

36477

GRANT DEED

In consideration of Ten Dollars, receipt of which is hereby acknowledged, CATHERINE A. SMITH does hereby GRANT TO HUGH C. MARSHALL and LUCY A. MARSHALL, husband and wife, as joint tenants, all that real property in the City of Newport Beach, County of Orange, State of California, described as:

Lot 56 of Tract No. 1133, Seaview Heights, as shown on a Map recorded in Book 36, pages 13 and 14 of Miscellaneous Maps, records of Orange County, California.

Subject to the rights of way of record.

Also subject to taxes for fiscal year 1947-1948 not yet payable.

This conveyance is made subject to the following conditions, to-wit:

1. That no part of said property shall ever at any time be used or occupied by any person not of the White or Caucasian Race, excepting such as are actually employed as servants or employees on said property by the owner or tenant of said property actually residing thereon. This condition is imposed pursuant to a general plan for the improvement of said Tract and each and every lot therein for the mutual benefit of the owners of each and all lots thereof, and any breach of said condition may be enjoined or remedied by proper proceedings by the said owner or owners of said other lots.

2. That said property shall be used for residence purposes only; that no structure other than a one story, single family residence with customary outbuildings shall be erected or permitted on said property, or any part thereof; that said residence shall have an area of not less than 1000 square feet, and that no part of said residence or outbuildings thereto shall be nearer than 20 feet from the Westerly line of Tustin Avenue as shown on said Map.

A breach of any of the foregoing conditions shall cause said premises to revert to the grantor, her successors or assigns, provided that any breach of said conditions and any reversion thereunder, or right of re-entry and possession by reason of such breach, shall not defeat or render invalid the lien of any mortgage or deed of trust made for value covering said property or any part thereof, but said conditions shall be binding upon any owner of said property whose title is acquired by foreclosure, trustee's sale or otherwise, as to any breach subsequent to such acquisition.

Each and all of the conditions contained in this deed shall in all respects terminate and end and be of no further effect either legal or equitable after December 31st, 1999.

Dated this 4th. day of August, 1947.

U.S.I.R.S. \$3.30
Cancelled

Catherine A. Smith

STATE OF CALIFORNIA)

County of Los Angeles)ss

On this 8th. day of August, 1947, before me, Thomas R. Ashe, a Notary Public in and for said County and State, personally appeared Catherine A. Smith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same.

WITNESS my hand and official seal.

((SEAL))

Thomas R. Ashe Notary Public
in and for said County and State.

My Commission Expires January 27, 1950

36477 Recorded at Request of Grantee at 9 A.M. Sep 2, 1947, in Book 1541, Page 503, Official Records of Orange County, California. Fees 1.40/9. Ruby McFarland, County Recorder.

Marie Shaw COMPARED Esther Freier

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36529

FULL RECONVEYANCE

LOS ANGELES TRUST & SAFE DEPOSIT COMPANY, a corporation, of Los Angeles, California, as Trustee under a deed of trust dated August 24th., 1938, executed by J. C. ERICKSON and LAURA E. ERICKSON, husband and wife, of Orange County, California, as Trustor, and recorded on September 7th., 1938, in Book 964, Page 145, of Official Records in the office of the Recorder of Orange County, California, has received from Beneficiary thereunder a written request to reconvey and in accordance with said request and the provisions of said Deed of Trust, said Los Angeles Trust & Safe Deposit Company, as Trustee, does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the estate now held by it thereunder.

Dated August 29th., 1947.

LOS ANGELES TRUST & SAFE DEPOSIT COMPANY,
as Trustee,

STATE OF CALIFORNIA)

County of Orange)ss

On August 29th., 1947, before me, the undersigned, a Notary Public in and for said County and State, personally appeared F. J. Was, known to me to be the Vice President of the Los Angeles Trust & Safe Deposit Company, the

By F. J. Was Vice President

corporation that executed the foregoing instrument as Trustee, and known to me to be the person who executed the same on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same as Trustee.

WITNESS my hand and official seal.
((SEAL))

J. W. Brown Notary Public
in and for said County and State.
My Commission Expires Dec. 3, 1950

36529 Recorded at Request of Security-First National Bank of Los Angeles, at 14 Min. past 9 A.M. Sep. 2, 1947, in Book 1541, Page 503, Official Records of Orange County, California. Fees 1.00/4. Ruby McFarland, County Recorder.

Marie Shaw COMPARED Esther Freier

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36533

GRANT DEED

U.S.I.R.S. \$1.10
Cancelled

NEWPORT BAY COMPANY, a Partnership organized and existing under and by virtue of the laws of the State of California, for and in consideration of the sum of Ten Dollars (\$10) to it in hand paid and of other good and valuable consideration, the receipt and adequacy whereof are hereby acknowledged, does hereby grant to HAROLD L. SHARKEY & ANN G. SHARKEY, husband & wife, as joint tenants, the real property in the County of Orange and State of California, described as follows:

Lot 47 of Tract 1154 as per map thereof recorded in Book 37 at pages 11 and 12 of Miscellaneous Maps, in the office of the County Recorder of said County of Orange.

The within conveyance is made subject to general and special taxes for the fiscal year 1947-48, to covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and to a deed of trust dated October 1, 1946 executed by Newport Bay Company, as Trustor, to Corporation of America, a corporation, as Trustee, recorded in Book 1461, at page 519 of Official Records in the office of the County Recorder of the County of Orange, securing a promissory note in the original principal amount of \$10,000.00, payable to Bank of America National Trust and Savings Association, a national banking association, or order, which deed of trust and the indebtedness secured thereby and the grantees hereby assume and agree to perform and pay in accordance with the terms thereof.

The building on the premises hereby conveyed was built under the Reconversion Housing Program of the Civilian Production Administration under Priorities Regulation 33 (Builder's Serial No. 88-122-00099) and an HM rating was used to get materials for the construction. Under that regulation a limit is placed on either the sales price or the rent for the premises or both and preferences are given to veterans of World War II in selling or renting. As long as that regulation remains in effect, any violation of these restrictions by the grantees or by any subsequent purchaser will subject them to the penalties provided by law. The above is inserted only to give notice of the provisions of Priorities Regulation 33 and neither the insertion of the above nor the regulation is intended to affect the validity of the interest hereby conveyed.

IN WITNESS WHEREOF, Newport Bay Company, has caused this deed to be executed by two of its partners thereunto duly authorized this 21st. day of July, 1947.

NEWPORT BAY COMPANY
By George M. Holstein
By Howard Burrell, Partners

STATE OF CALIFORNIA)

County of Los Angeles) ss On this 21st. day of July, 1947, before me, the undersigned, a Notary Public in and for said County and State, personally appeared George M. Holstein, and Howard Burrell, known to me to be two of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

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

((SEAL))

Louise Hightower Notary Public
in and for said County and State.

36533 Recorded at Request of Bank of America, Los Angeles, at 17 Min. past 9 A.M. Sep. 2, 1947, in Book 1541, Page 504, Official Records of Orange County, California. Fees 1.30/6. Ruby McFarland, County Recorder.

Marie Shaw COMPARED Esther Freier

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KODAK SAFETY FILM