

21334

BOOK 6228 PAGE 806

RECORDING REQUESTED BY

Bank of America, NT &amp; SA

WHEN RECORDED MAIL TO

Eugene H. Charles, Jr.

P. O. Box 1651,  
Newport Beach, California.

\$2.80

RECORDED AT REQUEST OF  
SECURITY TITLE INS. CO.  
IN OFFICIAL RECORDS OF  
ORANGE COUNTY, CALIF.

9 AM AUG 28 1962

RUBY McFARLAND, County Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Bank of America  
NATIONAL TRUST AND SAVINGS ASSOCIATION

TITLE ORDER NO.

ESCROW NO. 957-6496



I. R. S. \$ 38.50

## Joint Tenancy Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LLOYD E. ROGERS

do hereby GRANT to

EUGENE H. CHARLES, JR., and MARIANNE NICOLA CHARLES, husband and wife

AS JOINT TENANTS, all that real property situated in the

County of

Orange

State of California, described as follows:

Those portions of Lots 13 and 18 of El Modena Citrus Lands, in the County of Orange, State of California, as shown on a map thereof recorded in book 6, page 32, Miscellaneous Maps, records of said Orange County, described as follows:

PARCEL 1: Beginning at a point in the Easterly boundary of the land described in the deed to Noah W. Thiele and wife, recorded May 11, 1943, in book 1160, page 513, Official Records, in the office of the County Recorder of said Orange County, said point being distant thereon South 25° 54' West 246.66 feet from the Northerly terminus of that certain course in said boundary described as having a bearing of South 25° 54' West and a length of 849.8 feet; thence leaving said boundary, South 66° 38' East 136.14 feet; thence South 40° 27' East 85.43 feet; thence South 61° 34' East 49.81 feet; thence North 35° 26' East 118.18 feet; thence South 16° 21' East 37.44 feet; thence South 81° 37' East 25.32 feet; thence South 56° 45' East 103.66 feet; thence North 36° 39' 20" East 44.75 feet to an angle point in the Easterly boundary of the land described in Parcel 1 of the deed to Lloyd E. Rogers recorded July 26, 1955, in book 3152, page 234, Official Records, said angle point being the Northwestern terminus of that certain course described as "North 49° 07' West 60 feet"; thence along said boundary South 49° 07' East 60 feet to an angle point therein, said point also being the intersection of the center line of the unnamed 40-foot road adjoining said Lot 18 on the North with the Northeasterly prolongation of the Southeasterly line of said Lot 18; thence South 35° 11' West along said Southeasterly line, 446.52 feet to the most Easterly corner of the land described in Parcel 1 of the deed to Harlo Development Corporation recorded November 25, 1959, in book 4988, page 173, Official Records; thence North 51° 31' 25" West along the Northeasterly line of said land, and along the Northeasterly line of the land described in Parcel 1 of the deed to said corporation recorded November 25, 1959, in book 4988, page 171, Official Records, 221.74 feet to an angle point in the last mentioned line; thence North 53° 08' 35" West along the Northeasterly line of said land, and along the Northeasterly line of the land described in Parcel 1 of the deed to said corporation recorded November 25, 1959, in book 4988, page 163, Official Records, 217.57 feet to the Easterly boundary of said land of Noah W. Thiele and wife hereinbefore mentioned; thence North 25° 54' East along said Easterly boundary, 269.86 feet more or less, to the point of beginning.

227405-155

Orange County Land, the same as follows:

Commencing at a point in the center line of a 60-foot road running along the Northeasterly line of said Lot 13, distant South 28° 53' East 22.7 feet from an angle point in said road, said point being the Northeasterly corner of the land described in the deed to

6228 ME 987  
John H. Thiele and wife, recorded May 11, 1963, in book 1166, page 515, Official Records, in the office of the County Recorder of said Orange County; thence leaving the center line of said 60-foot road South 68° 16' West 32.4 feet to the true point of beginning of the Northeasterly line of said 30-foot strip of land; thence South 28° 12' West 48.77 feet; thence South 33° 56' West 31.26 feet; thence South 52° 01' 22" West 23.40 feet; thence South 58° 21' West 32.22 feet; thence South 64° 44' West 50.20 feet; thence South 60° 33' West 51.58 feet to an angle point in the Northerly boundary of Parcel 1 hereinbefore described, said angle point being at the Northeasterly terminus of that certain course described as "North 35° 26' East 118.18 feet".

The side lines of said 30-foot strip of land shall be shortened or lengthened so as to terminate in the Northeasterly boundary of Parcel 1, hereinbefore described, on the Southwest, and in the Southwesterly line of the 60-foot road adjoining said Lot 13 on the Northeast.

SUBJECT TO:

All General and Special Taxes for the fiscal year 1962-1963.

Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.

Dated: July 30, 19 62

*Lloyd E. Rogers*  
Lloyd E. Rogers

STATE OF CALIFORNIA

County of Orange } ss.  
On August 16, 19 62, before me, the undersigned, a Notary Public in and for said Orange  
County and State, personally appeared Lloyd E. Rogers

known to me to be the person whose name is subscribed to the within instrument and acknowledged  
to me that he executed the same.  
WITNESS my hand and official seal.

*Marguerite Errecarte*  
Marguerite Errecarte

Notary Public in and for said Orange County and State.  
My Commission expires May 16, 19 64