

*Robert W. Lindsay*

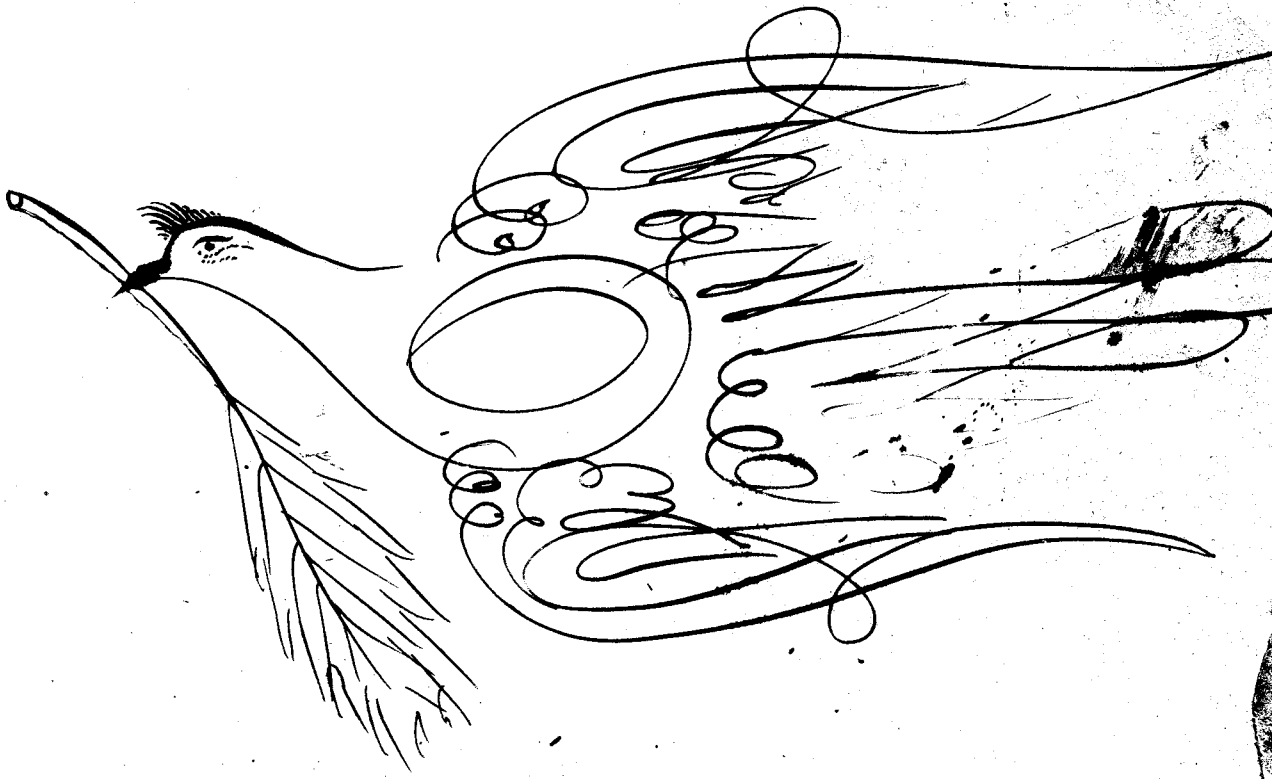
WELDON ST.  
S. W. CORNER



**ABSTRACT OF TITLE**

OF

**GARVANZA LANDS.**



## ABSTRACT OF TITLE

— OF —

*That certain Real Property in the County of Los Angeles, State of California bounded and described as follows: The interest of Ralph Rogers in the*

### **GARVANZA LANDS,**

*Under contract with Andrew Glassell, appearing on page 23 of this Abstract.*

SAN RAFAEL.

BEAUDRY.

San Bernardino Base Line.

N. E. corner Glassell &  
Chapman Tract  
of Ro. S. B.

GLASSELL  
RANCHO & CHAPMAN.

Reservoir  
10 1/2  
Acres

A. Glassell, Jr.,  
6 Acres.

Benner Tract  
12 1/2 Acres.

RAMIREZ.

RANCHO SAN PASCUAL

Sec. 12.

Sec. 6.

Sec. 7.

6.76	2	19.27	3	8.09	4
28.30	1	40	27.60	5	

9.66



PASADENA AVENUE.

LATROBE AVENUE.

LIVE OAK AVENUE.

PASADENA AVENUE.

LIVE OAK AVENUE.

MOUNTAIN STREET.

RUBY STREET.

STREET.

STREET.

STREET.

COOPER AVENUE.

AVENUE.

AVENUE.

TONAWANDA AVENUE.

6158

N. 35 deg. 12 min. E.

S. 66 deg. 48 min. E.

N. 46° 15' E.

L. A. & S. G. V. R. R.

60

80

100

60

60

60

100

61.58

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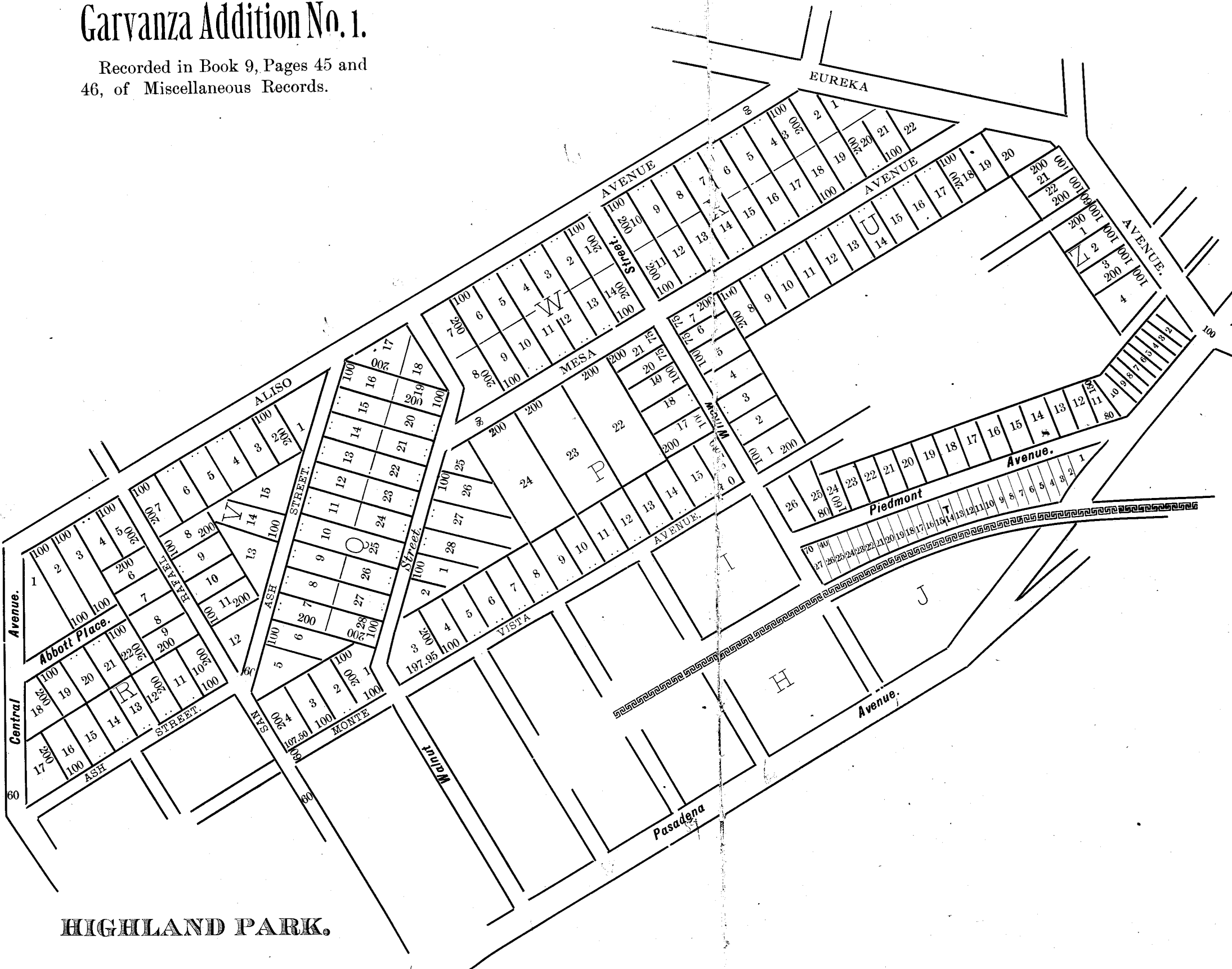
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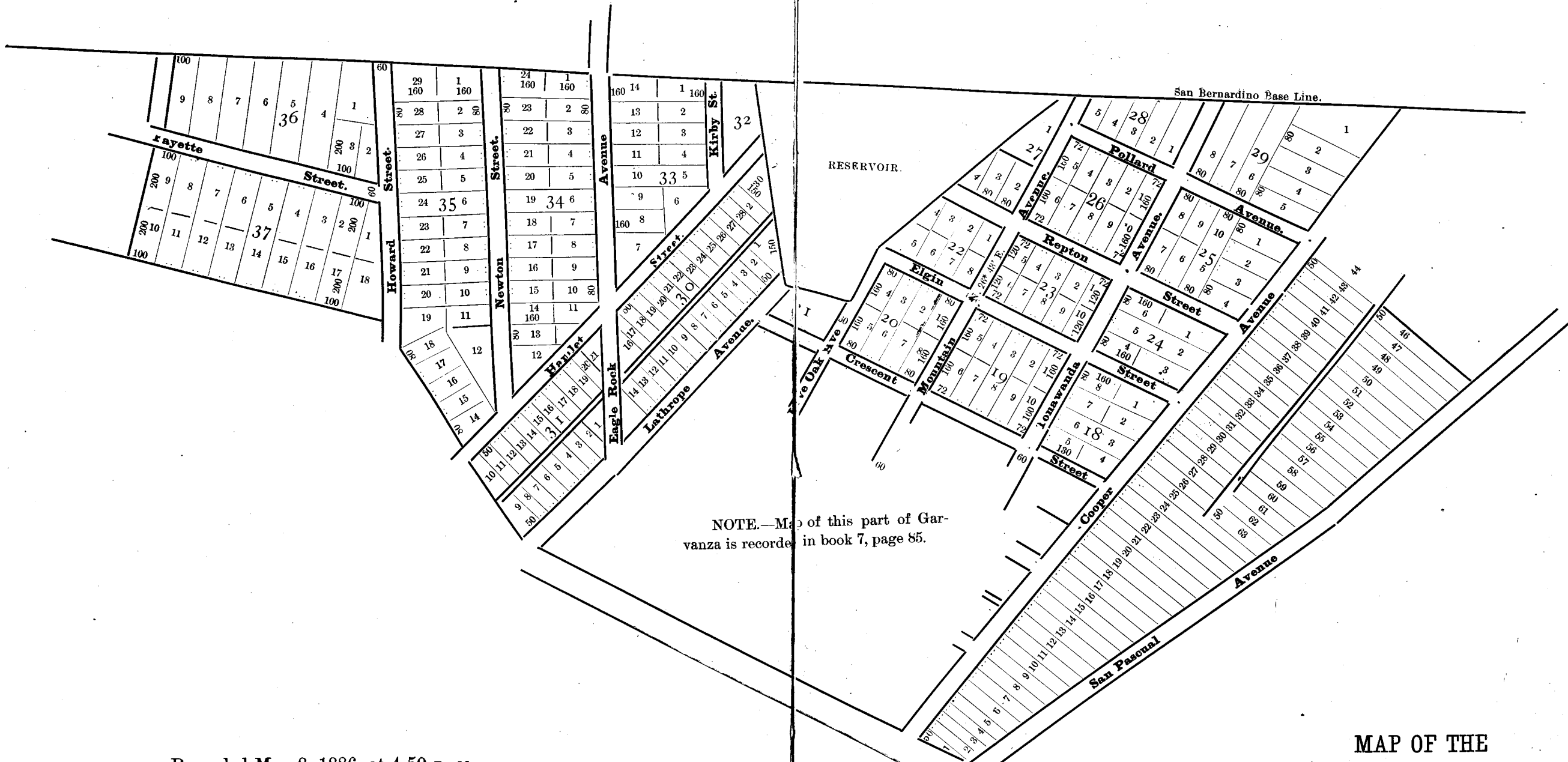
60

CONTINUATION OF MAP  
OF  
**Garvanza Addition No. 1.**

Recorded in Book 9, Pages 45 and  
46, of Miscellaneous Records.



**HIGHLAND PARK.**



NOTE.—Map of this part of Garvanza is recorded in book 7, page 85.

Recorded May 8, 1886, at 4:59 P. M.,  
 at request of Jas. Booth, in book 9, pages  
 45 and 46 Miscellaneous Records.  
 Scale reduced 400 feet 1 inch.

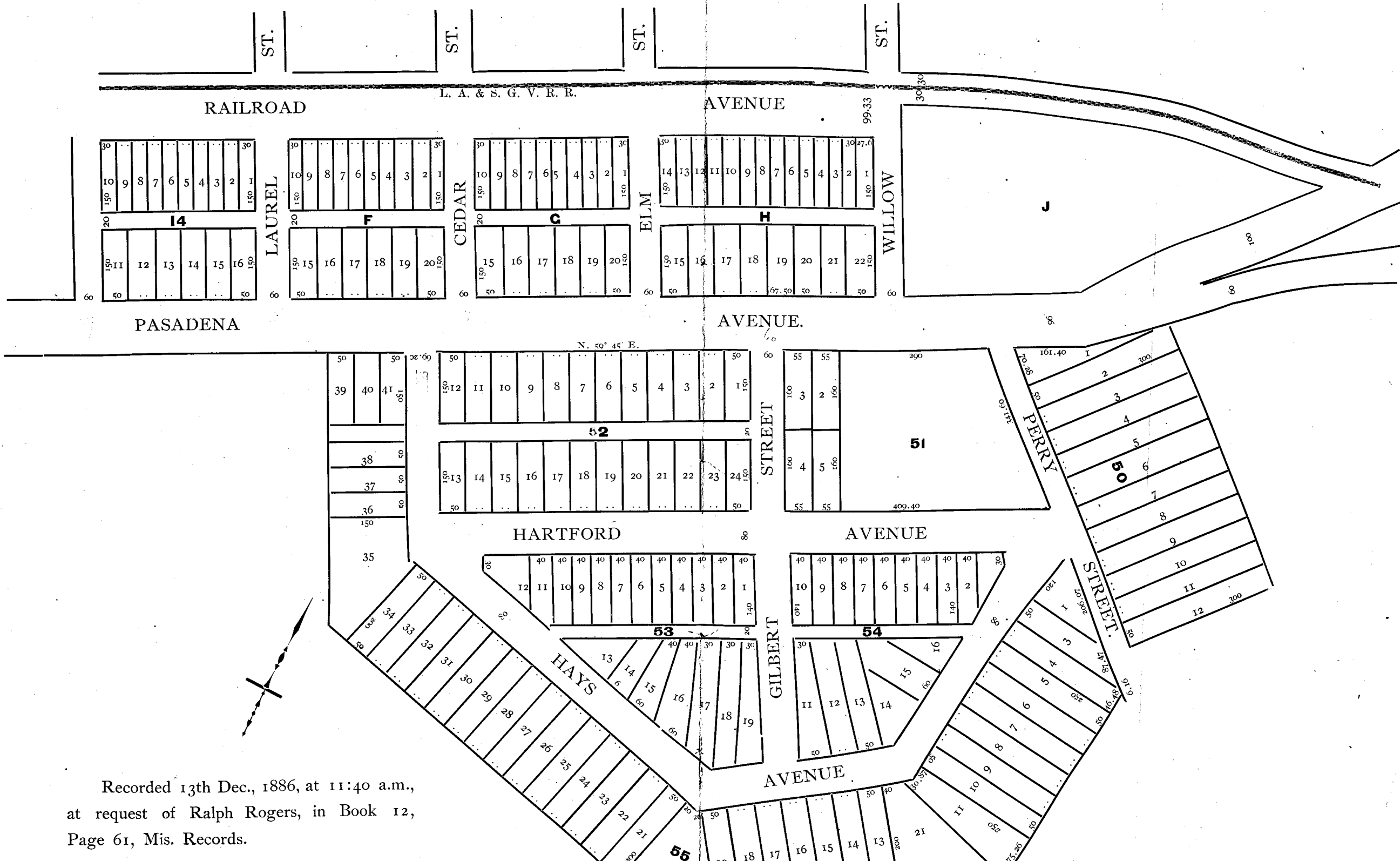
**MAP OF THE  
 Garvanza Addition No. 1,**  
 Los Angeles County, Cal.  
 Scale 200 feet to one inch.  
 Surveyed April and May 1886, by W. F. McClure, C. E.  
 True course Mag. Var. 14° 30' East.

**RALPH ROGERS' SUBDIVISION**  
 OF A PART OF THE  
**GARVANZA TRACT,**  
 BLOCKS 14, F AND G.

Being a re-subdivision of same Blocks, as recorded in Book 6,  
 Mis. Records, page 392 & 393.

Surveyed Dec., 1886, by \_\_\_\_\_

Scale, 200 ft., 1 in.ch.



Recorded 13th Dec., 1886, at 11:40 a.m.,  
 at request of Ralph Rogers, in Book 12,  
 Page 61, Mis. Records.

# MAP OF RALPH ROGERS

SUBDIVISION OF BLOCK 41, IN

## Garvanza Addition, No. 1.

Scale 1 inch = 100 feet. Surveyed Dec., 1886.

By

ANDRIETTA STREET



STREET.

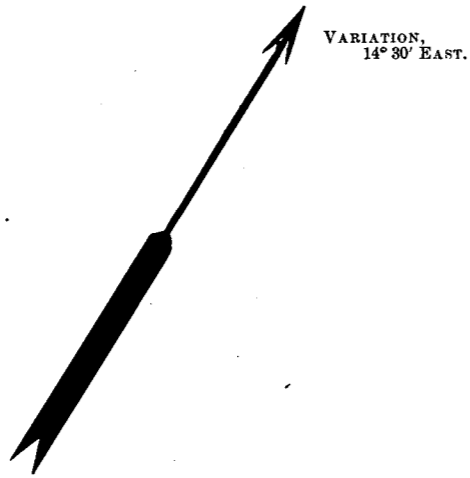
PASADENA AVENUE



131

Recorded at request of  
RALPH ROGERS,  
March 29, 1887, at 10 Min.  
past 10 A. M., in Book 15,  
page 54 of Miscellaneous Los  
Angeles County Records.  
FRANK A. GIBSON,  
County Recorder.  
By GEO. BUGBEE, Deputy.  
Fees \$7.25. Pd.



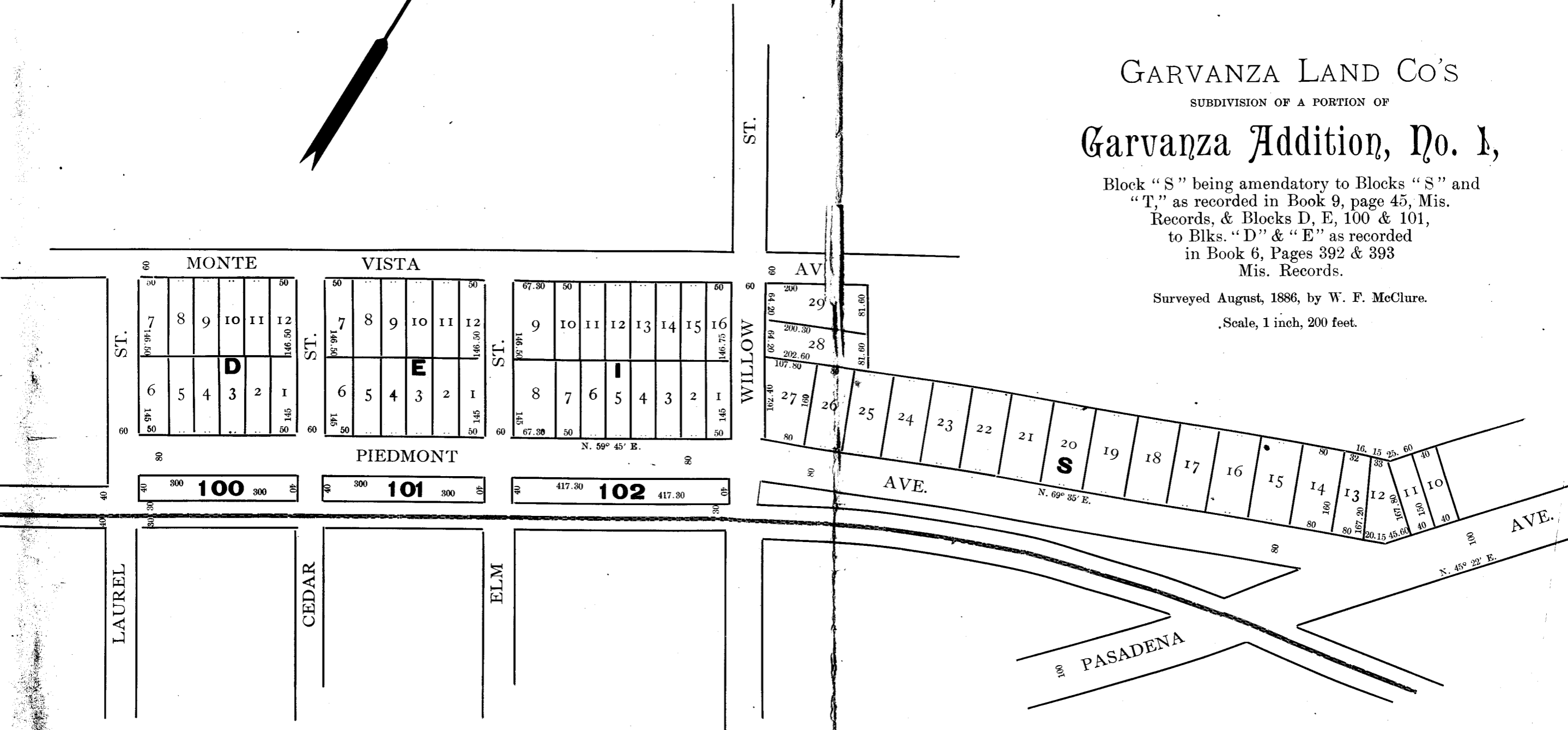


GARVANZA LAND CO'S  
 SUBDIVISION OF A PORTION OF  
**Garvanza Addition, No. 1,**

Block "S" being amendatory to Blocks "S" and  
 "T," as recorded in Book 9, page 45, Mis.  
 Records, & Blocks D, E, 100 & 101,  
 to Blks. "D" & "E" as recorded  
 in Book 6, Pages 392 & 393  
 Mis. Records.

Surveyed August, 1886, by W. F. McClure.

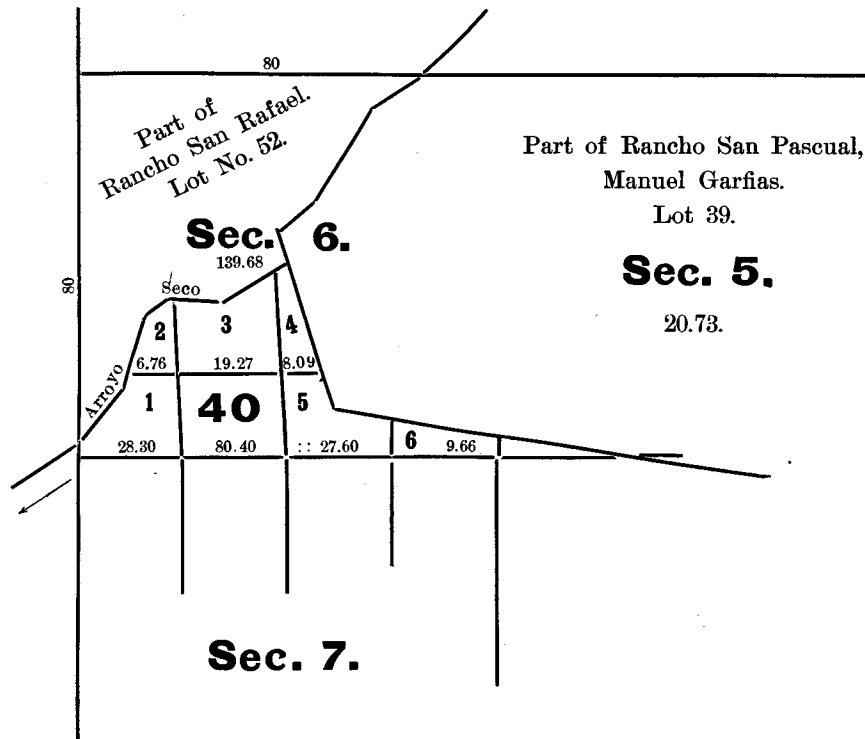
Scale, 1 inch, 200 feet.



Recorded September 4th, 1886, at 37 minutes past  
 10 a.m., at request of Jas. Booth, in Book 10,  
 page 90, Miscellaneous Records.

**TRANSCRIPT OF ENTRIES ON TRACT BOOK IN U. S. LAND OFFICE AT LOS ANGELES,  
CALIFORNIA.**

DESCRIPTION OF THE TRACT.			Con- tents.		Rate per Acre		Pur- chase Money.		NAME OF PURCHASER.	DATE OF SALE.	Number of Receipt and Certificate of Purchase.	TO WHOM PATENTED.	DATE OF PATENT.	Where Re- corded.		
PART OF SECTION.	Section.	Towns'p.	Range.	Acres.	roths.	Dollars.	Cents.	Dollars.						Cents.	Volume.	Page.
Pre. S.E. $\frac{1}{4}$ of S.W. $\frac{1}{4}$ and Lots 1, 2, 3, 4, 5 and 6.	6	1 S	12W	139	61	1	25	174	60	Louis Ramirez	August 21, 1873.	145	D. S., No. 184.	July 20, 1877.	2	379



Sketch of S. W.  $\frac{1}{4}$  Section 6, Tp. 1, R. 12, W.  
and Lots 1, 2, 3, 4, 5, 6, of said Section,  
from Land Office Records.

In the District Court of the Seventeenth Judicial District, State of California, in and for the County of Los Angeles.

A. B. Chapman et al., plaintiffs, vs. Fernando Sepulveda et al., defendants.

Case No. 1621.

Final Decree in Partition of Rancho San Rafael, County of Los Angeles, State of California.

Decree entered 29th day of November, 1871, book B, page 671, Judgments.

By said decree it was, among other things, ordered, adjudged and decreed, that the following piece or parcel of said Rancho San Rafael be and the same was set off to Andrew Glassell and A. B. Chapman.

Second: The Second of which tract is within the Rancho San Rafael, and is bounded and described as follows, to-wit: Commencing at the Sycamore, S. E. 3, G. and C., Station 3 of the Santa Euladie (W. C. B. Richardson); thence, with the line of B. Dreyfus N.  $80\frac{3}{4}^{\circ}$ , E. 254.60 chains to post, P. B., B. N. G. and C. in mound; thence, with the line of P. Beaudry, South 65.00 chains to post, G. and C. P. B. in mound; thence East 117.00 chains to post G. and C. P. B. in rock mound; thence, with the outside boundary of Rancho, S.  $59^{\circ}$ , W. 11.05 chains to post S. R. 7 in rock mound, Station 7; thence South  $35\frac{1}{2}^{\circ}$ , W. 28.50 chains to post S. R. 8 in rock mound, Station 8; thence S.  $28^{\circ}$ , W. 6.80 chains to alder tree, S. P. S. 53, Station 9; thence S.  $21^{\circ}$ , E. 7.21 chains to post S. R. 10, Station 10; thence S.  $35\frac{1}{4}^{\circ}$ , W. 4.00 chains to post S. R. 11 in rock mound, Station 11; thence S.  $57^{\circ}$ , W. 10.40 chains to post S. R. 12, Station 12; thence West 15.16 chains to post S. R. 13, Station 13; thence S.  $87^{\circ}$ , W. 1.45 chains to post S. R. 14, Station 14; thence S.  $37\frac{1}{4}^{\circ}$ , W. 5.00 chains to post S. R. 15, Station 15; thence S.  $13\frac{1}{4}^{\circ}$ , W. 11.52 chains to post S. R. 16, Station 16; thence S.  $39^{\circ}$ , W. 5.72 chains to post S. R. 17, Station 17; thence S.  $34^{\circ}$ , W. 10.00 chains to post S. R. 18, Station 18; thence S.  $44\frac{3}{4}^{\circ}$ , W., 4.20 chains to post S. R. 19 in rock mound, Station 19; thence S.  $76^{\circ}$ , W. 11.10 chains to post S. R. 20 in rock mound, Station 20; thence S.  $37\frac{1}{4}^{\circ}$ , W. 12.63 chains to post S. R. 21 and F. P. R., G. and C. in rock mound, Station 21; thence, with the line of F. P. Ramirez, North 45.04 chains to post F. P. R., G. and C. in mound; thence West 71.10 chains to post J. D. H., F. P. R., G. and C. in mound; thence, with the line of J. D. Hunter, N.  $47^{\circ}$ , W. 3.23 chains to post J. D. H. 13 in mound; thence N.  $7\frac{3}{8}^{\circ}$ , E. 14.00 chains to post J. D. H. 12 in mound; thence N.  $54^{\circ}$ , W. 22.00 chains to post J. D. H. 11 in mound; thence N.  $83\frac{3}{4}^{\circ}$ , W. 13.00 chains to post J. D. H. 10 in mound; thence N.  $58^{\circ}$ , W. 11.00 chains to post J. D. H. 9 in mound; thence N.  $80^{\circ}$ , W. 7.50 chains to post J. D. H. 8 in mound; thence N.  $50^{\circ}$ , W. 8.50 chains to post J. D. H. 7 in mound; thence N.  $40\frac{1}{2}^{\circ}$ , W. 25.00 chains to post J. D. H. 6 in mound; thence S.  $36\frac{3}{4}^{\circ}$ , W. 5.00 chains to post J. D. H. 5 in mound; thence S.  $47^{\circ}$ , W. 5.00 chains to post J. D. H. 4 in mound; thence S.  $70\frac{3}{4}^{\circ}$ , W. 18.00 chains to post J. D. H. 3 in mound; thence S.  $53\frac{3}{4}^{\circ}$ , W. 13.00 chains to post J. D. H. 2 in mound; thence S.  $59^{\circ}$ , W. 80.30 chains to post J. D. H. 1, G. and C. 2 in mound; thence, with line of the Brant tract (Glassell and Chapman), N.  $31\frac{1}{2}^{\circ}$ , W. 52.50 chains to post G. and C. 1, S. E., in mound; thence, with the line of the Santa Eulalia (W. C. B. Richardson), N.  $21^{\circ}$ , E. 13.40 chains to Sycamore, S. E. 2; thence N.  $28^{\circ}$ , W. 20.50 chains to Sycamore, the point of beginning, containing Two Thousand Two Hundred and Ninety-six 11-100 acres of land.

And it is further ordered, adjudged and decreed, that as between the parties herein, the plaintiffs, Benjamin Dreyfus, P. Beaudry, Andrew Glassell, and A. B. Chapman, and F. P. Ramirez, their heirs and assigns, shall hold, use and enjoy all the water that may be obtained from the Arroyo Seco in proportion to the number of acres owned by each that can be irrigated therefrom by means of ordinary ditches.

Luis Ramirez, party of first part, to Francisco P. Ramirez, party of second part.

Deed: Dated 31st day of August, 1873. Recorded in book 38, page 213 of Deeds. Consideration, \$100.00.

Words of Grant: Grant.

Estate Granted: All the real property hereinafter described.

Words of Separate Estate: Description—Situate in the County of Los Angeles, State of California, bounded and described as follows: The S. E.  $\frac{1}{4}$  of the S. W.  $\frac{1}{4}$  and lots 1, 2, 3, 4, 5 and 6 of Section 6, Township 1, South, Range 12, West, together with the Patent which will be issued thereon.

Witnesses: Arthur C. Holmes. Signatures: Luis <sup>HIS</sup> X Ramirez. [Seal.]  
MARK.

Acknowledged 31st day of August, 1873, by Luis Ramirez, before Arthur C. Holmes, N. P. [Seal], L. A. Co., Cal.

Recorded 27th day of July, 1875, at 2 hrs., 5 mins., P. M., at request of F. P. Ramirez.

Andrew Glassell, Alfred B. Chapman, parties of first part, to H. J. Crow, party of second part.

Deed: Dated 26th day of February, 1873. Recorded in book 24, page 92 of Deeds. Consideration, \$4,000.00.

Words of Grant: Grant, bargain and sell, convey and confirm.

Estate Granted: All the real property hereinafter described.

Words of Separate Estate: Description—Situate in the San Rafael Rancho, County of Los Angeles, State of California, bounded and described as follows: Being situate in the "San Rafael" or "Verdugo" Rancho, in that portion of said Rancho known as the "Glassell and Chapman Tract" and beginning at the post in mound, on the "Lorrita," thence along the north line of lands of Benj. Dreyfus, West 2 72-100 chains; thence North 53 60-100 chains to the South line of lands of C. E. Thom; thence with said line of Thom, East 50 29-100 chains to the East line of lands of O. W. Childs; thence with the boundary of said Childs S.  $18\frac{3}{4}^{\circ}$ , W. 12 70-100 chs., S.  $30^{\circ}$ , W. 15.00 chs., S.  $20^{\circ}$ , W. 22 97-100 chs., and S.  $76^{\circ}$ , W. 29.00 chs., to the point of beginning, containing Two Hundred (200) acres of land, and being two hundred acres cut off by a north and south line from the east end of Glassell & Chapman 669 acre tract in said Rancho San Rafael.

Witnesses: Jonathan R. Scott. Signatures: A. B. Chapman [Seal], Andrew Glassell [Seal].

Execution by A. B. Chapman and Andrew Glassell; proven by Jonathan R. Scott, subscribing witness.

Acknowledged 1st day of March, 1873, before Lewis G. Cabanis, Notary Public, Los Angeles County, Cal. [Seal.]

Recorded 4th day of March, 1873, at 1 hrs., 50 mins., P. M., at request of M. K. Crow.

Alfred B. Chapman, party of first part, to Andrew Glassell, party of second part.

Deed: Dated 21st day of Jan., 1874. Recorded in book 33, page 345 of Deeds. Consideration, \$2,000.00.

Words of Grant: Grant, bargain, sell and convey.

Estate Granted: All his right, title, and interest in and to the real property hereinafter described.

Words of Separate Estate: Description—Situate in the County of Los Angeles, State of California, bounded and described as follows: That certain tract of land containing four hundred and sixty-nine (469) acres, bounded and described as follows: Being part of the San Rafael Rancho: bounded on the east by the land of H. J. Crow on the north by land assigned to P. Beaudry on the partition of said Rancho; on the south by lands of B. Dreyfus and on the west by the Los Angeles River. Together with all the right, title, and interest of the party of the first part in what is known as the Caravajal Tract in said Rancho, County of Los Angeles, State of Cal. No heretofore sold to H. J. Crow.

Witness: Jonathan R. Scott. Signature: A. B. Chapman. [Seal.]

Acknowledged 21st day of Jan., 1874, by Alfred B. Chapman, before Lew. G. Cabanis, N. P. in and for L. A. Co., Cal. [Seal.]

Recorded 18th day of Dec., 1874, at 10 hrs., 25 mins., A. M., at request of A. Glassell.

F. P. Ramirez, 1st part, Andrew Glassell and A. B. Chapman, 2nd part.

Agreement to Convey: Dated 20th day of July, 1875. Recorded in book 38, page 200, Deeds.

In consideration of \$600.00 paid and \$200.00 to be paid in six months, interest 1 per cent per month, agrees to convey by good and sufficient deed or deeds, in form of bargain and sale, all that real property in the County of Los Angeles, State of California, bounded and described as follows: The South-East quarter of the South-West quarter, and Lots 1, 2, 3, 4, 5 and 6 of Section No. 6, in Township No. one (1) South of Range No. Twelve (12) West, containing one hundred and thirty-nine acres and sixty-eight hundredths, and situate in the County of Los Angeles, State of California.

Witness: J. J. Warner. Signature: F. P. Ramirez. [Seal.]

State of California, County of Los Angeles, ss.

On this twentieth day of July in the year eighteen hundred and seventy-five, before me, J. J. Warner, Notary Public, personally appeared F. P. Ramirez, known to me to be the same person whose name is subscribed to the annexed instrument, and he acknowledged to me that he executed the same.

[Seal.] J. J. Warner, Notary Public.

Recorded 21st day of July, 1875, at 3.50 P. M., at request of A. B. Chapman.

Jose Antonio Lizama, party of first part, to F. P. Ramirez, party of second part.

Deed: Dated 23d day of July, 1875. Recorded in book 104, page 443 of Deeds. Consideration, \$40.00.

Words of Grant: Remise, release and forever quit-claim.

Estate Granted: All the real property hereinafter described.

Words of Separate Estate: Description—Situate in the County of Los Angeles, State of California, bounded and described as follows: The South-east quarter of South-west quarter and lots 1, 2, 3, 4 and 6, of Section No. 6, in Township No. One (1) South, of Range No. Twelve (12) West, San Bernardino Meridian, containing One Hundred and Thirty-nine and and seventy-eight hundredths (139 68-100) acres.

Witnesses: J. J. Warner. Signatures: Jose Antonio <sup>HIS</sup> X Lizama.  
MARK.

Acknowledged 23d day of July, 1875, by Jose Antonio Lizama, before J. J. Warner, Notary Public, Los Angeles Co., Cal. [Seal.]

Recorded 21st day of May, 1883, at 11 hrs., 14 mins., A. M., at request of A. Glassell.

Francisco P. Ramirez, party of first part, to Andrew Glassell and A. B. Chapman, parties of second part.

Deed: Dated 27th day of July, 1875. Recorded in book 37, page 463 of Deeds. Consideration, \$800.

Words of Grant: Grant, bargain, sell and convey.

Estate Granted: All the real property hereinafter described.

Words of Separate Estate: Description—Situate in the County of Los Angeles, State of California, bounded and described as follows: The South-east quarter of the South-west quarter and lots 1, 2, 3, 4, 5 and 6, of Section No. 6, in Township No. One (1) South, of Range No. Twelve (12) West, containing One Hundred and Thirty-nine acres and sixty-eight hundredths, being the same parcels of land described in an agreement for sale made by and between the parties of the first and second parts herein, on the 20th day of July, 1875.

Witnesses: J. J. Warner. Signatures: F. P. Ramirez. [Seal.]

Acknowledged 27th day of July, 1875, by F. P. Ramirez, before J. J. Warner, N. P. [Seal.]

Recorded 27th day of July, 1875, at 12 hrs., 36 mins., P. M., at request of A. B. Chapman.

A. B. Chapman, party of first part, to Andrew Glassell, party of second part.

Deed: Dated 11th day of May, 1876. Recorded in book 42, page 626, of Deeds. Consideration, \$1.00.

Words of Grant: Grant, bargain, sell and convey.

Estate Granted: All right, title, and interest in and to the real property hereinafter described.

Words of Separate Estate: Description—Situate in the County of Los Angeles, State of California, bounded and described as The Rancho San Rafael and being the same Rancho granted to Jose Maria Berdugo by Pedro Fajes, Oct. 20, 1784, and confirmed by Bovica, January 12, 1798, and confirmed to Julio Berdugo et al. by the U. S. Land Commission, Sept. 11, 1855; said Rancho containing (8) eight leagues of land.

Signatures: A. B. Chapman. [Seal.]

Acknowledged 11th day of May, 1876, by A. B. Chapman, before J. J. Warner, Notary Public, Los Angeles County, Cal. [Seal.]

Recorded 12th day of May, 1876, at 8 hrs., 50 mins., A. M., at request of A. Glassell.

A. B. Chapman, party of first part, to Andrew Glassell, party of second part.

Deed: Dated 25th day of April, 1881. Recorded in book 104, page 444 of Deeds. Consideration, \$1.00.

Words of Grant: Grant, bargain, sell and convey.

Estate Granted: All the right, title and interest in and to the real property hereinafter described.

Words of Separate Estate: Description—Situate in the County of Los Angeles, State of California, bounded and described as follows: The Rancho San Rafael in said County, also all his right, title and interest in and to all those lots of land in said County, described as follows, to-wit: the South-east quarter of the South-west quarter and lots 1, 2, 3, 4, 5 and 6, of Section 6, all in Township No. One South, of Range No. 12 West, San Bernardino Meridian and Base line.

Witnesses: Geo. S. Patton. Signatures: A. B. Chapman. [Seal.]

Acknowledged by A. B. Chapman 25th day of April, 1881, before Geo. S. Patton, Notary Public, Los Angeles County, California. [Seal.]

Recorded 21st day of May, 1883, at 11 hrs., 15 mins., A. M., at request of A. Glassell.

Andrew Glassell, party of 1st part, Ralph Rogers and W. E. Rogers, parties of 2nd part.

Agreement to Convey: Dated 26th day of December, 1885. Recorded in book 150, page 289, Deeds.

Witnesseth that the said party of the first part, in consideration of the covenants and agreements on the part of the said parties of the second part, hereinafter mentioned, agrees to sell and convey unto the said parties of the second part, or to each person as they may request, and said second parties agree to buy all of the following described real property, to wit: All the right, title and interest of said Andrew Glassell in and to the following described real estate, situate in the County of Los Angeles, State of California, known and described as follows, to wit: 1st Tract, Lots number one (1), two (2), three (3), four (4), five (5), and six (6), of Section six (6), Township one (1), South Range No. twelve (12), west of San Bernardino meridian and base line, containing one hundred and thirty-seven (37) acres, more or less.

2d Tract: Also the following described lands, lying adjacent to and west of the above, to-wit: the portion of the San Rafael Ranch, owned by said party of the first part, lying east of a north and south line drawn at such a distance from the first-mentioned tract as to embrace, together with said first mentioned tract, one thousand three hundred and forty-seven and one-half acres of land (1,347½) acres reserving, however, from the last-mentioned tract, and excepting the same from the effect of this contract, the five (5) acre tract known as the building lot of A. Glassell, Jr., and the twelve and one-half (12½) acre tract, known as the John Benner Tract, the boundaries of which two lots are to be staked off within a reasonable time hereafter, leaving thirteen hundred and thirty (1,330) acres as the aggregate amount of the land hereby contracted to be conveyed. Together with all the water-works, water pipe, and other improvements thereon, and the appurtenances of every kind thereto appertaining. Also all the capital stock in the Highland Park Water Company, and in the Garvanza Water Company, now owned and held by the party of the first part, saving, excepting and reserving the following, to wit: four thousand (4,000) feet of the two-inch iron pipe now piled up at Garvanza Station, also ten (10) shares of the Highland Park Water Company stock, also thirty (32) shares of the Garvanza Water Company stock. It being considered, for the purpose of this reservation, that the ownership of the pump works, water supply basin, reservoirs and pipe thereto connected, is vested in said last-mentioned corporation. For the sum of one hundred and thirteen thousand (113,000.00) dollars gold coin of the United States of America; and the said second parties agree to pay to the said first party the said sum of one hundred and thirteen thousand (113,000.00) dollars in gold coin, as follows, and according to the tenor of the following described promissory notes, to wit: Twenty thousand (20,000) dollars on or before one year from this date, according to the tenor and effect of a promissory note for the sum of twenty-two thousand five hundred (22,500.00) dollars and interest secured, to be paid by the second parties to the party of the first part by satisfactory collateral and mortgage security other than the property hereby contracted to be sold, the excess over said twenty thousand (20,000.00) dollars being for other consideration than the last-mentioned property, and also to be paid in due course, and the balance of ninety-three thousand (93,000.00) dollars in five equal annual instalments of eighteen thousand six hundred (18,600) dollars each, that is payable in one (1), two (2), three (3), four (4), and five (5) years from this date, with interest from date at the rate of eight (8) per cent per year, payable yearly, according to the tenor and effect of five other promissory notes of this date made by the second parties to the party of the first part. It is expressly agreed that the said parties of the second part have and shall have the privilege of negotiating sales of portions of the above described real property from time to time at such prices as shall be designated and fixed by said first party on or by reference to a subdivision map, as said lands, the respective prices of such subdivision to be designated in a reasonable time and manner, on or by reference to a subdivision map of said lands to be prepared by said parties of the second part, subject to the approval of the party of the first part, the respective amounts of such prices to be paid to said first party in cash or in satisfactory securities, and thereupon to be received by him on account of the interest and principal of the five promissory notes last hereinbefore mentioned. And it is agreed that upon such payment on account being made to said first party, he shall thereupon execute the proper deed or deeds for such subdivision lots or portions as shall have been so sold, either to said second parties or to such person or persons as they may designate and request. It is also agreed that when the principal and interest of said promissory notes shall be fully paid as therein provided, said first party shall convey to said second parties or to their assigns, all the right, title and

interest of said first party in and to whatever balance may remain of said above-described real estate, after deducting such lots and portions as may have been sold and conveyed by virtue of the privilege above stated, and deeds to be at the expense of the second party save the final deed last above referred to, which shall be at the expense of the first party; and the said parties of the second part agrees to pay all state, city, school and county taxes or assessments of whatsoever nature which are or may become due on the premises above described. In event of a failure to comply with the terms hereof, by the said parties of the second part, the said party of the first part shall be released from all obligations in law or equity to convey said property, and said parties of the second part shall forfeit all rights thereto. And it is understood that the stipulations aforesaid are to apply to and bind the heirs, executors and administrators and assigns of the respective parties. In witness whereof, etc.

Witness: Wm. S. Waters.

Andrew Glassell. [Seal.]  
 Ralph Rogers. [Seal.]  
 Wm. E. Rogers. [Seal.]

The parties hereto have full notice of the written contract between said Glassell and the S. G. V. R. R. Co for right of way, etc., on and through said lands, and also the written lease from said Glassell to E. E. Barnett for part of said premises, this Dec. 26, 1885.

"Sig."

Witness: Wm. S. Waters.

A. Glassell.  
 Ralph Rogers.  
 Wm. E. Rogers.

Acknowledged 28th day of December, 1885, by Andrew Glassell, Ralph Rogers, and W. E. Rogers, before Wm. S. Waters, Notary Public (Notarial Seal), Los Angeles Co., Cal.

Recorded, request, R. Rogers, Jan'y 6, 1886, at 55 m. past 4 P. M.

Articles of Incorporation of the Garvanza Land Company. Filed February 8th, 1886.

Know all men by these Presents, that we, the undersigned, have this day voluntarily associated ourselves together for the purpose of forming a Corporation, under the laws of the State of California. And we hereby certify—

First: That the name of said Corporation is The Garvanza Land Company.

Second: That the purposes for which it is formed are to acquire by grant, purchase, exchange or otherwise, Real Property; to grant, bargain, sell, convey, mortgage, lease, or otherwise dispose of real property, to erect and rent buildings thereon, to lay out and open streets and alleys through the same, and otherwise improve the same; to acquire, by purchase and development, water and water-rights; to erect, purchase, rent and maintain a vault, and receive for safe-keeping therein valuable packages, and rent the same, or any part thereof. To borrow and lend money; to make, accept, endorse and execute promissory notes, bills of exchange and other negotiable instruments; to do all such other things as or may be incidental to the attainment of the above objects or any of them.

Third: The place where its principal business is to be transacted shall be the City of Los Angeles in the County of Los Angeles, State of California.

Fourth: That the term for which it is to exist is Fifty years from and after the date of its incorporation.

Fifth: That the number of its Directors, or Trustees, shall be Seven, and that the names and residences of those who are appointed for the first year are: Ralph Rogers, Los Angeles; James Booth, Los Angeles; W. R. Rogers, Los Angeles; James H. Blanchard, Los Angeles; W. E. Rogers, Los Angeles; W. F. McClure, Los Angeles; W. B. Herriott, Los Angeles.

Sixth: That the amount of the Capital Stock of this Corporation shall be Five Hundred Thousand Dollars, divided into Fifty Thousand Shares of par value of Ten Dollars each.

Seventh: That the amount of said Capital Stock, which has been actually subscribed, is Five Hundred Thousand.

Names of Subscribers.	Number of Shares.	Amount.
Ralph Rogers.....	8,330.....	\$83,300
James Booth.....	8,330.....	\$83,300
W. A. Rogers.....	8,330.....	\$83,300
James A. Blanchard.....	20.....	\$ 200
W. E. Rogers.....	8,330.....	\$83,300
W. F. McClure.....	8,330.....	\$83,300
Wm. B. Herriott.....	8,330.....	\$83,300

In witness whereof, we have hereunto set our hands and seals this 4 Feb'y, 1886.

Ralph Rogers. [Seal.]  
 James Booth. [Seal.]  
 W. A. Rogers. [Seal.]  
 James H. Blanchard. [Seal.]  
 W. E. Rogers. [Seal.]  
 W. F. McClure. [Seal.]  
 Wm. B. Herriott. [Seal.]

Acknowledged by all signers, 6th Feb'y, 1886, before James C. Kays, Notary Public, Los Angeles Co., Cal. [Seal.]

Reduction of Directors of Garvanza Land Company. Filed March 13, 1886.

We, the undersigned, Stockholders and Directors of the Garvanza Land Company, do hereby certify: That a meeting of the Stockholders of said Company was held at the office of said Company, No. 134 North Main Street, in the City of Los Angeles, State of California, on the 13th day of March, 1886; Ralph Rogers, President, presiding.

The meeting was called to order at seven fifty, P. M., all the members being present.

Ralph Rogers representing.....	8,330 Shares.
James Booth " .....	8,330 "
W. E. Rogers " .....	8,330 "
W. F. McClure " .....	8,330 "
W. A. Rogers " .....	8,330 "
James H. Blanchard " .....	20 "

The following Resolution was presented and read by the Secretary:

Whereas, It is provided in the Articles of Incorporation of this Company that the number of its Directors or Trustees shall be seven.

Whereas, One of its original Stockholders, W. B. Herriott, *did*, subsequently to the filing of the Articles of Incorporation, to-wit, on the 1st day of March, resign and surrender his stock and cease to be a Director, and there are now remaining only six.

Resolved, That it is necessary, in order to avoid delay in proper transaction of the business of the Company, to reduce the number of its Directors, and that the same are hereby reduced from seven to six, whose names are as follows:

Ralph Rogers, Los Angeles, Cala.; James Booth, Los Angeles, Cala.; W. A. Rogers, Los Angeles, Cala.; W. E. Rogers, Los Angeles, Cala.; James H. Blanchard, Los Angeles, Cala.; W. F. McClure, Los Angeles, Cala.

A motion then read by W. A. Rogers, and duly seconded, that the resolution be adopted as read, which motion was carried.

The meeting then adjourned; all the Stockholders and members of the Company signing a written consent to the acts and proceedings of the meeting and ratifying and confirming the same; and we do further certify that the number of Directors of said Garvanza Land Company has been reduced, that the number of its Directors or Trustees are now six, and that the names and residence of said Directors or Trustees are as follows:

Ralph Rogers, Los Angeles, Cal.; James Booth, Los Angeles, Cal.; W. E. Rogers, Los Angeles, Cal.; W. A. Rogers, Los Angeles, Cal.; James H. Blanchard, Los Angeles, Cal.; W. F. McClure, Los Angeles, Cal.

In witness whereof, etc.,

	Ralph Rogers, President of Stockholders' meeting. [Seal.]
	James Booth, Secretary of Stockholders' meeting. [Seal.]
W. A. Rogers. [Seal.]	James H. Blanchard. [Seal.]
W. F. McClure. [Seal.]	W. E. Rogers. [Seal.]

Acknowledged by all signers (Ralph Rogers as President, etc., and James Booth as Secretary, etc.), 18th March, 1886, before James C. Kays, Notary Public, Los Angeles Co., Cal. [Seal.]

Andrew Glassell, party of first part, to Garvanza Land Company, parties of second part.

Deed: Dated 3rd day of March, 1886. Recorded in book 153, page 357, of Deeds. Consideration, \$3,600.00.

Words of Grant: Grant, bargain, sell and convey.

Estate Granted: All the right, title and interest of, in and to the real property hereinafter described.

Words of Separate Estate: Description—Situate in the Rancho San Rafael, County of Los Angeles, State of California, bounded and described as follows: beginning at a point five hundred and thirty-nine (539) feet North 35°, West (true course variation 14° 30' East from an Elder tree, Station Nine (9) of said Rancho San Rafael; running thence North 66° 48', West twelve hundred and twenty-six and 50-100 (1226 50-100) feet to a point; thence South 40° 22', West twelve hundred and eighty-three 25-100 feet (1283 25-100) ft. to a point; thence South 49° 38', East ten hundred and two and 50-100 (1002 50-100) ft. to a point; thence North 46° 15', East sixteen hundred and fifty one and 90-100 (1651 90-100) feet to the place of beginning; containing thirty-six and 144-1000 (36 144-1000) acres of land. There is expressly reserved from the operation of this deed the right of way of the San Gabriel Valley Railroad Company, as contracted for between said party of the first part and said Company by writing, dated Aug. 13th, 1884, the party of the first part hereby reserving the right to make a deed to said Company for said right of way according to his own construction of said Contract. There is also reserved, to the party of the first part, the iron water pipes running through said premises and the proper right of way for the same and for maintaining the same, and for its proper use. This deed is made at the request of Ralph Rogers and W. E. Rogers.

Witnesses: Ralph Rogers. Signatures: Andrew Glassell. [Seal.]

Acknowledged by Andrew Glassell 3d day of March, 1886, before William S. Waters, Notary Public, Los Angeles Co., Cal. [Notarial Seal.]

Recorded 4th day of March, 1886, at 11 hrs., 5 mins., A. M., at request of Ralph Rogers.



Andrew Glassell, party of first part, to Garvanza Land Company, parties of second part.

Deed: Dated 13th day of March, 1886. Recorded in book 154, page 402, of Deeds. Consideration, \$800.

Words of Grant: Grant, bargain, and sell, convey, and confirm.

Estate Granted: All the real property hereinafter described.

Words of Separate Estate: Description—Situate in the County of Los Angeles, State of California, bounded and described as follows: beginning at a point 1709 ft. N. 57° 30', W. (true course, magnetic variation 14° 30' East) from an Elder tree, said tree being Station 9 of the Rancho San Rafael, and said beginning point being the N. W. corner of the 36 144-1000 acre tract heretofore conveyed to Garvanza Land Company by A. Glassell, and running thence N. 40° 22', East 386 80-100 feet to a point; thence S. 66° 48', E. 392 80-100 feet to a point; thence S. 25° 43', W. 370 feet to a point on the Northerly boundary of said 36 144-1000 acre tract; thence N. 66° 48' W. along said Northerly boundary of the 36 144-1000 acre tract 490 feet to the place of beginning, and containing 3 748-1000 acres of land.

Signatures: Andrew Glassell. [Seal.]

Acknowledged by Andrew Glassell 13th day of March, 1886, before Wm. S. Waters, Notary Public, Los Angeles Co., Cal. [Notarial Seal.]

Recorded 13th day of March, 1886, at 4 hrs., 25 mins., P. M., at request of Jas. Booth.

Andrew Glassell, party of first part, to Christina Benner, wife of John Benner, parties of second part.

Deed: Dated 15th day of March, 1886. Recorded in Book 157, page 48, of Deeds. Consideration, \$5; her separate property.

Words of Grant: Grant, bargain, sell, and convey.

Estate Granted: All the right, title, and interest in and to the real property hereinafter described.

Words of Separate Estate: Description—Situate in County of Los Angeles, State of California, bounded and described as follows: And in the Rancho San Rafael, and being a part of the allotment to Glassell & Chapman on the judicial partition of said Ranch, the tract hereby conveyed being bounded & described as follows, to-wit: Commencing at the point of intersection of the east line of Garvanza Street, with the south line of Pasadena Avenue; thence by the Eastern line of said Garvanza Street, Southerly 15 63-100 chains to a post in said Easterly line of said Garvanza Street; thence North 76½°, East 10 48-100 chains to a post; thence North 30½°, West 16 53-100 chains to a post in the said South line of said Pasadena Avenue; thence by the said South line of Pasadena Avenue South 59½°, West 2 43-100 chains, to the point of beginning, containing nine and 96-100 acres of land. True courses, the magnetic variation being 14° 30' East, said tract being the same on which John Benner has a dwelling-house and a thrifty young orchard, also the remains of his old slaughter-house.

Signatures: Andrew Glassell. [Seal.]

Acknowledged by Andrew Glassell, 17th day of March, 1886, before Wm. S. Waters, Notary Public, Los Angeles County, California. [Seal.]

Recorded 24th day of March, 1886, at 11 hrs., 19 mins., A. M., at request of Grantor.

James Booth, Ralph Rogers, and W. E. Rogers, parties of first part, to Garvanza Land Company, a corporation, party of second part.

Deed: Dated 24 day of March, 1886. Recorded in Book 155, page 250 of Deeds. Consideration, \$—.

Words of Grant: Grant, bargain, and sell, convey and confirm.

Estate Granted: All the real property hereinafter described.

Words of Separate Estate: Description—Situate in the City and County of Los Angeles, State of California, bounded and described as follows: Lot twenty-four (24) in Block eight (8) of the Los Angeles Improvement Company's subdivision of part of Lots 3, 4, and 7, Block 39, Hancock survey, per map recorded in book 6, page 385, Miscellaneous Records of Los Angeles County Records. Also the West forty-four and 35-100 (44 35-100) feet of Lot Twenty-two (22) in Block Fifteen (15) as per map recorded. Recorded in book 5, page 144, Miscellaneous Records. Also a certain agreement between Andrew Glassell to W. E. Rogers and Ralph Rogers, recorded in book 150, page 289 of Deeds.

Witness: James C. Kays.

Signatures: James Booth. [Seal.]  
Ralph Rogers. [Seal.]  
W. E. Rogers. [Seal.]

Acknowledged by James Booth, Ralph Rogers, W. E. Rogers, 25th day of March, 1886, before James C. Kays, Notary Public, Los Angeles County, California. [Seal.]

Recorded 26th day of March, 1886, at 10 hrs., 55 mins., A. M., at request of James Booth.

Andrew Glassell, party of first part, to Garvanza Land Company, a corporation, party of second part.

Deed: Dated 30 day of April, 1886. Recorded in book 156, page 301, of Deeds. Consideration, \$5.00.

Words of Grant: Remise, release, and forever quit claim.

Estate Granted: All the real property hereinafter described.

Words of Separate Estate: Description—Situat in the County of Los Angeles, State of California, bounded and described as follows: Lots numbers Twenty-four (24), Twenty-five (25), Twenty-six (26), and Twenty-seven (27), in Block "P," at Garvanza, according to a map made by W. F. McClure in April, 1886, and signed W. F. McClure, Surveyor, and Ralph Rogers, President, and James Booth, Secretary, of said Garvanza Land Company, with the seal of said company attached and filed in its office.

Witnesses: Geo. S. Patton. Signatures: Andrew Glassell. [Seal.]

Acknowledged by Andrew Glassell, 30th day of April, 1886, before Wm. S. Waters, Notary Public, Los Angeles County, Cal. [Seal.]

Recorded 30th day of April, 1886, at 2 hrs., 06 mins., P. M., at request of James Booth.

Andrew Glassell, party of first part, to Garvanza Land Company, a corporation, party of second part.

Deed: Dated 8 day of May, 1886. Recorded in book 156, page 460, of Deeds. Consideration, \$5.00.

Words of Grant: Grant, bargain and sell, convey and confirm.

Estate Granted: All the right, title, and interest in and to the real property hereinafter described.

Words of Separate Estate: Description—Situat in the County of Los Angeles, State of California, bounded and described as follows: Lots One (1), Two (2), Fifteen (15), Sixteen (16), and Seventeen (17), and Eighteen (18), in Block Six (6); Lots Sixteen (16) and Seventeen (17) in Block Eleven (11); and Lots Three (3) and Sixteen (16), in Block Fifteen (15) in the Town of Garvanza, according to a map made by W. F. McClure in February and March, 1886, and recorded in book 7, page 85, Miscellaneous Records, Los Angeles County Records. Also, Lots One (1), Two (2), Three (3), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), and Twenty-four (24), in Block Seventeen (17); Lots One (1), Two (2), Three (3), Four (4), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), in Block "P;" Lots Seven (7), Eight (8), Twenty-seven (27) and Twenty-eight (28), in Block Q; Lots One (1), Two (2), Three (3), Four (4), Five (5), six (6) and Seven (7), in Block "S;" Lots One (1), Two (2) and Three (3), in Block "U;" Lot Three (3), in Block "Z," at Garvanza, according to a map made by W. F. McClure in April and May, 1886, and entitled Map of Garvanza Addition, No. 1, and recorded in book 9, pages 45, 46, 47 and 48, Miscellaneous Records, Los Angeles County Records.

Signatures: Andrew Glassell. [Seal.]

Acknowledged by Andrew Glassell 13th day of May, 1886, before Wm. S. Waters, Notary Public, Los Angeles County, Cal. [Seal.]

Recorded 13th day of May, 1886, at 1 hrs., 55 mins., P. M., at request of James Booth.

W. A. Rogers, party of first part, to E. H. Rogers, party of second part.

Deed: Dated 4th day of Aug., 1886. Recorded in book 160, page 599, of Deeds. Consideration, \$2500.00.

Words of Grant: Grant, bargain, sell, convey and confirm.

Estate Granted: All the real property hereinafter described.

Words of Separate Estate: Description—Situat in the County of Los Angeles, State of California, bounded and described as follows: Lots (12) Twelve and (13) Thirteen, in Block (2) Two, Garvanza, according to a map made by W. F. McClure and recorded in book 7, page 85, Miscellaneous Records of Los Angeles County, State of California.

Signatures: W. A. Rogers.

Acknowledged 4th day of Aug., 1886, by W. A. Rogers, before James C. Kays, Notary Public, Los Angeles Co., Cal. [Seal.]

Recorded 4th day of Aug., 1886, 10 hrs., 15 mins., A. M., at request of Grantee.

Andrew Glassell, party of first part, to Garvanza Land Company, a Corporation duly organized, party of second part.

Deed: Dated 13th day of Aug., 1886. Recorded in book 175, page 10, of Deeds. Consideration, \$1.00.

Words of Grant: Grant, bargain and sell, convey and confirm.

Estate Granted: All the real property hereinafter described.

Words of Separate Estate: Description—Situat in the County of Los Angeles, State of California, bounded and described as follows: Lots Four (4), Eight (8), Nine (9) and Eleven (11), in Block Six (6); Lots One (1) and Two (2), in Block Seven (7); Lots One (1), Fifteen (15) and Sixteen (16), in Block Ten (10); Lot Eighteen (18), in Block Eleven (11), at Garvanza, according to a map recorded in book 7, page 85, of Miscellaneous Records of this County. Also Lot Seven (7), Forty-six (46), Forty-seven (47), Forty-eight (48), Forty-nine (49), Fifty (50), Fifty-one (51), in Block Seventeen (17); Lot Four (4), in Block Eighteen (18), all of Block Thirty (30); containing 30 lots; Lots Eight (8) and Nine (9), in Block Fifty (50); Lot Twenty-one (21), in Block "Q;" Lot Twenty-eight (28), in Block "P," Garvanza; according to a map recorded in book 9, page 44 and 45, Miscellaneous Records of this County. (And other property not under search).

Signatures: Andrew Glassell. [Seal.]

Acknowledged 15th day of Sept., 1886, by Andrew Glassell, before Wm. S. Waters, Notary Public, Los Angeles County, Cal. [Notarial Seal.]

Recorded 15th day of September, 1886, at 3 hrs., 33 mins., P. M., at request of Jas Booth.

Thomas McCarthy and Catherine McCarthy (his wife), parties of first part, to W. E. Rogers, party of second part.

Deed: Dated 3d day of Sept., 1886. Recorded in book 174, page 580 of Deeds. Consideration, \$—.

Words of Grant: Grant, bargain, sell and convey.

Estate Granted: All the real property hereinafter described.

Words of Separate Estate: Description—Situate in the County of Los Angeles, State of California, bounded and described as follows: All of Block Nine (9), at Garvanza, containing (12) Twelve lots, according to a map recorded in book 7, page 85, of Miscellaneous Records of Los Angeles County, California.

Signatures: Thomas McCarthy, Catherine McCarthy.

Acknowledged 6th day of Sept., 1886, by Thomas McCarthy and Catharine McCarthy, his wife (she as a married woman), before James C. Kays, Notary Public, Los Angeles County, Cal. [Seal.]

Recorded 15th day of Sept., 1886, at 9 hrs., 44 mins., A. M., at request of Jas. Booth.

Andrew Glassell, party of first part, to Garvanza Land Company, a Corporation, etc., party of second part.

Deed: Dated 1st day of Oct., 1886. Recorded in book 173, page 471, of Deeds. Consideration, \$1.00.

Words of Grant: Grant, bargain, sell, convey and confirm.

Estate Granted: All the real property hereinafter described.

Words of Separate Estate: Description—Situate in the County of Los Angeles, State of California, bounded and described as follows: All of Block Five (5), Town of Garvanza, according to a map recorded in book 7, page 85, of Miscellaneous Records of Los Angeles County, California.

Signature: Andrew Glassell. [Seal.]

Acknowledged 1st day of October, 1886, by Andrew Glassell, before Wm. S. Waters, Notary Public, Los Angeles Co., Cal. [Seal.]

Recorded 13th day of October, 1886, at 11 hrs., 52 mins., A. M., at request of Leslie F. Gay.

Julia A. Holden Rogers and Ralph Rogers, her husband, parties of first part, to Andrew Glassell, party of second part.

Deed: Dated 11th day of Oct., 1886. Recorded in book 168, page 632 of Deeds. Consideration, \$6000.

Words of Grant: Grant, bargain, sell, convey and confirm.

Estate Granted: All the real property hereinafter described.

Words of Separate Estate: Description—Situate in the County of Los Angeles, State of California, bounded and described as follows: Block One (1) of Garvanza, according to a map recorded in book 7, page 85, Miscellaneous Records of Los Angeles County, California.

Signatures: Julia A. Holden Rogers. [Seal.] Ralph Rogers. [Seal.]

Acknowledged 11th day of Oct., 1886, by Ralph Rogers and Julia A. Holden Rogers, his wife (she as a married woman), before James C. Kays, Notary Public, Los Angeles Co., Cal. [Seal.]

Recorded 11th day of Oct., 1886, at 2 hrs., 46 mins., P. M., at request of Grantee.

Andrew Glassell, party of first part, to Garvanza Land Company, a Corporation, party of second part.

Deed: Dated 23d day of October, 1886. Recorded in book 179, page 91, of Deeds. Consideration, — Dollars.

Words of Grant: Grant, bargain, sell, convey and confirm.

Estate Granted: All the right, title, and interest in the real property hereinafter described.

Words of Separate Estate: Description—Situate in the County of Los Angeles, State of California, bounded and particularly described as follows, to-wit: Lots Twenty-five (25), and Twenty-eight (28), in Block Seventeen (17), at Garvanza, according to a map recorded in book 9, pages 44 and 45, of Miscellaneous Records. Also Lots Fourteen (14), Fifteen (15), and Twenty-six (26), and Twenty-seven (27), in Block "S," and the West Twenty-five (25) feet of Block One Hundred and One (101), at Garvanza, according to a map recorded in book 10, page 90, Miscellaneous Records.

Signatures: Andrew Glassell. [Seal.]

Acknowledged 23d day of October, 1886, by Andrew Glassell, before Wm. S. Waters, Notary Public, Los Angeles County, Cal. [Seal.]

Recorded 23d day of October, 1886, at 3 hrs., 34 mins., P. M., at request of Jas. Booth.

William E. Rogers, party of first part, to Julia A. Nolden Rogers, wife of Ralph Rogers, party of second part.

Deed: Dated 26th day of October, 1886. Recorded in book 179, page 589, of Deeds. Consideration, \$1,600.

Words of Grant: Grant, bargain and sell, convey and confirm.

Estate Granted: All the real property hereinafter described.

Words of Separate Estate: Description—Situate in the County of Los Angeles, State of California, bounded and described as follows: Lots One (1), Two (2), Three (3) and Four (4), in Block Two (2), at Garvanza, according to a map recorded in book 7, page 85, of Miscellaneous Records of Los Angeles County, California.

Signatures: W. E. Rogers.

Acknowledged 28th day of Oct., 1886, by W. E. Rogers, before James C. Kays, Notary Public, Los Angeles County, Cal. [Seal.]

Recorded 18th day of Nov., 1886, at 2 hrs., 48 mins., P. M., at request of Jas. Booth.

W. F. McClure, party of first part, to Cora Scott Pond and Anna H. Shaw, parties of second part.

Deed: Dated 27 day of Nov., 1886. Recorded in book 182, page 281, of Deeds. Consideration, \$800.00.

Words of Grant: Grant, bargain, sell and convey.

Estate Granted: All the real property hereinafter described.

Words of Separate Estate: Description—Situate in the County of Los Angeles, State of California, bounded and described as follows: Lots Eight (8) and Nine (9) in Block Seventeen (17) at Garvanza, according to a map recorded in book 9, pages 44 and 45, Miscellaneous Records, Official Records of Los Angeles County, California.

Signatures: W. F. McClure. [Seal.]

Acknowledged 29 day of Nov., 1886, by W. F. McClure, before James C. Kays, Notary Public, Los Angeles County, Cal. [Seal.]

Recorded 29 day of Nov., 1886, at 4 hrs., 46 mins., P. M., at request of Grantee.

Garvanza Land Company, a corporation, etc., to W. F. McClure.

Deed: Dated 15th Dec., 1886. Recorded in Book 186, page 178, Deeds. Consideration, \$50,000.

At a Regular Meeting of the Board of Directors of the Garvanza Land Company, duly held at the office of said Company, in the City of Los Angeles, State of California, on the eighth day of November, 1886, said Board duly passed and adopted the following resolutions:

Be it resolved by the Board of Directors of the Garvanza Land Company, a corporation duly incorporated and existing under the laws of the State of California, having its principal place of business at the City of Los Angeles, State aforesaid, that Ralph Rogers, President, and James Booth, Secretary of said Company, be and they are hereby authorized and directed for and in behalf of said Corporation, and as its act and deed, to affix the corporate name and seal of said Corporation to, and make, execute, and deliver to W. F. McClure, of Los Angeles City and County, State of California, a conveyance of certain lands of said Company, which said conveyance is in the words and figures following, to-wit:

This Indenture, made the Fifteenth day of December, in the year of our Lord one thousand eight hundred and eighty-six, Between The Garvanza Land Company, a corporation under the laws of the State of California, the party of the first part, and W. F. McClure, of Los Angeles City and County, State of California, the party of the second part, Witnesseth: That the said party of the first part, for and in consideration of the sum of Fifty Thousand (\$50,000) Dollars gold coin of the United States of America, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said party of the second part, and to his heirs and assigns forever, all those certain lots, pieces, or parcels of land, situate, lying, and being in the County of Los Angeles, State of California, and more particularly described as follows, to wit:

All their right, title and interest in and to the contract from A. Glassell to Ralph and W. E. Rogers, said contract being recorded in Book 150 of Deeds, page 289, and assigned to the Garvanza Land Company, said assignment being recorded in Book 155, page 250 of Deeds of Los Angeles County.

Also all their right, title, and interest in and to any lots or pieces of land as shown on maps recorded in Book 7, Page 85, Book 9, page 45 and 46, Book 10, page 90, and Book 12, page 61, Miscellaneous Records, except the lands heretofore conveyed by the Company. The land described in the above maps being all situate in Los Angeles County.

Also all their right, title and interest in and to the land conveyed from Andrew Glassell by deed dated March 3rd, 1886, and recorded in Book 153 of Deeds, page 357, Records of Los Angeles County.

Also Lot Eight (8) and the East half of Lot nine (9) in Block four (4), and Lot Twenty (20) in Block one (1), being a subdivision of parts of Lots 5 and 6, in Block 40, of City Donation Lots, a map of which is recorded in Book 6, page 330, Miscellaneous Records.

Also Arroyo Lot Sixty-six (66) containing 6.23 acres, as shown on a map recorded in Miscellaneous Records, Book 3, page 279, in the Recorders Office of Los Angeles County.

In witness whereof, The Garvanza Land Company has caused these presents to be signed by its President and Secretary, and its corporate name and seal to be hereto affixed in pursuance of the foregoing resolution.

[No Seal.]

Garvanza Land Company,  
By Ralph Rogers, President,  
And James Booth, Secretary.

Witness: Geo. J. Clarke.

Acknowledged 21st Dec., 1886, by Ralph Rogers, as such President, and James Booth, as such Secretary, before Geo. J. Clarke, Notary Public, Los Angeles Co., Cal. [Seal.]

Recorded Dec. 22, 1886, at 12.35 P. M., at request of Grantee.

Garvanza Land Company, a corporation, etc., to W. F. McClure.

Deed: Dated Dec. 31st, 1886. Recorded in book 187, page 348, Deeds. Consideration, \$50,000.00.

At a Regular Meeting of the Board of Directors of the Garvanza Land Company, duly held at the office of said Company in the City of Los Angeles, State of California, on the eighth day of November, 1886, said Board duly passed and adopted the following resolutions:

Be it Resolved by the Board of Directors of the Garvanza Land Company, a corporation duly incorporated and existing under the laws of the State of California, having its principal place of business at the City of Los Angeles, State aforesaid, that Ralph Rogers, President; and James Booth, Secretary, of said Company, be, and they are hereby authorized and directed, for and in behalf of said Corporation, to and make, execute and deliver to W. F. McClure, of Los Angeles County State of California, a conveyance of certain lands of said Company which said conveyance is in the words and figures following, to-wit: This Indenture, made the 31st day of December, in the year of our Lord one thousand eight hundred and eighty-six, between the Garvanza Land Company, a corporation under the laws of the State of California, the party of the first part, and W. F. McClure, of the same place, party of the second part. Witnesseth: That the said party of the first part, for and in consideration of the sum of Fifty thousand (50,000) dollars, lawful money 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 and convey unto the said party of the second part and to his heirs and assigns forever, all those certain lots, pieces or parcels of land, situate, lying and being in the City and County of Los Angeles, State of California, and more particularly described as follows, to-wit: All their right, title and interest in and to the contract from A. Glassell to Ralph and W. E. Rogers, said contract being recorded in book 150 of deeds, page 289, and assigned to the Garvanza Land Company, said assignment being recorded in book 155, page 250, of deeds of Los Angeles County.

Also all their right, title and interest in and to any pieces of land as shown on maps recorded in book 7, page 85; book 9, pages 45 and 46; book 10, page 90 and book 12, page 61, of Miscellaneous Records.

And all their right, title and interest in and to any lands heretofore contracted to be conveyed by said Company, said Land being situate in the tract of land conveyed to Ralph and W. E. Rogers by Andrew Glassell, by contract above referred to.

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

To have and to hold all and singular the said premises together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

In Witness Whereof—The Garvanza Land Company has caused these presents to be signed by its President and Secretary, and its corporate name and seal to be affixed, in pursuance of the foregoing resolution.

[No corporate seal.]

Garvanza Land Company;  
By Ralph Rogers, President, and  
James Booth, Secretary. [Seal.]

Acknowledged December 31, 1886, by Ralph Rogers as such President, and James Booth as such Secretary, as the act of said Corporation, before E. H. Owen, Notary Public, Los Angeles Co., Cal. [Seal.]

Recorded January 7, 1887, at 10.06 A. M., at request of Ralph Rogers.

Andrew Glassell, party of first part, to Ralph Rogers party of second part.

Deed: Dated 15th day of Dec., 1886. Recorded in book 188, page 583 of Deeds. Consideration, \$5.00.

Words of Grant: Grant, bargain, sell, convey and confirm.

Estate Granted: All the real property hereinafter described.

Words of Separate Estate: Description—Situate in the County of Los Angeles, State of California, bounded and described as follows: Lots One (1), Two (2) and Three (3), in Block Fifty-one (51); Lots One (1), Three (3), Four (4) and Five (5), in Block Fifty-five (55); Lots Nineteen (19), Twenty (20), Twenty-one (21) and Twenty-two (22), in Block "H" of Ralph Rogers' Subdivision of part of Garvanza, according to a map recorded in book 12, page 61, of Miscellaneous Records of Los Angeles County. Also Lot Twenty-eight (28), in Block Seventeen (17), according to a map recorded in book 9, pages 45 and 46 of Miscellaneous Records; said above property being situate in Garvanza, Los Angeles County, California.

Also Lot Ten, Block Eleven, as delineated on a map recorded in book 7, page 85, Miscellaneous Records of said County.

Signatures: Andrew Glassell.

Acknowledged 22d day of Dec., 1886, by Andrew Glassell, before Wm. S. Waters, Notary Public, Los Angeles County, Cal. [Seal.]

Recorded 21st day of Jan'y, 1887, at 9 hrs., 33 mins., A. M., at request of Grantee.

W. F. McClure, James Booth, W. A. Rogers, and W. E. Rogers, parties of first part, to Ralph Rogers, party of second part.

Deed: Dated 16 day of Dec., 1886. Recorded in book 189, page 345, of Deeds. Consideration, \$50,000.

Words of Grant: Grant, bargain, sell and convey.

Estate Granted: All the real property hereinafter described.

Words of Separate Estate: Description—Situate in the City and County of Los Angeles, State of California, bounded and described as follows: All their right, title and interest in and to the contract being recorded in book 150 of Deeds, page 289, and assigned to the Garvanza Land Company, said assignment being recorded in Book 155, page 25 of Deeds of Los Angeles County. Also all their right, title and interest in and to any lot or pieces of land as shown on map recorded in Book 7, page 85, except as follows: Lot five (5), and the east half of Lot (6) six, Lots twelve (12), and thirteen (13) in Block two (2), and lot thirteen (13) in Block seven (7). Also all right, title and interest in and to the land shown on the map recorded in book 10, page 90, except Lots three (3) and four (4) in Block "S;" all right, title, and interest in and to the lands shown on maps recorded in Book 9, pages 45 and 46, and in Book 12, page 61, Miscellaneous Records, except all lands heretofore conveyed by the Company.

Also all their right, title, and interest in and to the land conveyed from Andrew Glassell by deed dated March 3, 1886, and recorded in Book 153, page 357, Records of Los Angeles County.

[and other property]

It is provided and covenanted with a covenant, running with the land, that for a further description see Book 125 of Deeds, page 217, Los Angeles County Records, said deed, and the deed and the record thereof, being made part of this deed.

Signatures: W. F. McClure. [Seal.] W. A. Rogers. [Seal.] James Booth. [Seal.] W. E. Rogers. [Seal.]

Acknowledged 23d day of December, 1886, by W. F. McClure, W. A. Rogers, James Booth, and W. E. Rogers, before Geo. J. Clarke, Notary Public, Los Angeles County, Cal. [Seal.]

Recorded 7 day of Jan., 1887, at 10 hrs., 05 mins., A. M., at request of Grantee.

Andrew Glassell, party of first part, to Ralph Rogers, party of second part.

Deed: Dated 28 day of Jan'y, 1887. Recorded in book 197, page 84, of Deeds. Consideration, \$1,800.00.

Words of Grant: Grant, bargain, sell, convey and confirm.

Estate Granted: All the real property hereinafter described.

Words of Separate Estate: Description—Situate in the County of Los Angeles, State of California, bounded and described as follows: All of Block fifty-two (52) at Garvanza, containing Twenty-four (24) Lot, according to a map recorded in Book 12, page 6, Misc Records of Los Angeles County, California.

Signatures: Andrew Glassell.

Acknowledged 28 day of Jan'y, 1887, by Andrew Glassell, before Wm. S. Waters, Notary Public, Los Angeles County, Cal. [Seal.]

Recorded 29 day of Jan'y, 1887, at 10 hrs., 35 mins., A. M., at request of Ralph Rogers.

Andrew Glassell, party of first part, to Ralph Rogers, party of second part.

Deed: Dated 23 day of Feb'y, 1887. Recorded in book 204, page 423, of Deeds. Consideration, \$1.00.

Words of Grant: Grant, bargain, sell, convey and confirm.

Estate Granted: All the real property hereinafter described.

Words of Separate Estate: Description—Situate in the County of Los Angeles, State of California, bounded and described as follows: Lot Fourteen (14) in Block Fifteen (15) at Garvanza, according to a map recorded in Book 7, page 85 of Miscellaneous Records of Los Angeles County.

Signatures: Andrew Glassell.

Acknowledged 2d day of March, 1887, by Andrew Glassell, before Wm. S. Waters, Notary Public, Los Angeles County, Cal. [Seal.]

Recorded 19 day of Mar., 1887, at 9 hrs., 46 mins., A. M., at request of Grantee.

F. B. Moore, party of first part, to Ralph Rogers, party of second part.

Deed: Dated 23 day of Feb'y, 1887. Recorded in Book 204, page 424 of Deeds. Consideration, \$1,000.

Words of Grant: Grant, bargain and sell, convey and confirm.

Estate Granted: All the real property hereinafter described.

Words of Separate Estate: Description—Situate in the County of Los Angeles, State of California, bounded and described as follows: Lot six (6) in Block (7) of the Town of Garvanza, according to a map by W. F. McClure, and recorded in Book 7, page 85 of Miscellaneous Records of Los Angeles County, California.

Signatures: F. B. Moore.

Acknowledged 23 day of February, 1887, by F. B. Moore, before E. H. Owen, Notary Public, Los Angeles Co., Cal. [Seal.]

Recorded 19 day of March, 1887, at 9 hrs., 47 mins., A. M., at request of Grantee.

E. W. Northrop, party of first part, to Ralph Rogers, party of second part.

Deed: Dated 17th day of March, 1887. Recorded in Book 204, page 429 of Deeds. Consideration, \$1.00.

Words of Grant: Grant, bargain, sell, convey and confirm.

Estate Granted: All the real property hereinafter described.

Words of Separate Estate: Description—Situatē in the County of Los Angeles, State of California, bounded and described as follows: Lot Nine (9), in Block "P," at Garvanza, according to a map recorded in book 9, pages 45 and 46, of Miscellaneous Records of Los Angeles County, California.

Witnesses: E. H. Owen. Signatures: E. W. Northrop. [Seal.]

Acknowledged 17th day of March, 1887, by E. W. Northrop, before E. H. Owen, Notary Public, Los Angeles Co., Cal. [Seal.]

Recorded 19th day of Mar., 1887, at 9 hrs., 51 mins., A. M., at request of Grantee.

E. H. Rogers, party of first part, to Ralph Rogers, party of second part.

Deed: Dated 17th day of March, 1887. Recorded in book 204, page 427 of Deeds. Consideration, \$3,100.00.

Words of Grant: Grant, bargain, sell, convey and confirm.

Estate Granted: All the real property hereinafter described.

Words of Separate Estate: Description—Situatē in the County of Los Angeles, State of California, bounded and described as follows: Lots Twelve (12) and Thirteen (13), in Block Two (2), at Garvanza, according to a map recorded in book 7, page 85, Miscellaneous Records of Los Angeles County California.

Signatures: Edward H. Rogers. [Seal.]

Acknowledged 17th day of March, 1887, by Edward H. Rogers, before E. H. Owen, Notary Public, Los Angeles Co., Cal. [Seal.]

Recorded 19th day of M'ch, 1887, at 9 hrs., 47 mins., A. M., at request of Grantee.

Andrew Glassell, party of first part, to Ralph Rogers, party of second part.

Deed: Dated 7th day of April, 1887. Recorded in book—, page—, of Deeds. Consideration, \$1.00.

Words of Grant: Grant, bargain, sell and convey.

Estate Granted: All the real property hereinafter described.

Words of Separate Estate: Description—Situatē in the County of Los Angeles, State of California, bounded and described as follows: Lot Sixteen (16), in Block "F," according to a map of Ralph Rogers' Subdivision of a part of Garvanza, recorded in book 12, page 61, Miscellaneous Records of Los Angeles County, California.

Signatures: Andrew Glassell; by Hugh Glassell and Wm. S. Waters, his Attorneys in fact.

Acknowledged 11th day of April, 1887, by Hugh Glassell and Wm. S. Waters, as such attorneys in fact, before Sidney Lacy, Notary Public, Los Angeles County, Cal. [Seal.]

Recorded 13 day of Ap'l, 1887, at 9 hrs., 54 mins., A. M., at request of Grantee.

Andrew Glassell, party of first part, to Ralph Rogers, party of second part.

Deed: Dated 13th day of April, 1887. Recorded in book—, page —, of Deeds. Consideration, \$600.00.

Words of Grant: Grant, bargain, sell, convey and confirm.

Estate Granted: All right, title and interest of, in and to the real property hereinafter described.

Words of Separate Estate: Description—Situatē in the County of Los Angeles, State of California, bounded and described as follows: All of Block One (1), at Garvanza, according to a map recorded in book 7, page 85, Miscellaneous Records of Los Angeles County, California.

Witnesses: F. Bennett, Edgar Grima. Signatures: Andrew Glassell.

Acknowledged 18 day of April, 1887, by Andrew Glassell, before Edgar Grima, Notary Public, Parish of Orleans, State of Louisiana. [Seal.]

Recorded 28 day of April, 1887, at 3 hrs., 12 mins., P. M., at request of Grantee.

Andrew Glassell, of Los Angeles County, Cal., to Hugh Glassell and W. S. Waters, of same place.

Power of Attorney: Dated March 26, 1887. Recorded in book 7, page 196 of Powers of Attorney.

Said Andrew Glassell makes, constitutes and appoints said Hugh Glassell and W. S. Waters, jointly his true and lawful attorney for him and in his name, place and stead, and for his use and benefit to, for, and during the next ninety days to grant, bargain and sell, and convey any and all land in said County in or to which I am entitled or interested to collect debts, release mortgages, enforce claims, and especially to make and execute deeds in pursuance of any written contract or contracts heretofore made by me.

Witness: R. A. Brown. Signed: Andrew Glassell.

Acknowledged 26 March, 1887, by Andrew Glassell, before H. C. Holmes, Notary Public, Los Angeles County, Cal. [Seal.]

Recorded April 1st, 1887, at 11:25 A. M. at request of W. S. Waters.

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### CONVEYANCES MADE BY THE GARVANZA LAND COMPANY.

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Garvanza Land Co. to W. F. McClure.

• Deed: Book 152 of Deeds, page 501. Dated March 24th, 1886. Con's, \$450.

Lot five (5) and East half of Lot six (6) in Block two (2) Town of Garvanza, according to map recorded in Book 7, page 85, of Miscellaneous Records.

Garvanza Land Company to Julia A. Nolden, (femme sole).

Deed: Dated March 25th, 1886. Recorded in Book 154 of Deeds, page 522. Consideration, \$950.00.

The West half of Lot Six (6), all of Lot seven (7), eight (8), nine (9), and ten (10), in Block two (2), of the Town of Garvanza, according to map recorded in Book 5, page 85, Miscellaneous Records.

Garvanza Land Company to Hattie M. Prince, wife of T. M. Prince.

Deed: Dated 29th March, 1886. Recorded in Book 157, page 67, of Deeds. Consideration, \$200.00.

Lot seven (7), in Block seven (7), in the Town of Garvanza, according to map recorded in Book 7, page 85, Miscellaneous Records.

Garvanza Land Company to William H. Rogers.

Deed: Dated 29th March, 1886. Recorded in Book 155, page 294, of Deeds. Consideration, \$400.

Lots Twelve (12) and Thirteen (13), in Block two (2), according to map recorded in Book 7, page 85, Miscellaneous Records.

Garvanza Land Company to Julia A. Nolden.

Deed: Dated 3rd April, 1886. Recorded in Book 152, page 579, of deeds. Consideration, \$1.00.

All of Block one (1) of the Town of Garvanza, according to a map recorded in Book 7, page 85, Miscellaneous Records.

Garvanza Land Company to F. B. Moore.

Dated 30th March, 1886. Deed: Recorded in Book 155, page 493 of Deeds. Consideration, \$200.

Lot six (6), in Block seven (7), of the Town of Garvanza, according to map recorded in Book 7, page 85, Miscellaneous Records.

Garvanza Land Company to Anna Corwin, wife of M. L. Corwin.

Deed: Dated 25th March, 1886. Recorded in Book 155, page 495, of Deeds. Consideration, \$400.

Lots fifteen (15), and sixteen in Block seven (7), of the Town of Garvanza, according to map recorded in Book 7, page 85, Miscellaneous Records.



Garvanza Land Co. to Wm. E. Rogers.

Deed: Dated 3d April, 1886. Recorded in Book 158, page 113, of Deeds. Consideration, \$850.

Lots one (1), two (2), three (3), and Four (4), in Block Two (2) of the Town of Garvanza, as per *made* recorded in Book 7, page 85, *Miscellaneous* Records.

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Garvanza Land Company to Mrs. Mary J. Dubbs.

Deed: Dated 10th April, 1886. Recorded in Book 154, page 623, of Deeds. Consideration, \$500.

Lots three (3), and four (4), in Block Q, at Garvanza, and more particularly described as commencing at a point 60 feet N., 59° 45' East, from the South East corner of Block "A," as per map of Highland Park Tract, recorded in Book 6, pages 392, 393 of *Miscellaneous* Records of Los Angeles County, California, and running thence N. 59° 45', East along the Northerly line of Monte Vista Avenue, 207½ feet to a point; thence N. 30° 15', West 200 feet to a point; thence S. 59° 45', W. 200 feet, to a point in the easterly line of San Rafael Avenue; thence S. 30° 15', East along the Easterly line of San Rafael Avenue 200 feet to the place of beginning.

Covenants of warranty and defence in the quiet and peaceable possession of said premises.

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Garvanza Land Company and Andrew Glassell to Mrs. Ellen E. Wiggin.

Deed: Dated 10th April, 1886. Recorded in Book 154, page 626, of Deeds. Consideration, \$500.

Lots one (1), and two (2), in Block "Q," at Garvanza, and more particularly described as commencing at a point 267½ feet N. 59° 45', East from the South East corner of Block "A," as per map recorded in Book 6, pages 392 and 393 of *Miscellaneous* Records of Los Angeles County, Cal., and running thence N. 59° 45', E. along the northerly line of Monte Vista Avenue, 200 feet, to the corner of Monte Vista Avenue and Walnut Street; thence N. 30° 15', W. along the Westerly line of Walnut Street, 100 feet, to an angle point in Walnut Street; thence N. 15° 45', E. along the westerly line of Walnut Street, 69 51-100 feet to a point; thence N. 76° 15', W. 71 90-100 feet, to a point; thence S. 59° 45', W. 200 feet to a point; thence S. 30° 15', E. 200 feet to the place of beginning.

Covenants of Warranty and Defence in the quiet and peaceable possession of said premises.

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Garvanza Land Co. and Andrew Glassell to Mrs. J. P. R. Frost.

Deed: Dated 17th April, 1886. Recorded in Book 156, page 196, of Deeds. Consideration, \$500.

Lot four (4), and five (5), in Block "P," at Garvanza, and particularly described as beginning at a point on the Northerly line of Monte Vista Avenue 725 45-100 feet, N. 59° 45', E. from the S. E. corner of Block "A," as per map of the Highland Park Tract, recorded in Book 6, pages 392 and 393 of the *Miscellaneous* Records of Los Angeles County, Cal., and running thence N. 59° 45', E. along said Northerly boundary of Monte Vista Avenue 200 feet to a point; thence N. 30° 15', W. 200 feet to a point; thence S. 59° 45', W. 200 feet to a point; thence S. 30° 15', E. 200 feet to the point of beginning.

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Garvanza Land Company to Mrs. Viola F. Stone, wife of E. O. Stone.

Deed: Dated 24th of April, 1886. Recorded in Book 155, page 554. Consideration, \$250.00.

Lot twelve (12), in Block six Town of Garvanza, according to map recorded in Book 7, page 85, of *Miscellaneous* Records.

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Garvanza Land Company to Samuel C. Sloan.

Deed: Dated 24th April, 1886. Recorded in Book 157, Page 412, of Deeds. Consideration, \$250.

Lot No. thirteen (13), in Block six (6), Town of Garvanza, according to map recorded in Book 7, Page 85, of *Miscellaneous* Records.

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Garvanza Land Company to Samuel R. Corwin.

Deed: Dated 17th April, 1886. Recorded in Book 156, page 291, of Deeds. Consideration, \$250.

Lot number ten (10), in Block number Six (6), Town of Garvanza, according to map recorded in Book 7, page 85, of *Miscellaneous* Records.

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Garvanza Land Company and Andrew Glassell to H. W. Lewis and Mary A. Lewis, his wife.

Deed: Dated 1st May, 1886. Recorded in Book 156, page 505, of Deeds. Consideration, \$250.

Lot fifteen (15), in Block "R," Town of Garvanza, according to a map made by W. F. McClure in April, 1886, and more particularly described as beginning at a point in the Northerly line of Ash Street, from which, the North West corner of Ash Street and San Rafael Avenue, as per map of the Highland Park Tract, recorded in Book 6, pages 392 and 393, of the *Miscellaneous* Records of Los Angeles County, California, bears N. 59°, 45', E. 500 feet distant; and running thence N. 30°, 15', W. 200 feet, to a point; thence S. 59°, 45', W. 100 feet, to a point; thence S. 30°, 15', E. 200 feet, to the Northerly line of Ash Street; thence N. 59°, 45', E. along said Northerly line of Ash Street 100 feet, to the point of beginning.

Garvanza Land Company to E. W. Northrop.

Deed: Dated 21st May, 1886. Recorded in Book 161, page 144, of Deeds. Consideration, \$200.

Lot number nine (9), in Block P, at Garvanza, according to map recorded in Book 9, pages 45, 46, 47 and 48, Miscellaneous Records.

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Garvanza Land Company to V. F. Northrop.

Deed: Dated 21st May, 1886. Recorded in Book 161, page 147, of Deeds. Consideration, \$200.

Lot number ten (10), in Block "P," at Garvanza, according to map recorded in Book 9, pages 45, 46, 47 and 48, of Miscellaneous Records.

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Garvanza Land Company to J. D. Furdon.

Deed: Dated 24th May, 1886. Consideration, \$200. Recorded in Book 156, page 584, of Deeds.

Lot number three (3), in Block "U," at Garvanza, according to a map recorded in Book 9, page 45, 46, 47 and 48, of Miscellaneous Records.

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Garvanza Land Company to Miss Carol C. Crouse.

Deed: Dated 19th June, 1886. Recorded in Book 161, page 514, of Deeds. Consideration, \$500.

Lots six (6) and seven (7), in Block "P," at Garvanza, according to map recorded in Book 9, pages 85, 86, 87 and 88, of Miscellaneous Records.

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Garvanza Land Company and Andrew Glassell to Mrs. Ella E. Wiggin.

Deed: Dated 12th June, 1886. Recorded in Book 163, page 467, of Deeds. Consideration, \$400.

Lots five (5) and Six (6), in Block "Q," at Garvanza, according to a map recorded in Book 9, pages 85, 86, 87 and 88, Miscellaneous Records, and more particularly described as beginning at a point 200 feet N. 30° 15' W., from the N. E. corner of San Rafael Avenue and Monte Vista Avenue, and running thence N. 59° 45' E., 407 feet, to a point; thence N. 74° 15' W., 328 10-100 feet, to the Easterly line of Ash Street; thence S. 15° 45' W., along the Easterly line of Ash Street, 232 feet, to the Easterly line of San Rafael Avenue; thence along San Rafael Avenue to the point of beginning; reference being had to said map before referred to.

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Garvanza Land Company to Catherine McCarthy, wife of Thomas McCarthy.

Deed: Dated 24th March, 1886. Recorded in Book 172, page 16, of Deeds. Consideration, \$1,800.

All of Block nine (9), containing twelve lots, from 1 to 12, inclusive, of the Garvanza Town-site, according to a map recorded in Book 7, page —, Miscellaneous Records.

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Garvanza Land Company to Alice A. Adams.

Deed: Dated 26th August, 1886. Recorded in Book 172, page 196 of Deeds. Consideration, 250.

Lot twelve (12), in Block seventeen (17), at Garvanza, according to map recorded in Book 9, pages 45 and 46, Miscellaneous Records.

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Garvanza Land Company to Alice A. Adams.

Deed: Dated 6th August, 1886. Recorded in Book 172, page 198, of Deeds. Consideration, \$300.

Lot thirteen (13), in Block seventeen (17), at Garvanza, according to a map recorded in Book 9, pages 45 and 46, Miscellaneous Records.

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Garvanza Land Company to J. D. Fyke.

Deed: Dated 30th August, 1886. Recorded in Book 174, page 277, of Deeds. Consideration, \$300.

Lot one (1), in Block eight (8), at Garvanza, according to map recorded in Book 7, page 85 of Deeds.

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Garvanza Land Company to E. H. Rogers.

Deed: Dated 28th August, 1886. Recorded in Book 168, p. 399, of Deeds. Consideration, \$600.

Lots one (1), two (2) and three (3), in Block seventeen (17), of Garvanza, according to map recorded in Book — pages — —, of Miscellaneous Records.

Garvanza Land Company to Timothy Baxter.

Deed: Dated 31st August, 1886. Recorded in Book 171, page 328 of Deeds. Consideration, \$250.

Lot Eleven (11), Block six (6), in the Town of Garvanza, according to map recorded in Book 7, page 85, Miscellaneous Records.

Garvanza Land Company to ——— Adams.

Deed: Dated 5th October, 1886. Recorded in Book 175, page 330, of Deeds. Consideration, \$300.

Lot twenty-two (22), in Block "S," Town of Garvanza, according to map recorded in Book 10, page 90, of Miscellaneous Records.

Garvanza Land Company to W. A. Rogers.

Deed: Dated 8th October, 1886. Recorded in Book 175, page 385, of Deeds. Consideration, \$750.

Lots three (3) and four (4), in Block S, at Garvanza, according to a map recorded in Book 10, page 90, Miscellaneous Records.

Also Lot thirteen (13), in Block seven (17), at Garvanza, according to map recorded in Book 7, page 85, Miscellaneous Records.

Garvanza Land Company to Ellen F. Bricket (widow).

Deed: Dated 6th October, 1886. Recorded in Book 175, page 441, of Deeds. Consideration, \$200.

Lot five, in Block six, in the Town of Garvanza, according to map recorded in Book 7, page 85, Miscellaneous Records.

Garvanza Land Company to Grace Methodist Episcopal Church.

Deed: Dated 17th April, 1886. Recorded in Book 173, page 473, of Deeds. Consideration, \$1.00.

All of Block Five (5), Town of Garvanza, according to map recorded in Book 7, page 85, of Miscellaneous Records.

Garvanza Land Company to D. Ewing Thompson.

Agreement: Dated 11th September, 1886. Recorded in Book 179, page 50 of Deeds. Consideration, \$87,813.63-100.

That certain lot, piece or parcel of land situate, lying and being in the County of Los Angeles, State of California, and more particularly described as follows, to-wit:

Beginning at a 6x6 red-wood post, on the San Bernardino Base line, marked G. and C. P.—B. The same being the S. W. corner of the P. Beaudry Tract of the Rancho San Rafael, and running thence South (true courses magnetic variation  $14^{\circ} 30'$ , East), 34.35 chains, to a point on the Northerly line of Aliso Avenue, as recorded on map of Garvanza Addition, No. 1, in Book 9, page 45, Miscellaneous Records of Los Angeles County; thence S.  $59^{\circ} 35'$ , W., along the Northerly line of Aliso Avenue, 5.93 chains, to a point; thence S.  $0^{\circ} 30'$ , East, along the West line of Central Avenue, 12.74 chains, to a point on the North line of the "Highland Park" Tract; thence West, along the North line of the Highland Park Tract, 39.36 chains, to Post J. D. H., E. P. R. and G. and C., in mound; thence, with the line of J. D. Hunter, N.  $47^{\circ}$ , W. 3.23 chains, to post J. D. H. 13 in mound; thence N.  $71^{\circ}$  E. 14.00 chains, to post J. D. H. 12 in mound; thence N.  $54^{\circ}$  W. 20.23 chains, to a point; thence North 76.11 chains, to a point on the North line of the "Glassell and Chapman" Tract of the Rancho San Rafael; thence, with the line of the Glassell and Chapman Tract, N.  $80\frac{1}{4}^{\circ}$  E. 62.06 chains, to post P. B., B. D., G. and C., in mound; thence, with the line of P. Beaudry, South 65.00 chains, to the point of beginning, and containing 627 acres.

Also the East 10 acres of lot 56 of Watts' Subdivision of part of the Rancho San Rafael, the same being a subdivision of that portion of said Rancho allotted to Benjamin Dreyfus in the partition of said Rancho. The Western line of said 10 acres to be parallel to the Eastern line thereof, and a map of which is recorded in Book 5, page 200, Miscellaneous Records of Los Angeles County.

Garvanza Land Co. to Ellen F. Brickett.

Deed: Dated 20th October, 1886. Recorded in Book 180, page 26, of Deeds. Consideration, \$200.

Lot five (5), in Block seven (7), at Garvanza, according to map recorded in Book 7, page 85, of Miscellaneous Records.

Garvanza Land Company to W. A. Boring and S. I. Haas.

Deed: Dated 3d November, 1886. Recorded in book 176, page 338, of Deeds. Consideration, \$300.

Lot fifteen (15), in Block "S," at Garvanza, according to map recorded in Book 10, page 90, Miscellaneous Records.

Garvanza Land Company to William Lundberg, (Trustee).

Deed: Dated 18th October, 1886. Recorded in Book 177, page 361, of Deeds. Consideration, \$100.

The West Twenty-five (25) feet of Block one hundred and one (101), according to a map recorded in Book 10, page 90, of Miscellaneous Records. Said Block being 40 feet in width and running parallel to the Los Angeles and San Gabriel Valley Railroad.

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Garvanza Land Company to S. R. Willis.

Deed: Dated 20th August, 1886. Recorded in Book 191, page 6, of Deeds. Consideration, \$550.

Lot sixteen (16), in Block Fifteen (15), at Garvanza, according to map recorded in Book 7, page 85, of Miscellaneous Records.

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Garvanza Land Company to W. F. McClure.

Deed: Dated 15th December, 1886. Recorded in book 188, page 175, of Deeds. Consideration, \$50,000.

All their right, title and interest in and to the contract from A. Glassell to Ralph and W. E. Rogers, said contract being recorded in Book 150 of Deeds, page 289, and assigned to the Garvanza Land Company, said assignment being recorded in Book 155, page 250, of Deeds of Los Angeles County. Also all their right, title and interest in and to any lots or pieces of Land, as shown on maps recorded in Book 7, page 85, Book 9, page 45 and 46, Book 10, page 90, and Book 12, page 61, Miscellaneous Records, except the lands heretofore conveyed by the Company. The land described in the above maps being all situate in Los Angeles County.

Also all their right, title and interest in and to the land conveyed from Andrew Glassell by deed dated March 3d, 1886, and recorded in Book 153 of Deeds, page 357, Records of Los Angeles County.

(And other property not under search).

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Garvanza Land Company to Thomas Fellows.

Deed: Dated 8th November, 1886. Recorded in Book 189, page 343, of Deeds. Consideration, \$5,000.

Lot sixteen (16), in Block eleven (11), at Garvanza, according to map recorded in Book 7, page 85, of Miscellaneous Records.

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Garvanza Land Company to W. F. McClure.

Deed: Dated 31st December, 1886. Recorded in book 189, page 348, of Deeds. Consideration, \$50,000.

All their right, title and interest in and to the Contract from A. Glassell to Ralph and W. E. Rogers, said contract being recorded in Book 150 of deeds, page 289, and assigned to the Garvanza Land Company, said assignment being recorded in Book 155, page 250, of deeds of Los Angeles County.

Also all their right, title and interest in and to any pieces of land as shown on maps recorded in Book 7, page 85, Book 9, pages 45 and 46, book 10, page 90, and book 12, page 61, of Miscellaneous Records.

And all their right, title and interest in and to any lands heretofore contracted to be conveyed by said Company, said land being situate in the tract of land conveyed to Ralph and W. E. Rogers by Andrew Glassell by contract above referred to.

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Garvanza Land Company to W. A. Rogers.

Deed: Dated 8th October, 1886. Recorded in Book 196, page 584, of Deeds. Consideration, \$750.

Lots three (3) and four (4), in Block "S," at Garvanza, according to a map recorded in Book 10, page 90 of Miscellaneous Records.

Also Lot thirteen (13), in Block seven (17), at Garvanza, according to map recorded in Book 7, page 85, Miscellaneous Records.

## CONVEYANCES MADE BY RALPH ROGERS.

Julia A. Nolden Rogers, Ralph Rogers to Andrew Glassell.

Deed: Dated 11th October, 1886. Recorded in Book 168, page 632, of Deeds. Consideration, \$6,000.

Block one (1), of Garvanza, according to map recorded in Book 7, page 85, of Miscellaneous Records.

Ralph Rogers to John G. Mossin.

Deed: Dated 3d December, 1886. Recorded in Book 181, page 419, of Deeds. Consideration, \$900.

Lots fifteen (15), sixteen (16), seventeen (17) and eighteen (18), in Block two (2), at Garvanza, according to map recorded in Book 7, page 85, of Miscellaneous Records.

Ralph Rogers to Mrs. Emma H. Adams.

Deed: Dated 2d December, 1886. Recorded in Book 188, page 219, of Deeds. Consideration, \$250.

Lot twenty five (25), in Block seventeen (17), at Garvanza, according to map recorded in Book 9, pages 45 and 46, of Miscellaneous Records, the above lot is 50 feet front by 250 feet deep.

Ralph Rogers to Marion Maybin Gray.

Deed: Dated 31st December, 1886. Recorded in Book 191, page 111, of Deeds. Consideration, \$400.

Lot nine (9), in Block six (6), at Garvanza, according to map recorded in Book 7, page 85, Miscellaneous Records.

Ralph Rogers to A. H. Burrows.

Deed: Dated 4th January, 1887. Recorded in Book 187, page 484, of Deeds. Consideration, \$425.

Lot ten (10), in Block eleven (11), at Garvanza, according to map recorded in Book 7, page 85, Miscellaneous Records.

Ralph Rogers to Catharine McCarthy wife of Thomas McCarthy.

Deed: Dated 8th January, 1887. Recorded in Book 188, page 421, of Deeds. Consideration, \$4,000.

All of Block thirty (30), at Garvanza, according to a map recorded in Book 9, page 45 and 46, Miscellaneous Records.

Ralph Rogers to Alice A. Adams.

Agreement: Dated 23d December, 1886. Recorded in Book 188, page 536, of Deeds. Consideration, \$500.

An undivided one-third (1-3) of Lots twenty-four (24), Twenty-five (25), Twenty-six (26) and Twenty-seven (27), in Block "P," at Garvanza, according to map recorded in Book 9, page 45, Miscellaneous Records.

Ralph Rogers to L. M. Stratton.

Agreement: Dated 23d December, 1886. Recorded in Book 188, page 485 of Deeds. Consideration, \$500.

An undivided one-third ( $\frac{1}{3}$ ) of Lots twenty-four (24), Twenty-five (25), Twenty-six (26), and Twenty-seven (27), in Block "P," at Garvanza, according to a map thereof recorded in the office of the County Recorder of Los Angeles County, in Book 9, page 45, of Miscellaneous Records.

Ralph Rogers to G. F. Stamm.

Deed: Dated 14th December, 1886. Recorded in Book 197, page 5, of Deeds. Consideration, \$3,550.

Lot one (1), in Block fifty-one (51), of Ralph Rogers subdivision of part of Garvanza, according to a map recorded in Book 12, page 61, Miscellaneous Records of Los Angeles County. Also, Lots nineteen (19), Twenty (20), Twenty-one (21), and Twenty-two (22), in Block two (2), at Garvanza, according to a map recorded in Book 7, page 85 of Miscellaneous Records.

Ralph Rogers to Mrs. Sarah E. Smith, wife of Frank B. Smith.

Deed: Dated 20th January, 1887. Recorded in Book 197, page 44, of Deeds. Consideration, \$400.

Lot fourteen (14), in Block seven (7), at Garvanza, according to a map recorded in Book 7, page 85, of Miscellaneous Records.

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Ralph Rogers to C. W. Tarr.

Deed: Dated 25th January, 1887. Recorded in Book 198, page 72, of Deeds. Consideration, \$400.

Lot seventeen (17), in Block eleven (11), Town of Garvanza, according to a map recorded in Book 7, page 85, of Miscellaneous Records.

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Julia A. Nolden Rogers, formerly Julia A. Nolden, wife of Ralph Rogers, and Ralph Rogers, to T. J. Jones Lewis.

Deed, 2nd January, 1887. Dated 2nd January, 1887. Recorded in Book 197, page 86, of Deeds. Consideration, \$600.

Lot nine (9), in Block Two (2), at Garvanza, according to a map recorded in Book 7, page 85, of Miscellaneous Records.

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Ralph Rogers to G. T. Stamm.

Deed: Dated 29th January, 1887. Recorded in Book 197, page 186, of Deeds. Consideration, \$9,600.

All of Block fifty-two (52), at Garvanza, containing twenty-four (24) lots, according to a map recorded in Book 12, page 61, of Miscellaneous Records of Los Angeles County.

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Ralph Rogers to John G. Mossin.

Deed: Dated 28th January, 1887. Recorded in Book 197, page 194, of Deeds. Consideration, \$1,500.

Lots two (2), and three (3), in Block fifty-one (51), and Lots one (1), three (3), four (4), and five (5), in Block Fifty-five (55), of Ralph Rogers' subdivision of part of Garvanza, according to a map of said subdivision, recorded in Book 12, page 61, of Miscellaneous Records.

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Ralph Rogers to E. E. Barnett.

Deed: Dated 3d February, 1887. Recorded in Book 200, page 105, of Deeds. Consideration, \$400.

Lots three (3), and four (4), Block seven (7), at Garvanza, according to map recorded in Book 7, page 85, of Miscellaneous Records.

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Ralph Rogers to R. Zellner and Edward Crell.

Deed: Dated 1st December, 1887. Recorded in Book 194, page 623, of Deeds. Consideration, \$600.

Lot twenty-two (22), in Block "H," at Garvanza, according to a map of Ralph Rogers' subdivision of part of Garvanza, recorded in Book 12, page 61, of Miscellaneous Records.

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Ralph Rogers to A. Matheson.

Deed: Dated 2nd March, 1887. Recorded in Book 202, page 292, of Deeds. Consideration, \$250.

Lot fourteen (14), in Block ten (10), at Garvanza, according to a map recorded in Book 7, page 85, of Miscellaneous Records.

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Ralph Rogers to W. W. Shrode.

Deed: Dated 24th February, 1887. Recorded in Book 202, page 305, of Deeds. Consideration, \$700.

Commencing at the North East corner of Lot one (1), Block "U," and running North Westerly along the line of lot 1 and 2, Two hundred (200) feet to the corner stake of Lot 2 and 3; thence South Westerly sixty (60) feet to a point; thence South Easterly Two hundred (200) feet to the South East line of Lot One to a point; thence North Easterly sixty (60) feet to the place of beginning. Said above described property being situate at Garvanza, and, for a more particular description, reference is made to a map recorded in Book 9, page 45 and 46, Miscellaneous Records. Said tract of land being what is known as the rear end of Lots 1 and 2, Block U, Garvanza.

Ralph Rogers to John C. White.

Deed: Dated 3rd January, 1887. Recorded in Book 198, page 465, of Deeds. Consideration, \$400.

Lot twenty-eight (28), in Block Seventeen, at Garvanza, according to map recorded in Book 9, pages 45 and 46 of Miscellaneous Records.

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Ralph Rogers to E. X. Rogers.

Deed: Dated 17th March, 1887. Recorded, Book 204, page 428. Consid'n, \$—

Lots (4) Four, (5) Five, and Six (6), in Block Seventeen (17), at Garvanza, according to a map recorded in Book 9, page 45 and 46, Miscellaneous Records of Los Angeles County, Cal.

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Ralph Rogers to Susan Clisby.

Deed: Dated March 25th, 1887. Recorded in Book 193, page 452, of Deeds. Consideration, \$250.00.

Lot 3, Block 15, at Garvanza, according to a map recorded in Book 9, pages 45 and 46, of Miscellaneous Records at Los Angeles County, California.

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Ralph Rogers to Mary A. Lindsley.

Deed: Dated April 20th, 1887. Recorded in book 213, page 332, of Deeds. Consideration, \$250.

Lot 7, in Block 6, at Garvanza, according to a map recorded in Book 7, page 85, Miscellaneous Records of Los Angeles County, California.

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Ralph Rogers to Mrs. Cordelia P. Bradfield.

Deed: Dated April 28th, 1887. Consideration, \$250. Not yet recorded.

Lot 14, Block R, at Garvanza, according to a map recorded in Book 9, pages 45 and 46, of Miscellaneous Records of Los Angeles County, California.

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Ralph Rogers to Miss Anna Moss.

Deed: Dated May 5, 1887. Consideration, \$250.00. (Not recorded yet.)

Lot 1, Block 6, Town of Garvanza, according to map recorded in Book 7, page 85, Miscellaneous Records.

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Ralph Rogers to W. G. Bradshaw.

Deed: Dated April 7, 1887. Consideration, \$            Recorded in Book            , page            , Deeds.

Lot (16) sixteen, in Block Six (6), and Lot Seven (7), in Block Six (6), Lot Nine (9), in Block Nine (9), at Garvanza, according to a map recorded in Book 7, page 85, of Miscellaneous Records of Los Angeles County, California. Also, Lot Six (6) in Block S at Garvanza, according to a map recorded in Book 9, page 45, of Miscellaneous Records.

Also, Lots 16, 17, and 18, in Block F, and Lots 18 and 19, in Block G, and Lots 19, 20, and 21, in Block H, according to a map of Ralph Rogers' Subdivision of a part of Garvanza, as recorded in Book 12, page 61, of Miscellaneous Records of Los Angeles County.

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Ralph Rogers to Miss Mabelle Locke.

Deed: Dated 21st March, 1887. Recorded in Book 209, page 47. Consideration, \$200.

Lot fifteen (15), in Block "P," at Garvanza, according to a map of Garvanza recorded in Book 9, page 45 and 46, of Miscellaneous Records of Los Angeles County, California.

Ralph Rogers to A. Moore, wife of F. B. Moore.

Deed: Dated 23d February, 1887. Recorded in Book 205, page 46, Deeds. Consideration, \$500.

Lot 14, Block 15, at Garvanza, according to a map recorded in Book 7, page 85, *Miscellaneous* Records of Los Angeles County.

Ralph Rogers to Mrs. S. E. Hadley.

Deed: Dated 21 February, 1887. Recorded in Book 207, page 170, Deeds. Consideration, \$400.00.

Lot Eight (8), in Block "P," at Garvanza, according to map of said tract recorded in Book 9, pages 45 and 46, of *Miscellaneous* Records of Los Angeles County California.

Ralph Rogers to James W. Orr.

Deed: Dated May 9th, 1887. Recorded in Book *Twenty 3*, page *3*, Deeds. Consideration, \$1,850.

Lots Sixteen (16), Seventeen (17), Eighteen (18), ~~Twenty~~ *Twenty* six (26), thirty-seven (37), in Block Fifty-five (55), *also lot 2-3-4-5 Block 10-3* according to a map of Ralph Rogers' Subdivision of a part of Garvanza, recorded in Book 12, page 61, *Miscellaneous* Records of Los Angeles County, California.

Declaration of Homestead of Thomas McCarthy.

Dated 10th day of Aug., 1886. Acknowledged 10th day of Aug., 1886, by Thomas McCarthy, before J. C. Kays, Notary Public, Los Angeles Co., Cal. [Seal.]

Recorded 10 day of Aug., 1886, at 10.44 A. M., Book 7, page 56, Homesteads.

Declare that he is married, and does at the time of making this Declaration reside on the premises hereinafter described, the same being in the County of Los Angeles, State of California, bounded and described as follows:

Block Nine (9), of the Town of Garvanza, according to a map of said Town, recorded in Book 9, page 45, *Miscellaneous* Records of Los Angeles County, Cal.

And claim the same as a Homestead.

That its actual cash value is \$4,000.00.

Witness: James C. Kays. Signatures: Thomas McCarthy.

W. F. McClure, Mortgagor, to Garvanza Land Company, a corporation, Mortgagee.

Mortgage: Dated 17 day of April, 1886. Recorded in book 76, page 283, Mortgages.

Mortgages the real property hereinafter described to secure the payment of a note for \$2,500.00, with interest at Ten per cent., per *cent.* payable quarterly else compounded, principal sum payable on or before two years after date.

Description:—All that real property in the County of Los Angeles, State of California, bounded and described as follows:

Lot number five (5), and the East  $\frac{1}{2}$  of Lot six (6), in Block Two, at Garvanza, according to a map made by W. F. McClure in February and March, 1886, and recorded in Book 7, page 85, *Miscellaneous* Records of Los Angeles County Records.

Signatures: W. F. McClure. [Seal.]

Acknowledged by W. F. McClure, 19th day of April, 1886, before James C. Kays, Notary Public, Los Angeles Co., Cal. [Seal.]

Recorded 21 day of April, 1886, at 8 hrs., 42 mins., A. M., at request of Jas. Booth.

F. B. Moore, Mortgagor, to Garvanza Land Company, a corporation, Mortgagee.

Mortgage: Dated 30th day of March, 1886. Recorded in Book 77, Page 173, Mortgages.

Mortgages the real property hereinafter described to secure the payment of a note for \$700.00, with interest at Twelve per cent. per annum, payable quarterly, else compounded, principal sum payable on or before two years after date.

Description:—All that real property in the County of Los Angeles, State of California, bounded and described as follows:

Lot number Six (6), in Block number Seven (7), according to a map made by W. F. McClure in February and March, 1886 and recorded in Book 7, page 85, *Miscellaneous* Records of Los Angeles County Records.

Covenants: usual.

Signatures: F. B. Moore.

Acknowledged by F. B. Moore, 9th day of April, 1886, before James C. Kays, Notary Public, Los Angeles County, Cal. [Seal.]

Recorded 15 day of April, 1886, at 4 hrs., 39 mins., P. M., at request of Jas. Booth.



E. W. Northrop, Mortgagor, to Ralph Rogers, Mortgagee.

Mortgage: Dated 1st day of May, 1886. Recorded in Book 77, page 520, Mortgages.

Mortgages the real property hereinafter described to secure the payment of a note for \$500.00, with interest at Ten per cent. per annum, payable semi-annually else compounded, principal sum payable on or before three years after date.

Description:—All that real property in the County of Los Angeles, State of California, bounded and described as follows:

Lot number Nine (9), in Block "P," at Garvanza, according to a map made by W. F. McClure, in April and May, 1886, and entitled Map of Garvanza Addition No. 1, and recorded in Book 9, pages 45, 46, 47 and 48, of Miscellaneous Records of Los Angeles County.

Signatures: E. W. Northrop.

Acknowledged by E. W. Northrop, 21st day of May, 1886, before James C. Kays, Notary Public, Los Angeles Co., Cal. [Seal.]

Recorded 23d day of May, 1886, at 3 hrs., 23 mins., P. M., at request of Jas. Booth.

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E. H. Rogers, Mortgagor, to Ralph Rogers, Mortgagee.

Mortgage: Dated 5th day of Aug., 1886. Recorded in Book 79, page 621, Mortgages.

Mortgages the real property hereinafter described to secure the payment of a note for \$1,500.00, with interest at Ten per cent. per annum, payable quarterly else compounded, principal sum payable on or before one year after date.

Description:—All that real property in the County of Los Angeles, State of California, bounded and described as follows:

Lots Twelve (12) and Thirteen (13), in Block Two (2), at Garvanza, according to a map made by W. F. McClure, and recorded in Book 7, page 85, of Miscellaneous Records.

Signatures: Edward H. Rogers.

Acknowledged by E. H. Rogers, 6th day of August, 1886, before James C. Kays, Notary Public, Los Angeles Co., Cal. [Seal.]

Recorded 9th day of August, 1886, at 2 hrs., 56 mins., P. M., at request of Mortgagee.

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W. E. Rogers, Mortgagor, to Ralph Rogers, Mortgagee.

Mortgage: Dated 3d day of Sept., 1886. Recorded in Book 83, page 96, Mortgages.

Mortgages the real property hereinafter described to secure the payment of a note for \$2,000.00, with interest at Ten per cent. per annum, payable quarterly, else compounded, principal sum payable on or before two years after date.

Description:—All that real property in the County of Los Angeles, State of California, bounded and described as follows:

All of Block Nine (9), excepting Lot (12) twelve, at Garvanza, according to a map recorded in Book 7, page 85, of Miscellaneous Records of Los Angeles County, California.

Signatures: W. E. Rogers.

Acknowledged by W. E. Rogers, 8th day of Sept., 1886, before James C. Kays, Notary Public, Los Angeles Co., Cal. [Seal.]

Recorded 14 day of Sept., 1886, at 2 hrs., 41 mins., P. M., at request of Jas. Booth.

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E. H. Rogers, Mortgagor, to Ralph Rogers, Mortgagee.

Mortgage: Dated 25 day of Sept., 1886 Recorded in Book 85, page 364, Mortgages.

Mortgages the real property hereinafter described to secure the payment of a note for \$1,043.00, with interest at One per cent. per month, payable quarterly else compounded, principal sum payable on or before One year after date.

Description:—All that real property in the County of Los Angeles, State of California, bounded and described as follows:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), in Block Seventeen (17), at Garvanza, according to a map recorded in Book 7, page 85, Miscellaneous Records of Los Angeles County, California.

Signatures: E. H. Rogers.

Acknowledged by E. H. Rogers, 25th day of Sept., 1886, before James C. Kays, Notary Public, Los Angeles County Cal. [Seal.]

Recorded 18th day of Nov., 1886, at 2 hrs., 51 mins., P. M., at request of Jas. Booth.

John Benner to M. E. Ryan.

Entry of Certificate of Tax Sale. Book 4, page 136.

Sales for State and County Taxes, Los Angeles County, 1879-80, under Section 3776, Political Code.

Description of the property sold: Vol. —, page —, No. —, Assessed to John Benner.

Lots 1, 2, 3, 4, 5 and S. E.  $\frac{1}{4}$  of S. W.  $\frac{1}{4}$ , Section 6, Township 1 S., Range 12 West.

Date of Sale, February 20th, 1880.

Name of Purchaser, M. E. Ryan.

Total amount paid, Twenty-eight 33-100 Dollars.



OFFICE OF  
**THE ABSTRACT AND TITLE INSURANCE COMPANY**  
OF LOS ANGELES.

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LOS ANGELES, CAL., May 11th, 1887.  
8 o'clk A. M.

The foregoing 44 pages comprise a correct abstract of title to the real property described on title page thereof (including all existing incumbrances against said property), with reference only as to the interest of Ralph Rogers as to that portion of the Garvanza Lands described in agreement with Andrew Glassell, appearing on page 23 of this Abstract, so far as the same legally appears of record in the offices of the County Recorder, County Clerk, County Auditor, and County Tax Collector of Los Angeles County, California. Beginning our Examination (as to that portion of said lands within the San Rafael Rancho) November 29th, 1871, date of final decree in Partition of said Rancho (assuming, by direction, that by said decree, good and unincumbered title to said premises was vested in A. B. Chapman and Andrew Glassell.

THE ABSTRACT AND TITLE INSURANCE COMPANY  
OF LOS ANGELES,

[Seal.]

By J. A. KELLY,  
Assistant Secretary

E. UNGER,  
Searcher