of L. M. Harlow, Copied in Book No. 77 of Official Records, page 35, et seq., Records of Riverside County, California.

Fees \$1.30

Jack A. Ross, Recorder

Compared: Copyist; A. Lamkin; Comparer: L. Hyde

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WILLIAM GEORGE BLAKE ET AL )

TO ( GRANT DEED

CARRIE P. CUTERIE )

THIS INDENTURE, made the 23rd day of April, 1932, between WILLIAM GEORGE BLAKE AND ELLA GEORGINA BLAKE, husband and wife, the parties of the first part; and CARRIE P. CUTERIE, a widow, 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

(NOTARIAL SEAL)

Anthony C. Kolda  
Notary Public in and for said County  
and State.

#1534

Received for record May 28, 1932 at 8 o'clock A. M. at request of Grantor  
Copied in Book No. 78 of Official Records, page 235 et seq., Records of Riverside  
County, California.

Fees \$1.00

Jack A. Ross, Recorder.

By F. B. Row, Deputy Recorder.

Compered: Conyist, N. Alrick; Comparer, A. Lemkin.

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E. E. PEACOCK )  
TO )  
JOHN H. ERTLE ET AL )

WARRANTY DEED

THIS INDENTURE, made the Eighth day of January 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 JOHN H. ERTLE AND FLORA A. ERTLE, the  
parties of the second part,

WITNESSETH: That the said party of the first part, for and in consider-  
ation 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 their heirs and assigns  
forever, all the 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. E. B. & M. County of Riverside and State  
of California, and bounded and particularly described as follows, to wit:

Commencing at the Northwest Corner of Section 15, Twp. 4 South, Range  
6 West, S. E. B. & M. Thence south 2958.52 feet, Thence East 1712.06 feet to point  
of beginning. Thence South 56 degrees 46 minutes West 50 feet, Thence South 62 degrees  
26 minutes 50 seconds East 120.93 feet, Thence North 57 degrees 09 minutes 30 seconds  
East 50 feet, Thence North 62 degrees 29 minutes 50 seconds West 121.11 feet to the  
above point of beginning in the Southwest Corner of said Section 15. The above  
described parcel of land is to be known as Lot Number 214 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 part 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.

John H. and Flora A. Ertle, O.K. E.E. Peacock, Trustee.

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 John H. Ertle & Flora A. Ertle, their heirs and assigns forever; and the said first party does hereby covenant with the said John H. Ertle & Flora A. Ertle 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 John H. Ertle & Flora A. Ertle, 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, Trustee (Seal)

State of California )  
County of Los Angeles, )<sup>ss</sup>

On this 22nd day of January A. D. 1927, before me Viola Johnson 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 - 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) Viola Johnson  
Notary Public in and for said County  
and State.

Received for record May 28, 1932 at 8 o'clock A. M. at request of Grantee #1535  
Copied in Book No. 78 of Official Records, page 236 et seq., Records of Riverside  
County, California.

Fees \$1.30

Jack A. Ross, Recorder.

By F. E. Row, Deputy Recorder.

Compared: Copyist, M. Alrick; Comparer, A. Lemkin.

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J. B. ALLEN ) GRANT DEED  
TO ) (CODE DEED)  
WILLARD KINGSFORD ) C. C. SEC. 1092

I, J. B. ALLEN, a widower of Long Beach of the County of Los Angeles State of California, for and in consideration of the sum of ten and no/100 ~~\$10.00~~ Dollars the receipt whereof is hereby acknowledged, does hereby grant to WILLARD KINGSFORD all that real property situated in the San Jacinto Mountains County of Riverside State of California, bounded and described as follows:

Book 807  
Page 222  
4-18-29

E. E. PEACOCK )  
TO ( WARRANTY DEED  
WALTER R. GREENLAND )

THIS INDENTURE made the 3rd day of May, 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 WALTER R. GREENLAND, 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/100s 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 Commencing at the Northwest corner Section 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 2963.00 feet, thence East 1413.78 feet to point of beginning. Thence South South 83 degrees, 56 minutes East 49.69 feet, thence South 16 degrees 59 minutes, 46 seconds, West 108.30 feet, thence North 54 degrees 07 minutes 02 seconds, West 50 feet, thence North 15 degrees, 59 minutes 32 seconds East 100.04 feet to point of beginning. Situated in the Southwest quarter Section 15. The above described piece of land is to be known as Lot Number 168 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.

THIS DEED is granted with the expressed provisions 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 Walter R. Greenland, his heirs and assigns forever; and the said first party does hereby covenant with the said Walter R. Greenland, 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 Walter R. Greenland - 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, Trustee (Seal)



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

On this 3rd day of May, A. D. 1927, before me, Mabel C. Duvall, 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.

Mabel C. Duvall  
Notary Public in and for said  
County and State.

(NOTARIAL SEAL)

Received for record Apr 18, 1929, at 8 o'clock A. M. at request of W. R. Greenland #2862  
Copied in Book No. 807 of Deeds, page 222, et seq., Records of Riverside County, California.

Fees \$1.40<sup>00</sup>

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

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

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~~THE SECURITY FIRST NATIONAL BANK OF LOS ANGELES )  
TO ( CORPORATION GRANT DEED  
TOM J. RIDGE ET AL )~~

~~THE SECURITY FIRST NATIONAL BANK of Los Angeles, a National Banking Association and having its principal place of business in the City of Los Angeles, County of Los Angeles, the party of the first part, for and in consideration of the sum of Ten Dollars, and other valuable considerations, does hereby grant to TOM J. RIDGE AND WINIFRED C. RIDGE, husband and wife, as joint tenants, parties of the second part, all that real property situated in the County of Riverside, State of California, described as follows:~~

~~That portion of Lot 7, Block 9, Chadbourne Heights, as per map Book 12, pages 11, 12 and 13 Records of Riverside County, California, more particularly described as follows: Beginning at the southeasterly corner of Lot 7, Block 9, Chadbourne Heights, ; thence South 86° 15' 30" West, 135.70 feet; thence North 0° 00' 24" West, 257.09 feet; thence South 89° 58' 53" East, 177.41 feet; thence South 9° 36' 46" West, 251.37 feet to the point of beginning.~~

~~as per map recorded in Book 12, pages 11, 12, 13 of maps, in the office of the County Recorder of Riverside County; subject to conditions, easements, restrictions and reservations of record.~~

~~A perpetual easement is hereby reserved to the GRANTOR and its successors and assigns in and over said real property for the construction, maintenance and operation~~

Book 834  
Page 273  
12-4-29

E.E. PEACOCK, TRUSTEE. )  
TO ) WARRANTY DEED.  
WM. FORGIE ET AL )

THIS INDENTURE, Made the Ninth day of April, in the year of our Lord nine-  
teen hundred and twenty-six, between E.E. PEACOCK, Trustee, the party of the first  
part, and WM. FORGIE and LOUISA C. FORGIE, 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 parties of the second part, the receipt whereof is hereby  
acknowledged, does by these presents grant, bargain, sell, convey and confirm unto  
the said parties 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. 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 of Section 15, Twp 4 South Range 6 West,  
S.E.B. & M. Thence South 2941.03 feet; thence East 1368.86 feet to point of beginning.  
Thence South 63 degrees 56 minutes East, 50 feet, thence South 15 degrees 59 minutes  
32 seconds West 100.04 feet, thence North 72 degrees 22 minutes 37 seconds West, 47.65  
feet, thence North 15 degrees 08 minutes 04 seconds, East, 107.44 feet to the above  
point of beginning in the Southwest Quarter of said Section 15. The above described  
parcel of land is to be known as Lot Number 167 - 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 neces-  
sary 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 County Club,  
Incorporated under the laws of the State of California, is given to the parties 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, re-  
mainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, the same to the said Wm. M. Forgie and Louisa C. Forgie  
in joint tenancy, their heirs and assigns forever; and the said first party does  
hereby covenant with the said Wm. M. Forgie and Louisa C. Forgie and their legal re-  
presentatives 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 Wm. M. Forgie and Louisa C. Forgie, 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, Trustee (Seal)



STATE OF CALIFORNIA )  
County of Los Angeles ) ss.

On this Ninth day of April, A.D., 1926 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, Trustee, 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 Dec 4, 1929 at 8 o'clock A.M. at request of Mrs. Wm. Forgie, Copied in Book No. 834 of Deeds, page 273 et seq., records of Riverside County, California.

Rees \$1.50 Jack A. Ross, Recorder.  
By F.B. Row, Deputy Recorder.

Compared: Copyist L.H. Hyde; Comperer L. Thompson.

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F.J. WALKER )  
TO ) WARRANTY DEED  
E. SIDNEY V. COX )

THIS INSTRUMENT, Made this Twenty-seventh day of November, A.D. 1929 between F.J. WALKER, a widower, the party of the first part, and E. SIDNEY V. COX a single man of 932 1/2 So. Main St. Los Angeles, Calif. 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 me 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 County of Riverside, State of California, and bounded and particularly described as follows, to-wit:

Lots Seventeen (17) and Eighteen (18) in Block B of Valley Vista Acres, as shown by map on file in Book 14 page 1 of Maps, Records of Riverside County, California.

Usual Rights of way, Reservations and Restrictions as now of record. TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and also all his estate, right, title and interest at law and equity therein or thereto including -

TO HAVE AND TO HOLD the same to the said party of the second part, his heirs and assigns forever, and I do covenant with the said party of the second part and his legal representatives forever, that the said real estate is free from all encumbrances, and that he will and his heirs, executors and administrators shall warrant

E. E. PEACOCK )  
 TO ) WARRANTY DEED.  
 MAUD ROUSH )

THIS INDENTURE, made the Sixth day of May, 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 MAUD ROUSH, 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 S.W. Quar. Sec. 15, Twp. 4 South, 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 2941.03 feet South and 1263.86 feet east of the Northwest Corner of Section 15, Twp. 4 South, Range 6 West, S.B.B.M. Thence North 75 degrees 25 minutes West 50 feet, Thence South 13 degrees 54 minutes 37 seconds West 104.90 feet, Thence South 72 degrees 22 minutes 37 seconds East 47.60 feet, Thence North 15 degrees 08 minutes 04 seconds East 107.44 feet to the above point of beginning. The above description described 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 168 - 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 Maud Roush, her heirs and assigns forever; and the said first party does hereby covenant with the said Maud Roush 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 Maud Roush, 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

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hand and seal the day and year first above written.

E. E. Peacock (Seal)

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

On this Sixth 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.

G. M. Hysong,

(NOTARIAL SEAL)

Notary Public in and for said  
County and State.

Received for record Nov. 5, 1930 at 5 Min. past 1 o'clock P.M. at request of Wm. Roush. Copied in Book No. 680 of Deeds, page 62 et seq., Records of Riverside County, California.

#210

Fees \$1.40

Jack A. Ross, Recorder.

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

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Kramer, Calif. Sept. 19, 1930.

John E. Leland and Sara B. Leland, husband and wife as joint tenants  
1008 Burnside Ave.  
Los Angeles, Calif.

I do hereby agree to sell and convey to you all of Lot 2 in the N.E. 1/4 Sec. 2, being the North half of the N.E. 1/4 of said Sec. 2 in Township 5 South, Range 5 East, San Bernardino Base & Meridian for the sum of Two Thousand Dollars (\$2000) to be by you allowed to me as a credit in the nature of a down payment on Parcels A, B, C, D and E in Lot 13 and Parcel A in Lot 14, of Imperial Grapefruit Groves Ltd's Tract #1 as more fully described and set forth in purchaser's preliminary sales receipt and contract of oven date herewith, reference thereto being hereby made for greater certainty and detail.

It is mutually understood that there is now owing by me upon said above described premises the sum of \$950.00 together with accrued interest thereon, which said indebtedness I hereby agree to pay in full as soon as possible.

It is further mutually agreed and understood that I am to receive as of the date hereof a credit on the purchase price of said grapefruit acreage of \$1050.00, and that forthwith upon payment by me of the aforesaid indebtedness against said lands I will make, execute and deliver to you or your assigns a good and sufficient deed and guaranteed certificate of title whereupon I shall receive an additional

Book 70  
Page 48  
3-14-32

E.E. PEACOCK )  
TO )  
CHARLES M. KRAUSE ET AL ) WARRANTY DEED

THIS INDENTURE, made the Eighth day of January, 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 CHARLES M. = and RUTH KRAUSE, in joint tenancy with rights of survivorship, 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/100s 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 parties of the second part, and to their 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:

Commencing at the North West Corner Section 15, Twp. 4 South, Range 6 West, S.B.B.M. Thence South 2984.90 feet, thence East 1456.40 feet, to point of beginning. Thence South 50 degrees 57 minutes East 58 feet, Thence South 12 degrees 17 minutes 30 seconds West 108.31 feet, thence North 54 degrees 07 minutes 02 seconds West, 66.20 feet, thence North 16 degrees 39 minutes 46 seconds East 108.30 feet, to the above point of beginning, in the South West Quarter of said Section 15, The above described parcel of land is to be known as Lot No. 169, 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 parties 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 Chas. M. = and Ruth Krause, their heirs and assigns forever; and the said first party does hereby covenant with the said Chas. M. = and Ruth Krause, 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 Chas. M. = and Ruth Krause, = 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 Trustee, (Seal)



STATE OF CALIFORNIA, )  
County of Los Angeles ) ss.

On this 22nd day of January A.D. 1927, before me, Viola Johnson, 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.

Viola Johnson  
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. Harlow. #879  
Copied in Book No. 70 of Official Records, page 48, et seq., records of Riverside County, California.

Fees \$1.30 Jack A. Ross, Recorder.

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

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E.E. PEACOCK )  
TO ) WARRANTY DEED  
N. LEVINSON )

THIS INDENTURE, Made the Twenty Third day of March, 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 N. LEVINSON, 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 South 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 1318.27 feet south and 1306.60 feet east of the North West Corner of Section 15, Twp. 4 South, Range 6 West, S.B.B.M. Thence South 70 degrees 59 minutes East 50 feet, thence North 6 degrees .26 minutes 34 seconds East 123.08 feet, thence North 76 degrees 08 minutes West 50 feet, thence South 6 degrees 14 minutes 08 seconds West 118.67 feet to the above point of beginning. The above description truly describes a parcel of land situate, lying and being in the North West Quarter of Section 15, Twp. 4 South, Range 6 West, S.B.B.M. and is to be known as Lot Number 90 - Block C.

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 18th day of July, A. D. 1927, 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, Trustee, 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,

(NOTARIAL SEAL) Notary Public in and for said County and State.

RECEIVED FOR RECORD Nov 28 1927 at 8 o'clock A. M. at request of Grantee. #1836  
Filed in Book No. 744 of Deeds, page 356, at Dep., Records of Riverside County, California.

Fee, \$1.30 Jack A. Ross, Recorder

COMPARED; Copyist, L. B. Boynton; Comparer, J. Thompson

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E. E. PEACOCK )  
TO ( WARRANTY DEED  
J. A. BRISTOW ET AL )

THIS INSTRUMENT, made the 18th day of July 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 Mr. & Mrs. J. A. Bristow, 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/100s 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 their heirs and assigns forever, all the certain lot, piece or parcel of land, situate, lying and being in the S. W. Cor. Sec. 15, Twp. 4 S. R. 6 W. S. B. E. 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. E. & M.  
Thence South 3444.18 feet, Thence East 1678.34 feet, to point of beginning. Thence  
North 54 degrees, 11 minutes, West 45 feet, Thence North 47 degrees, 11 minutes, West  
45 feet, Thence North 48 degrees, 05 minutes, 17 seconds, East 115.60 feet, Thence South  
6 degrees, 51 minutes, 10 seconds, West 134.68 feet, to point of beginning. Situate  
in the Southwest Quarter Section 15. The above described piece of land is to be known  
as Lot Number 141, 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 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 Mr. & Mrs. J. A. Bristow, their heirs and assigns forever; and the said first party does hereby covenant with the said Mr. & Mrs. J. A. Bristow, 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 Mr. & Mrs. J. A. Bristow, their heirs and assigns forever, against the just and lawful claims and demands of all persons whatsoever.

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, Trustee (Seal)

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

On this 12th day of July, A. D. 1927, 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, Trustee, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

I, 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,

(NOTARIAL SEAL)

Notary Public in and for said County and State.

RECEIVED FOR RECORD Nov 28 1927 at 8 o'clock A. M. at request of Grantee. Copied in Book No. 744 of Deeds, page 357, et seq., Records of Riverside County, California.

Jack A. Ross, Recorder

Fees, \$1.30

COMPARED: Copyist, L. B. Boynton; Comparer, L. Thompson

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E. E. PEACOCK, )  
TO ) WARRANTY DEED.  
O. E. SMITH, ET AL )

THIS INDENTURE, made the Eleventh 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 O. E. SMITH and MARY L. SMITH, 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 parties of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell, convey and confirm unto the said parties 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 SW Quar. Sec. 15 Twp 4 S. R 6 W.S.B.M. County of Riverside and State of California, and bounded and particularly described as follows, to-wit:

Commencing at the Northwest corner of Section 15, Twp 4 South, Range 6 West, S.B.M. Thence South 3495.48 feet; thence East 1911.44 feet, to point of beginning. Thence South 7 degrees 25 minutes 44 seconds East 45 feet; thence South 68 degrees 22 minutes 30 seconds West 137.83 feet; thence North 26 degrees 33 minutes 54 seconds East 78.88 feet; thence North 74 degrees 03 minutes 50 seconds East 90.51 feet; to the point of beginning in the Southwest quarter of said Section 15. The above described parcel of land is to be known as Lot Number 20 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 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 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 O. E. Smith and Mary L. Smith, in joint tenancy their heirs and assigns forever; and the said first party does hereby covenant with the said O.E.Smith and Mary L.Smith, 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 O. E.Smith and Mary L. Smith 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 Eleventh day of August, 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.

C. M.Hysong,

(NOTARIAL SEAL)

Notary Public in and for said County and State.

#1534

Received for record Mar 17, 1928 at 8 o'clock A.M. at request of Mary L.Smith. Copied in Book No.755 of Deeds page 289 et seq., records of Riverside County, California.

Fees \$1.50

Jack A.Ross, Recorder.

Compared: Copyist L.Thompson; Comparer L.H.Hyde.

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THIS INDENTURE, Made this 16th day of March, 1928, WITNESSETH: That whereas, the indebtedness secured by that certain Deed of Trust made by John Wesley Smith and Susanna M. Smith, his wife, to the Orange County Title Company, a corporation of Santa Ana, California, dated November 20th, 1924, recorded February 11th, 1925, in book 626 page 596 of Deeds, in the office of the County Recorder of Riverside County, California, has been fully paid and satisfied.

NOW THEREFORE, in consideration of such payment, and also the sum of One Dollar, the receipt whereof is hereby acknowledged, the said Orange County Title Company does hereby remise, release and reconvey, without warranty, unto the person or persons legally entitled thereto, all the estate in the premises described in said Deed of Trust now held by said Orange County Title Company, reference being hereby made to said Deed of Trust and the said record thereof for a particular description of said premises.

IN WITNESS WHEREOF, said Orange County Title Company has caused these presents to be duly signed by its duly authorized officers, under its corporate seal, the day and year first above mentioned.

( CORPORATE SEAL)

ORANGE COUNTY TITLE COMPANY

By H. A. Gardner, Vice President.

Attest: B. D.Parker, Asst. Secretary.

known to me to be the Secretary of the corporation that executed the within and foregoing instrument, and known to me to be the persons who executed the within and foregoing 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.

(NOTARIAL SEAL) Rose A. Weber, Notary Public in and for said County and State.

#1956

Received for record Apr. 24, 1928 at 10 o'clock A.M. at request of L. S. Anderson. Copied in Book No. 758 of Deeds, page 389 et seq. Records of Riverside County, California.

Fees \$1.00

Jack A. Ross, Recorder.

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

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E. E. PEACOCK ) TO ) WARRANTY DEED. WILLIAM H. MOHR, ET AL )

THIS INDENTURE, made the Twenty-eighth day of September, 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 WILLIAM H. MOHR and MARIE A. MOHR, 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 parties of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said parties 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. 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 South 3501.04 feet, Thence East 2185.68 feet to point of beginning. Thence North 53 degrees 59 minutes 02 seconds East 53.87 feet, Thence North 45 degrees 15 minutes 06 seconds East 10.00 feet, Thence South 48 degrees 58 minutes 06 seconds East 77.75 feet, Thence South 10 degrees 20 minutes West 85 feet, Thence North 44 degrees 25 minutes 45 seconds West 134.18 feet to the above point of beginning in the South West Quarter of said Section 15. The above described parcel of land is to be known as Lot Number 28 - Block E.

The party of the first part reserves to himself or his assigns, right-of-way

Book 758 Page 390 4-24-28



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 parties of the second part and is appurtenant to said deed as a bonus to the Grantees 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 William E. Mohr and Marie A. Mohr, in joint tenancy, their heirs and assigns forever; and the said first party does hereby covenant with the said William E. Mohr and Marie A. Mohr, 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 William E. Mohr and Marie A. Mohr, 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, )  
                                  ) ss.  
County of Los Angeles.)

On this 28th day of September, 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.

Received for record Apr. 24, 1928 at 10 o'clock A.M. at request of Grantee.  
Copied in Book No. 758 of Deeds, page 390, Records of Riverside County, California.  
Fees \$1.50  
Jack A. Ross, Recorder.

#1957

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

NOW, THEREFORE, in compliance with said request and in consideration of the payment of the Trustee's fee herefore, receipt of which is hereby acknowledged, and the payment of said indebtedness, said Trustee does hereby QUITCLAIM and RECOVER, without warranty, to the person or persons legally entitled thereto, all of the property conveyed by said Deed of Trust.

IN WITNESS WHEREOF the said Hellman Commercial Trust and Savings Bank, as Trustee, has caused its corporate name and seal to be affixed by its Vice-President and Asst. Secretary, duly authorized, this 18th day of April, 1926.

(CORPORATE SEAL)

HELLMAN COMMERCIAL TRUST AND SAVINGS BANK

H. H. Ashley, Vice-President

W. B. Gill, Assistant Secretary

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

On this 19th day of April, 1926, before me, a Notary Public in and for said County and State, personally appeared H. H. Ashley known to me to be the Vice-President, and W. B. Gill known to me to be the Assistant Secretary of the corporation that executed the within 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 official seal.

(NOTARIAL SEAL)

Corinne M. Wood

Notary Public in and for said County and State.

The undersigned owner and holder of the note secured by the Deed of Trust above mentioned, hereby acknowledges payment of all sums secured by said Deed of Trust and requests the execution and delivery of this reconveyance in full discharge of said trust, this 17th day of April, 1926.

HELLMAN COMMERCIAL TRUST AND SAVINGS BANK,

By J. S. Velzy, Branch Manager.

#1686

Received for record Apr. 21, 1926 at 30 Min. past 2 O'clock P. M. at request of Hellman Commercial Trust & Savings Bank. Copied in Book No. 676 of Deeds page 188 et seq. Records of Riverside County, California.

Fees \$ .50

Jack W. Ross, Recorder

Compared: Copyist L Dahlgren; Computer E Lettinger

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E. E. PEACOCK )  
TO ) WARRANTY DEED  
WILLIAM U. GIPSON ET AL )

THIS INSTRUMENT, Made the Fifteenth day of March, in the year of our Lord Nineteen hundred and twenty-six, between E. E. PEACOCK, Trustee Los Angeles, California, the party of the first part, and WILLIAM U. GIPSON AND MAGGIE JANE GIPSON, 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 parties of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell, convey and confirm unto the said parties of the second part as joint tenants and to the survivor of them, their 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. 4S.R 6W.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. & M. Thence south 2E29.09 feet, Thence east 2474.02 feet to point of beginning. Thence South 84 degrees 27 minutes 48 seconds West 80 feet, Thence South 1 degree 46 minutes 51 seconds West 196.04 feet, Thence North 79 degrees 25 minutes 08 seconds East 45 feet, Thence North 3 degrees 27 minutes 38 seconds East 192.08 feet to the above point of beginning in the South West quarter of said Section 15. The above description parcel of land is to be known as Lot Number 121-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 parties of the second part and is appurtenant to said deed as a bonus to the Grantees 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 WILLIAM U. GIPSON AND MAGGIE JANE GIPSON, in joint tenancy, their heirs and assigns forever; and the said first party does hereby covenant with the said WILLIAM U. GIPSON AND MAGGIE JANE GIPSON 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 William U. Gipson and Maggie Jane Gipson- 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.

A. A. Peacock, Trustee (SEAL)

State of California }  
County of Los Angeles } ss.

On this 15th day of March, A. D., 1926, before me, G. M. Hysong, a Notary Public in and for the said County and State, residing therein, and duly commissioned and sworn, personally appeared E. E. Peacock, Trustee 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

/1710

Received for record Apr. 21, 1926 8 o'clock A. M. at request of Grantee. Copied in Book No. 676 of Deeds page 185 et seq. records of Riverside County, California.

Fee \$1.50

Jack A. Rose, Recorder

By: F. B. Row, Deputy

Compared: Copyist D. Dahlgren; Comparer & Lettering

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F. W. BILYEU ET AL )  
TO ) GRANT DEED  
FRED ABEL ET AL )

F. W. BILYEU and HAZEL BILYEU, his wife, in consideration of Ten and no/100 Dollars to them in hand paid, the receipt of which is hereby acknowledged, do hereby grant to FRED ABEL AND MARGARET ABEL, his wife, all that real property situate in the County of Riverside, State of California, described as follows:

The North-half (N.½) of Lot Sixty-one (61) of Mainore Lake Park Tract Unit No. 1, as shown by Map on file in Book 11 page 74 of Maps records of Riverside County, California.

SUBJECT to Taxes for fiscal year 1924-25, Rights of way, reservations and Conditions as now of record.

TO HAVE AND TO HOLD to the said grantees, their heirs or assigns  
WITNESS our hands this 16th day of July, 1924.

F. W. Bilyeu  
Hazel Bilyeu

State of California }  
County of Riverside } ss.

On this 17th day of July, 1924, before me Char. E. Johnson a Notary Public in and for said County, personally appeared F. W. Bilyeu and Hazel Bilyeu known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same.

WITNESS my hand and Official Seal.

(NOTARIAL SEAL)

Char. E. Jones  
Notary Public in and for the County of Riverside,  
State of California.



NOW, WHEREFORE, in compliance with said request and in consideration of the payment of the Trustee's fee hereof, receipt of which is hereby acknowledged, and the payment of said indebtedness, said Trustee does hereby QUITCLAIM and RECONVEY, without warranty, to the person or persons legally entitled thereto, all of the property conveyed by said Deed of Trust.

IN WITNESS WHEREOF the said Hellman Commercial Trust and Savings Bank, as Trustee, has caused its corporate name and seal to be affixed by its Vice-President and Asst.-Secretary, duly authorized, this 18th day of April, 1926.

(CORPORATE SEAL) HELLMAN COMMERCIAL TRUST AND SAVINGS BANK  
E. H. Ashley, Vice-President  
W. E. Gill, Assistant Secretary

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

On this 19th day of April, 1926, before me, a Notary Public in and for said County and State, personally appeared E. H. Ashley known to me to be the Vice-President, and W. E. Gill known to me to be the Assistant Secretary of the corporation that executed the within 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, official seal.  
(NOTARIAL SEAL) Corinne M. Wood  
Notary Public in and for said County and State.

The undersigned owner and holder of the note secured by the Deed of Trust above mentioned, hereby acknowledges payment of all sums secured by said Deed of Trust and requests the execution and delivery of this Reconveyance in full discharge of said trust, this 17th day of April, 1926.

HELLMAN COMMERCIAL TRUST AND SAVINGS BANK,  
By W. F. Velzy, Branch Manager.

\$1686

Received for record Apr. 21, 1926 at 30 Min. past 2 O'clock P. M. at request of Hellman Commercial Trust & Savings Bank. Copied in Book No. 676 of Deeds page 188 et seq. Records of Riverside County, California.

Fees \$ .50 Jack A. Aps, Recorder.

Compared: Copies: D Dahlgren; Comparer E Mettering

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E. E. PEACOCK )  
TO )  
WILLIAM U. GIPSON ET AL )

WARRANTY DEED

THIS INSTRUMENT, Made the Fifteenth day of March, in the year of our Lord Nineteen hundred and twenty-six, between E. E. PEACOCK, Trustee Los Angeles, California, the party of the first part, and WILLIAM U. GIPSON AND MAGGIE JANE GIPSON, husband and wife, in joint tenancy with rights of survivorship Los Angeles, California, the parties of the second part.

Book 676  
Page 184  
4-21-26

**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 parties of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell, convey and warrant unto the said parties of the second part as joint tenants and to the survivor of them, their heirs and assigns of such survivor forever, all that certain lot, piece or parcel of land situate, lying and being in the N.W. Quar. Sec. 15, Twp. 4S. R. 6W. S. E.B. & E. 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. 4. B. & E. Thence south 3239.09 feet, Thence east 2674.02 feet to point of beginning. Thence South 84 degrees 27 minutes 48 seconds west 50 feet, Thence South 1 degree 46 minutes 51 seconds west 196.04 feet, Thence North 78 degrees 25 minutes 06 seconds east 45 feet, Thence North 3 degrees 27 minutes 30 seconds East 192.08 feet to the above point of beginning in the South West quarter of said Section 15. The above description parcel of land is to be known as Lot Number 121-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 used 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 parties of the second part and is appurtenant to said deed as a bonus to the Grantees 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, remainders and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, the same to the said WILLIAM U. GIPSON AND MAGGIE JANE GIPSON, in joint tenancy, their heirs and assigns forever; and the said first party does hereby covenant with the said WILLIAM U. GIPSON AND MAGGIE JANE GIPSON 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 William U. Gipson and Maggie Jane Gipson- their heirs and assigns forever, against the just and lawful claims and demands of all persons who may recover.

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

A. A. Joacock, Trustee (SEAL)

AFFIDAVIT FILED



State of California )  
County of Los Angeles ) ss.

On this 15th day of March, A. D., 1924, before me, G. M. Eyzong, a Notary Public in and for the said County and State, residing therein, and duly commissioned and sworn, personally appeared E. B. Peacock, Trustee 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. Eyzong,

Notary Public in and for said County and State

1710

received for record Apr. 21, 1924 8 o'clock A. M. at request of Grantee. Copied in Book No. 676 of Deeds page 185 et seq. Records of Riverside County, California.

Fees \$1.50

Jack L. Foss, Recorder

By W. B. Dow, Deputy

Compared: Copyist D. Dahlgren; Comparer & Lettering-

3-3-24-3-0-20

F. W. BILYEU

GRANT DEED

FRED ABEL ET AL

F. W. BILYEU and HAZEL BILYEU, his wife, in consideration of Ten and no/100 Dollars to them in hand paid, the receipt of which is hereby acknowledged, do hereby grant to FRED ABEL AND MARGARET ABEL, his wife, all that real property situate in the County of Riverside, State of California, described as follows:

The North-half (N. 1/2) of Lot Sixty-one (61) of Elsinore Lake Park Tract Unit No. 1, as shown by Map on file in Book 11 page 74 of Maps records of Riverside County, California.

SUBJECT to Taxes for fiscal year 1924-25, Rights of way, reservations and Conditions as now of record.

TO HAVE AND TO HOLD to the said grantees, their heirs or assigns

WITNESS our hands this 10th day of July, 1924.

F. W. Bilyeu

Hazel Bilyeu

State of California )  
County of Riverside ) ss.

On this 17th day of July, 1924, before me Chas. E. Johnson a Notary Public in and for said County, personally appeared F. W. Bilyeu and Hazel Bilyeu known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same.

WITNESS my hand and Official Seal.

(NOTARIAL SEAL)

Chas. E. Jones

Notary Public in and for the County of Riverside,

State of California.

therefrom those portions thereof included in Victoria Avenue and a right of way 7 1/2 feet wide along the southerly line thereof reserved in Deed recorded in Book 90, page 239 of Deeds, records of Riverside County, California; said strip being the North half of a private driveway.

Thirty shares of Gage Canal Co.

Subject to rights of way and easements of record, and restrictions and reservations of record.

Subject to 1925-26 taxes.

TO HAVE AND TO HOLD the above granted and described premises unto the said Grantee heirs and assigns forever.

Witness our hands and seals this 3rd day of November, 1925.

RAY M. HARRIS (SEAL)

CARRIE M. HARRIS (SEAL)

U.S.I.R.S. \$25.00 Cancelled

STATE OF CALIFORNIA )  
County of San Diego )

On this 3rd day of November Nineteen Hundred Twenty-five before me, E. H. WHELAN a Notary Public in and for said county and state, residing therein, duly commissioned and sworn personally appeared RAY M. HARRIS and CARRIE M. HARRIS, husband and wife, known to me to be the persons described in and whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in said County of San Diego, State of California, the day and year in this certificate first above written.

E. H. WHELAN

Notary Public in and for the county of San Diego, State of California

(NOTARIAL SEAL)

received for record Nov. 17, 1925 at 30 min. past 6 o'clock P.M. at request of Riverside Title Company. Copied in Book 257 of Deeds, page 11 of subseq. records of Riverside County, California.

Fee. \$1.20

F. E. DICKENS, Recorder.

Compared. Copyist: S. Curry Comparer: E. Kauffman

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S. H. BRADOCK )

TO )

WARRANTY DEED

WILLIAM U. GIPSON )

THIS INDENTURE, made the twelfth day of November in the year of our Lord nineteen hundred and twenty-five, BETWEEN S. H. BRADOCK, Los Angeles, California, the party of the first part, and WILLIAM U. GIPSON and MAGGIE JANE GIPSON, 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 parties of the second part, the receipt whereof is hereby acknowledged does by these presents, grant, bargain, sell, convey and confirm unto the said parties



of the second part is 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 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:

Commencing at the North West corner of Section 15, Twp. 4 South, Range 6 West, S.B.B. & M. Thence South 3570.34 feet, Thence East 241d.26 feet to point of beginning Thence North 77 degrees 15 minutes East 44.29 feet, Thence North 2 degrees 16 minutes 43 second East 129.65 feet, Thence South 78 degrees 25 minutes 03 seconds West 45 feet, Thence South 0 degrees 20' 49" West 120.46 feet to the above point of beginning in the South West quarter of said Section 15. The above described parcel of land is to be known as Lot number 30- Block D.

The party of the first part reserved 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 Ramona Country Club, Incorporated under the Laws of the State of California, is given to the parties of the second part and is appurtenant to said deed as a bonus to the Grantees 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 WILLIAM U. GIPSON and MAGGIE JANE GIPSON in joint tenancy their heirs and assigns forever; and the said first party, does hereby covenant with the said WILLIAM U. GIPSON and MAGGIE JANE GIPSON 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 WILLIAM U. GIPSON and MAGGIE JANE GIPSON, their heirs and assigns forever, against the just and lawful claims and demands of all persons whatsoever.

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. PRACOCK (SEAL)

STATE OF CALIFORNIA )  
County of Los Angeles ) ss

On this twelfth day of November, 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. PRACOCK 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)

PL006

Received for record Nov. 17, 1924 at 30 Min. past 9 o'clock A.M. at request of Grantees. Copied in Book 657 of Deeds, page 52 et seq. records of Riverside County, California.

Fees \$1.60

F. S. DIMARCO

Compared. Copyist J. Curry Compared E. Kaufman

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J. W. WELCH ) GRANT DEED  
TO ) (Gross Value)  
FRIZ GIBSON ) G.C. Sec. 1092

J. W. WELCH a married man of Los Angeles of the County of Los Angeles, State of California

FOR AND IN CONSIDERATION OF THE SUM OF One and No/100 Dollars, the receipt whereof is hereby acknowledged does GRANT to FRIZ GIBSON, single, all that real property situate in the County of Riverside State of California described as follows:

Commencing at a point One hundred and sixty-five feet South and five hundred and fifty feet West of the northeast corner of the Southeast quarter of the Southeast Quarter of the Northeast Quarter (34 1/2 SE 1/4) of Section Twenty-nine (29), Township Three (3) South, Range Five (5) West, S.B.S. & M. RANCHO EL SOBORNITO DE SAN JACINTO, in Riverside County, California; thence in a southerly direction following a line parallel with the west line of said Section Twenty-nine (29) a distance of one hundred and sixty-five (165) feet to a stake; thence in a westerly direction following a line parallel with the north line of said Section Twenty-nine (29) a distance of fifty (50) feet to a stake; thence in a northerly direction following a line parallel with the west line of said Section Twenty-nine (29) a distance of one hundred and sixty-five (165) feet to a stake; thence in an easterly direction following a line parallel with the north line of said Section Twenty-nine (29) a distance of fifty (50) feet to a stake, which is the point of beginning, reserving therefrom a strip of land thirty (30) feet wide over and across the south end of said parcel of land for road easement purposes only.

WITNES his hand this 14th day of August nineteen hundred and twenty-four.

J. W. WELCH (SEAL)

Less than one hundred dollars.

STATE OF CALIFORNIA )  
County of LOS ANGELES )

On this 28th day of August, A.D. 1924 before me, PEARL M. BRUNER a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared J. W. WELCH a married man 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.

PEARL M. BRUNER

Notary Public in and for said County and State.

(NOTARIAL SEAL)

My commission expires Feb. 10, 1928



restrictions and reservations.

(No license required.)

TO HAVE AND TO HOLD to the said grantee as and for his own separate property his heirs or assigns forever.

WITNES my hand this 7th day of May, 1926.

Gertrude Brown

State of California, }  
County of Riverside, }

On this 7th day of May, 1926, before me H. L. Thompson a Notary Public in and for said County, personally appeared Gertrude Brown known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and Official Seal.

H. L. Thompson  
Notary Public in and for the County of Riverside  
State of California.

(NOTARIAL SEAL)

Received for record May 19, 1926 at 30 min. past 10 o'clock A. M. at request #1445 of Verge, Cooney, Davis & Keagney. Copied in Book No. 676 of Deeds page 464 at seq. Records of Riverside County, California.  
Fees \$-80 Jack A. Hess, Recorder

Compared: Copyist D. Dahlgren; Comparer A. Lettering

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E. E. FRACOCK )  
TO ) WARRANTY DEED  
OSCAR B. JOHNSON ET AL )

THIS INSTRUMENT, made the tenth day of August in the year of our Lord nineteen hundred and Twenty-five between E. E. FRACOCK Los Angeles, California, the party of the first part, and OSCAR B. JOHNSON AND JULIA E. JOHNSON, 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 00/100 Dollars, gold coin of the United States of America, to in hand here paid by the said parties of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell convey and confirm, unto the said parties of the second part, as joint tenants of them, and to the survivors of them, the heirs and assigns of each survivor forever, all that certain lot, piece or parcel of land situate, lying and being in the S. W. 1/4, Sec. 15, Twp. 4 S. R. 12 E. S. 4. E. County of Riverside and State of California and bounded and particularly described as follows, to-wit:

Book 676  
Page 465  
5-19-26

Commencing at the North West Corner of Section 15, Twp. 4 South, Range 6 West, S. B. M. H. Thence South 44° 31' feet, Thence East 234.75 feet, to point of beginning. Thence North 68 degrees 06 minutes West 8.17 feet, Thence North 85 degrees 22 minutes West 40 feet, Thence North 14 degrees 33 minutes 24 seconds West 108.48 feet, Thence South 87 degrees 25 minutes 40 seconds East 80 feet, Thence South 3 degrees 17 minutes 19 seconds West 106.34 feet to the above point of beginning in the North West quarter of said Section 15. The West line of the North West quarter said Section 15 bears 0 degrees 50 minutes 45 seconds East. Above described parcel of land is to be known as Lot number 114-Block K.

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 parties 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 Oscar B. Johnson and Julia A. Johnson in joint tenancy their heirs and assigns forever; and the said first party does hereby covenant with the said Oscar B. Johnson and Julia A. Johnson 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 Oscar B. Johnson and Julia A. Johnson their heirs and assigns forever, against the just and lawful claims and demands of all persons whatsoever.

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.L. Peacock (SEAL)

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

On this Tenth day of August, A. D., 1926 before me, C. A. Mysong, a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared E. L. 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.

KODAK SAFETY FILM



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. H. Hysong  
(NOTARIAL SEAL) Notary Public in and for said County and State.

Received for Record May 19, 1926 at 12 o'clock, at request of Grantee. Copied #1450  
in Book No. 576 of Deeds page 465 et seq. Records of Riverside County, California.  
Fees \$13.50

Jack A. Ross, Recorder  
By J. S. now, Deputy

Compared: Copyist D. Dahlgren; Comparer & Lettering

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RUTH ELIZABETH DIFANI ET AL )  
TO )  
GORDIE L. ELLIS ET AL )

IN CONSIDERATION OF Ten and no/100 Dollars RUTH ELIZABETH DIFANI, also known as RUTH M. DIFANI a married woman, do hereby grant of GORDIE L. ELLIS, a married woman, as her sole and separate property all that Real Property situated in the City of Riverside County of Riverside, State of California, described as follows:

Lot Seven (7) of Elmwood Court Addition, as shown by map on file in the office of the County Recorder of the County of Riverside, State of California, in Book 8 of Maps, at page 4 thereof.

SUBJECT TO:

- 1. Taxes for the fiscal year, 1926-27.
- 2. Rights of way, reservations and restrictions of record.
- 3. A Mortgage of record, securing a note for \$2000.00 in favor of the Security Savings Bank, which the grantee herein assumes and agrees to pay.

WITNESS my hand this 30th day of April, 1926.

Ruth A. Difani

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

On this 10th day of May in the year one thousand nine hundred twenty-six before me, Conrad L. Bower a Notary Public in and for said County and State, personally appeared Ruth Elizabeth Difani, also known as Ruth A. Difani, a married woman, 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.

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

Conrad L. Bower  
(NOTARIAL SEAL) Notary Public in and for said County and State.