

Witness our hands this Second day of June, 1924.

U.S.T.R.S. \$9.00
Cancelled.

Ed. E. Dierker

Lydia L. Dierker

State of California,

County of Orange,

} ss.

On this Third day of June, 1924, before me, Leona E. Freeman, a Notary Public in and for said County and State, personally appeared Ed. E. Dierker and Lydia L. Dierker, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

Witness my hand and official seal.

Leona E. Freeman, Notary Public

((SEAL))

in and for said County and State.

Filed for Record at the request of Grantee Jun 19, 1924 at 30 minutes past 8

o'clock A.M. and recorded in Volume 534 of Deeds, page 127, Orange County Records. Justine

Whitney, Recorder. By Hattie Powers, Deputy.

COMPLETED

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CORPORATION GRANT DEED

THE IRVINE COMPANY, a corporation organized and existing under the laws of the State of West Virginia, as Grantor, for a good and valuable consideration to it moving, hereby grants to the TITLE GUARANTEE AND TRUST COMPANY, a corporation organized and existing under the laws of the State of California, as Grantee, all those certain tracts of land situated in the County of Orange, State of California, described as follows, to-wit:

Being those portions of Lots 146 and 151 in Block 3 and also those portions of Blocks 50 and 51, of Irvine's Subdivision of Ranchos San Joaquin and Lomas de Santiago and Flint and Sixty's Allotment in Rancho Santiago de Santa Ana, as shown on Map recorded in Book One (1) of Miscellaneous Maps, page 88, Records of Orange County, State of California, described as follows:

Commencing at Station 1, South 50 deg. 11' 45" East, 5230.70 feet from the center line of Newport Road as improved by the County of Orange, said station being on the center line of the Palisades Road, also being the common corner of Blocks 5, 6, 50 and 51 of said Irvine's Subdivision; thence North 39 deg. 48' 15" East 990 feet to Station 2; thence South 50 deg. 11' 45" East 2500 feet to Station 3; thence South 39 deg. 48' 15" West 330 feet to Station 4; thence South 50 deg. 11' 45" East 1454.65 feet to Station 5; thence South 39 deg. 48' 15" West 650 feet to a point in the center line of the Palisades Road; thence same course 1049 feet to Station 6; thence South 52 deg. 51' 15" West 425.50 feet to Station 7; thence South 58 deg. 17' 15" West 561.25 feet to Station 8; thence South 65 deg. 28' 45" West 525 feet to Station 9; thence South 32 deg. 15' 15" West 277.04 feet to Station 10; thence North 50 deg. 11' 45" West 1983.50 feet to Station 11; thence South 39 deg. 48' 15" West 330 feet to Station 12; thence North 50 deg. 11' 45" West 440 feet to Station 13; thence South 39 deg. 48' 15" West 392 feet to Station 14, said Station being on the center line of a road reservation; thence along said center line North 36 deg. 51' 45" West 275.20 feet to Station 15, said Station being the beginning of a curve concave to the South having a radius of 133.49 feet; thence along said curve 126.70 feet to Station 16; thence North 50 deg. 02' 45" West 330.69 feet to Station F. of Tract No. 376, said tract being a resubdivision of a portion of Blocks 5 and 51 of the Irvine Subdivision; thence North 47 deg. 46' 45" East 279.90 feet to Station 41 of said Tract No. 376; thence North 60 deg. 51' 45" East 236.53 feet to Station 40 of said Tract 376; thence North 30 deg. 01' 45" East 192.55 feet to Station 39 of said Tract 376; thence North 17 deg. 38' 15"

West 100.14 feet to Station 38 of said Tract 376; thence North 70 deg. 04' 15" West 200.15 feet to Station E of said Tract 376; thence North 82 deg. 55' 45" West 450 feet to Station D of said Tract 376; thence North 44 deg. 35' 45" West 675 feet to Station C of said Tract 376; thence North 15 deg. 12' 15" West 474.50 feet to Station B of said Tract 376; thence North 39 deg. 48' 45" East 236.40 feet to the center line of Mesa Drive, as shown on map of said Tract 376; thence along the center line of Mesa Drive produced South 50 deg. 11' 45" East 662.53 feet to Station 17; thence South 64 deg. 06' 15" East 3.7 feet to Station 18; thence North 39 deg. 48' 15" East 2570.17 feet to Station 19 on the center line of the Palisades Road; thence along said center line South 50 deg. 11' 45" East 330 feet to Station 1, the point of beginning, containing 354.49 acres, more or less.

As moved as to Reservation 6/6/24 C.R. Browning.
SUBJECT TO THE FOLLOWING RESERVATIONS AND RESTRICTIONS, TO-WIT:

1. Reserving a strip of land 40 feet in width for road purposes from Station 14 to Station 16; also reserving a strip of land 30 feet in width for road purposes from Station 6 to Station 13, inclusive; also a strip of land 30 feet in width for road purposes from the center line of the Palisades Road where it intersects the line of this survey between Stations 5 and 6; thence South 39 deg. 48' 15" West 660 feet.

2. Reserving a strip of land for road purposes 20 feet in width along the line where the mesa commences to slope toward the marsh land through Lot 146, Block 51, of said Irvine's subdivision, said road to be located and platted on resubdivision map, and same to be approved by grantor before being recorded.

3. Reserving for the Delhi Drainage Ditch a strip of land 60 feet in width on the left measured at right angles from each station of and along the following described line;

Commencing at a point South 50 deg. 11' 45" East 53.12 feet from the point of intersection of the center line of Mesa Drive with the Southeasterly line of said Tract 376; thence South 29 deg. 55' 15" West 274.75 feet to a point; thence South 15 deg. 13' 25" East 334 feet to a point; thence South 40 deg. 23' 45" East 449.55 feet to a point; thence South 60 deg. 45' 05" East 318.70 feet to a point; thence South 55 deg. 54' 45" East 445.50 feet to a point; thence South 35 deg. 50' 05" East 115 feet to Station 36 of said Tract 376; thence South 17 deg. 35' 15" East 100.14 feet to Station 39 of said Tract 376; thence South 30 deg. 01' 45" West 152.55 feet to Station 40 of said Tract 376; thence South 60 deg. 51' 45" West 236.53 feet to Station 41 of said tract 376; thence South 47 deg. 46' 45" West 279.50 feet to Station F of said Tract 376.

First party may convey said strip to the Delhi Drainage District, and all water collecting upon or flowing over the adjoining lands may be drained into said ditch, but no sewage or other foreign substance or fluids shall be dumped into or allowed to flow into or through such ditch; and first party reserves the exclusive right to take out, divert and use the water in said ditch.

4. Reserving a right-of-way for a pipe line commencing at a point on the center line of the Palisades Road South 50 deg. 11' 45" East 660 feet from the most Southerly corner of said Lot 144, of said Irvine's Subdivision; thence South 5 deg. 11' 45" East 933.37 feet to the Southeasterly line of this tract.

5. Reserving a right-of-way for a pipe line commencing at a point North 50 deg. 11' 45" West 28 feet from Station 1; thence South 39 deg. 48' 15" East 59 feet to a point; thence through a curve, concave to the East having a radius of 56 feet to a point; thence South 50 deg. 11' 45" East on and along the line between lots to be laid out by resubdivision of the above property, to the Southeasterly line of this Tract.

6. Reserving all County roads or highways heretofore laid out and established through said lands, which may be used as roads in the subdivision of said lands.

7. Reserving a strip thirty (30) feet wide on each side of the lot lines in said

Irving Subdivision above mentioned, or any substitute therefor, as shown on resubdivision map of said lands approved by the grantor, and also right to use any streets or roads shown on said re-subdivision map, for roads or highways, and for use by grantor herein, or its grantees, for pipe lines, telephone, telegraph, power and electric railway lines; provided however, in the subdivision of said lands said strips may be used for road or highway purposes, and for telephone, water pipe, and electric power or light lines, to be used in connection with said lands; provided further, in the event it becomes desirable in the subdivision and sale of said lands to place pipe, telephone, telegraph, power or electric railway lines over such roads, or any of them, and another right-of-way satisfactory to grantor or its grantees, for such purposes be furnished, grantor, or its grantees, will use such substituted right-of-way for such purposes in lieu of such strips above reserved.

8. The above lands are hereby conveyed subject to the restriction and condition that none of said land shall be sold to be used, nor shall any of it be used, for the purpose of oil refining, or any other purpose which would constitute a nuisance or be offensive to the senses, health, or safety of persons residing on or occupying any of said land, or adjoining lands, and this restriction and condition shall be covenant running with the land, and in case of a violation thereof the title to the portion of said lands used for any of said purposes shall revert to the said grantor, or its successors in interest.

To Have and to Hold unto the said grantees, and to its assigns or successors in interest, together with all appurtenances thereunto belonging.

In Witness Whereof, said Grantor has caused these presents to be executed in its name and under its corporate seal by its officers duly authorized therefor, this 16th day of February, 1924.

((CORPORATE SEAL))

THE IRVINE COMPANY

By James Irvine President.

By W. B. Hellis Secretary.

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

On this 16th day of June, 1924, before me H. A. Gardner, a Notary Public in and for said County of Orange, State of California, residing therein, duly commissioned and qualified, personally appeared James Irvine known to me to be the President and W. B. Hellis known to me to be the Secretary of The Irvine Company, the corporation that executed the within and foregoing instrument, known to me to be the persons who executed the within and foregoing instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate above written.

H. A. Gardner, Notary Public in

((SEAL))

and for said County, State of California.

Recorded at request of Grantee Jan 19, 1924 at 30 min. past 6 A.M. in Book 530 page 128 of Deeds, Orange County Records. Justine Whitney, County Recorder. Hattie Powers, Deputy.

COMPARED

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50573

This Indenture Made this 16th day of June in the year of our Lord one thousand nine hundred and twenty-four

WITNESSETH: That, Whereas the one certain promissory note, for the sum of Twenty-six hundred Fifty Dollars, with interest, mentioned as secured by that certain Deed of Trust made by Fred J. McKenzie and Anna Ruth McKenzie, his wife, to the ORANGE COUNTY TITLE COMPANY,