

ABSTRACT OF TITLE: SAN VINCENTE

LOT 79,80 BLK 780, SEC. 22, T14 R.1.E

THOMAS WHALEY SAYS INCOMPLETE DESCRIPTION

Abstract of Title

SW 1/4 and

West portion of SE 1/4

Sec 22 T 14 R 1 E

San Vicente

Dated June 23. 1885

This abstract is incomplete
Another made by S. B. A. Co.
June 30/85.

Geo B Hensley

Searcher of Records

Juan Bautista Lopez

Deed, Quitclaim

To

Dated May 13th 1850

Domingo Yorba

Consideration \$1⁰⁰

Conveys the San Vicente Ranch, being the same tract
of land granted to Pio Pico, Governor of California by
deed or grant to Juan B. Lopez Jan'y 25th 1846.

Juan Bautista ^{tho} Lopez
mark

Seal

Acknowledged, May 13. 1850

before Thos. W. Sutherland, with private seal
Alcalde

Recorded May 13. 1850 in Book 1 of Deeds
Page 61.

United States of America

Patent

For

Dated, November 17. 1873

Domingo Yorba

For Rancho San Vicente, containing $13.3\frac{1}{6}$ acres
and being Lot 37 Township 13. S. R. 1. E

" 38 " 13 " 1. E

" 37 " 13 " 2. E

" 38 " 14 " 1. E

" 37 " 14 " 2. E

" 38 " 14 " 2. E



By the President
W. A. Grant

By S. D. Williamson, Secretary

Recorded September 1883 in Book 2 of Patents
Page 480 etc

Domingo Yorba

Jr

Charles V. Howard

Deed Bargain & Sale
Dated November 5. 1868

Consideration \$8000-

Conveys That Rancho known as the 'Cañadas de Sant
Vicente' y^e Mesa del Padre Barona being the same
lands granted by Pio Pico to Juan Lopez and confirmed by the
U.S. Land Commissioners to Domingo Yorba
Domingo + Yorba ^{his} _{mark} 

Acknowledged, November 5. 1868

before Joseph Huber Jr, with official seal
Notary Public

Recorded December 3. 1868 in Book 3 of Deeds
Page 342

Charles V. Howard

To

Prudent Beaudry,
And J. Y. Downey
And G. A. Hayward

Deed Bargain and sale

Dated November 5 1868

Consideration \$8000

the undivided half of the
Conveys Rancho "Canada de San Vicente y Mesa
del Padre Barona" in the following proportions.

Prudent Beaudry undivided $\frac{1}{4}$

J. Y. Downey " $\frac{1}{8}$

G. A. Hayward " $\frac{1}{8}$

Charles V. Howard

Seal

Acknowledged, November 5 1868

before Joseph Huber Jr. with Official Seal
Notary Public

Recorded December 3. 1868 in Book 3 of Deeds
Page 343

President Beaudry
John G. Downey
V. E. Howard ^{and}
James A. Hayward
To
Henry G. Rollins

Deed

Dated October 27. 1869

Consideration \$20.000—

Conveys all that Ranch of "Canada de San Vicente" of
Mesa del Padre Barona

P. Beaudry
John G. Downey
Volney E. Howard
by Geo H Howard

Seal

Seal

Atty in fact

J. A. Hayward

Seal

Seal

Acknowledged, October 27. 1869

before J. Huber Jr with official Seal
Notary Public

before J. E. V. Joice November 1869

Notary Public, with seal

Recorded November 26. 1869 in Book 7 of Deeds
Page 355

Grant to Abstract of Title of tract
SW $\frac{1}{4}$ and W $51\frac{5}{8}$ acres of S.E. $\frac{1}{4}$ are
in Tract 14 S. R. 1 E. S.B.M.

Being parts of Rancho San Vicente.
Made by S.D. Abstract Co. *Wm. P. Burt, Manager.*
Juan Bautista Lopez } Decd. May 13. 50
to }
Dominga Yorba. } Con: \$1000 & Covenants
in Bond. See B-73.
Covenants Benjamin & Sam
for Rancho San Vicente.
Recorded in Book B-72.

Dominga Yorba. } Nov. May 13. 50
to } Book B-73.
Juan Bautista Lopez }
to maintain him & wife during life.

Juan B. Lopez } Decd May 30. 50
to } Record Nov 3. 1870.
D. Yorba } Book 10-614
Coveys Rancho San Vicente.

Patent U.S. } Nov 17. 73.
to }
Dominga Yorba }

Rancho Cañada de San Vicente y
Mesa del Padre Barona, 13316 $\frac{13}{100}$
Record Sept 24. 83. Book 2. 480.

Bonington Yorba. } Dec 5. 68.
to } \$8000.
Chas B. Howard. } Nov 3. 342.
all of Rancho San Vicente.

Howard. Chas B. } Dec. Nov 5. 68.
to } \$8000
Prudick Beaudry. } Bargain of San
J. T. Downey. } Book. 3. 347.
J. A. Haywood }
and 1/2 of Rancho San Vicente.

Dorothy Court. Los Angeles Co.
in matter } Dec of Distribution
Est C. B. Howard }

Beaudry Downey } Oct 27. 69
Howard. Haywood } \$20000
to } Nov 7. 355.
Henry G. Robbins.
all of Ranch.

H. G. Robbins. } Conveyance in trust.
to } Nov 13. 69.
Chas H. Chamberlain } Nov 7. 356.
Trustee.

Robbins to Chamberlain. } Nov 13. 69.
} Record Nov 29. 69.
} page & Book not given.

Howard } Deed. Dec. 20th.
Downey } \$100 etc.
Haywood } Book 10. 137.
^{Chas. C. Chamberlain.}
Rancho Canada de San Vicente y Mesa del
Padre Barona.

Wm. A. Bolinger } Deed. Novem. 16th
to } \$ 2400
R. P. Clement } Book 7. 350.
(Indr. interest of 1200 \$, of Rancho Canada de San
Vicente y Mesa del Padre Barona.

Wm. A. Bolinger } Deed. Novem. 24
to } \$ 1203.
Chas. B. Ryder } Book 7. 411.
Undr. 640 \$ (more or less) of Rancho Canada de
San Vicente.

Wm. A. Bolinger } Deed. Novem. 24.
to } \$ 640
Henry Robson } Book 7. 445.
Undr. 320 \$ (more or less) of Rancho Canada de
San Vicente.

Wm. A. Bolinger } Deed. Novem. 19.
to } \$ 640.
Ed. C. Havenner } Book 8. 43.
Undr. 320 \$ of Rancho Canada de San Vicente

Chas. A. Chamberlain (Trustee) } Secd. June 18.
to } Money paid acct
Bolinger } of Partition.
D. B. Spangler. } Book 10. 131.
E 1/2 of Sec 22. Inter Alia Trp. 14 S.R. 1 E. part of
San Vicente Ranch.

Spangler } Secd. May 12.
Bolinger } \$1.00
to }
A. B. Morse } Book 11. 230.
W. part S 1/4 Sec. 22. 5752 A.

Chamberlain (Trustee) } June 18.
to } An Agreement here
A. B. Morse } to be made.
Book 11. 228.
Tract S. N. 1/4 Sec. 22. Trp 14 S.R. 1 E. of
Rancho San Vicente.

A. B. Morse } Secd. Decem 14
to } \$ 500.
Sarah E. Morse } Book 11. 231
5752 A. Rancho San Vicente

Declaration of Homestead } Ack'd Decem 15.
by } Filed Decem. 23, 1881.
Sarah E. Morse. }
5752 A. Rancho San Vicente

Tax Deed. } Deed. July. 18.
Joseph Leoyne (Tax Col.) } \$127
to } Book. 3. 202
State of California
9 A. in S.E. 1/4 Tract 22 - 14 - S. 18.

Tax Deed. } Deed. Feb'y 26.
H. Humeaker (Tax Collector) } \$120
to } Page book not
State of California } given
9 A. in S.E. 1/4 Tract 22. P. 14. S.E.

Taxes except as before stated to year
1885.

Judgments none
Lis Pendens none
Leases none

Abstract of Title of Parcel SW 1/4 and W. 51 7/80 acs of S.E. 1/4
 ac of S. 22. Twp 14. S. R. 1 E. S. 13. Mi.

Being part of Rancho San Vicente, belonging to
 Sarah E. Morse. wife of A. C. Morse.

Made at request of Morse. Messrs & Whaley. by
 San Diego Abstract Company.

by Geo P Bent.

June 30/85.

Manager.

Deed. Juan B. Lopez to Domingo Yorba.	B.	72.
Mora D Yorba to J. B. Lopez	B	73
Deed J. B. Lopez to D. Yorba.	10.	614
Patent U. S. to D. Yorba.	2. ^{Plats}	480
Deed D. Yorba to C. C. Howard.	3.	342
Deed C. C. Howard to P. Brandy J. L. Downey	3.	343
J. A. Hayward		
Deed Distribution. Probate Court Los Angeles	42.	364
Deed P. Brandy John F. Downey C. C. Howard and J. A. Hayward to Henry G. Hollins	47	355
Conveyance in Trust. H. G. Hollins to C. H. Chamberlain.	7.	356
Deed in Trust Henry G. Hollins to C. H. Chamberlain et al	{	
Removal Nov 27. 69 at Request of Messrs. Downey & Co.		
Deed D. E. Howard J. L. Downey J. A. Hayward to C. H. Chamberlain	10.	187
Deed Wm A. Bolinger to P. P. Clement.	7	360
Deed Wm A. Bolinger to Chas B. Ryder	7	411
Deed Wm A. Bolinger to Henry Robinson	7	445
Deed Wm A. Bolinger to Ed. C. Havener	8.	43
Partition. Mar 15. 1870	10.	125.
Power Atty. B. S. Sargent. R. H. Rutherford.	{	
to William Bolinger. Feb 18. 70.		
	1.	170.

Deed. C. H. Chamberlain Trustee.

To Wm A Bringle & D. B. Spangler } 10. 131

Deed. D. B. Spangler. Wm A. Bringle to A. C. Morse 11. 230

Deed. C. H. Chamberlain Trustee. to A. C. Morse 11. 228

Deed. A. C. Morse to Sarah E. Morse. 11. 231

Declaration of Homestead by J. E. Morse {

Filed Dec 23^d 1890. } 2. 67.

Sup Deed. for Corp. Exp. to State Cas. ^{acquit} Sept 13. 79. 3 202

Pay Cert N. H. Hinkley. Pay Cert. to State Cas. Feb 26/98. }

Cert of Sale no 202. for County Pay 1897 }

Taxes paid except as hereinbefore set out to
year 1885.

Incumbrances none

Est Pending none.

Leases - none

Shelton.

Abstract

A. C. Morse's work

in Sale of same

made by S. D. Abbott

June 23/95.

Opinion L. Chan.

about A. C. Norton
in San Francisco March

Aug 26th 1885

Churchman's Person as Subject to convey
Was limited by the written Agreement
While the Occupant Mary Ann was
Admitted in the possession of the
Property & cannot be subject
to the
Claim given for the same
before the same was conveyed

Wm. C. C. C.

Error corrected
instead of Gas H.
found to be
"J. L. Downey"

Error corrected
Should be Range
Cm. East

40.

I have carefully examined the foregoing abstract of
title to the property under consideration and find that
Mrs. Morse has a good title which she can convey her husband
joining in the deed, to the S¹/₄ Sec 22 in S¹/₄ Sec 22 14th
one exception which I presume to be a clerical
error, will do not know such to be the case. It is as follows
It will be seen at page 6 that G. H. Howard conveyed
(with others) to Gas H. Downey. He now has conveyed
this interest to J. L. Downey. He could not convey
for J. L. Downey.
The same objection applies to both pieces. In addi-
tion to this as to the other piece in the partition
agreement the trustee was only authorized to convey
to Mrs. Morse the S¹/₄ Sec 22 14th E. 2^d &
Mrs. Morse accepted in full. The trustee conveyed to
him the S¹/₄ Sec 22 14th E. 2^d &
over

Abstract of Title.

Rancho San Jacinto.

From my knowledge of the title of Records. I am convinced that the abstract presented to me, and herewith returned, is incorrect and does not show the true condition of the title to the property.

If it does it can not pass the title claimed by one A. C. Moore, as being good.

It appears that Chas O. Howard gave the title to all of the Ranch from Yuba.

He conveyed one half of it to Beaudry, Dorney & Hayward. There is nothing showing that the title to the other half ever passed from him.

If O. E. Howard inherited it, there is no record showing it. If there is a deed distributing it to O. E. the manuscript should show it.

O. E. Howard, Beaudry, Dorney and Hayward convey to Henry G. Rollins. This deed is executed by Geo H. Howard as Atty in fact for O. E. There is no proof of any kind. If O. E. Howard was the owner, and Geo H. Howard has a Power, this title passes to Rollins.

O. E. Howard, Dorney and Howard convey to Chas H. Chamberlain, but if the last stated proposition be correct, they have already conveyed to Rollins, and nothing passes to Chamberlain by this deed.

On the 13th Nov 1869, it appears, Rollins makes what the abstractor terms a Rush Deed to Chamberlain,

'enforcing' him to and certain specific undivided fractional portions of the ranch to Spangler, Bolinger & Morse. It is impossible for me to see from the abstract what the nature of that deed, or what authority it ~~was~~ conferred. It should be set out in the abstract. On the 15th of March 1880 Chamberlain and a large number of others that don't appear to have any interest in the property, deeded a certain specific piece of land to A. C. Morse, but it does not appear that the piece so conveyed, was in fact any part of the ranch, and if it was, that the "Trust deed" to Chamberlain authorized him to convey any specific, segregated piece or parcel of it.

The last named deed two parties died by Bolinger, atty in fact. There is no power of atty shown in either case.

The foregoing comments apply to the deed from Chamberlain Trustee to Morse of date of June 18. 1880. And all of the subsequent deeds shown.

A full and correct abstract may show a good title, but this does not.

Very Respectfully,
(Signed.) Leo Chase

San Diego }
June 26. 80. }

Volney E. Howard
John G. Downey
and James A. Hayward

Deed, Quitclaim

Dated December 20 1869

To

Charles H. Chamberlain

Conveys Rancho Cañada de San Vicente yc. Men
del Padre Barona.

Volney E. Howard conveys as heir at law of Chas
A. Howard, deceased

Volney E. Howard
John G. Downey
J. A. Hayward

seal

seal

seal

Acknowledged, December 20. 1869

Before W. A. Mix, with official seal
Notary Public

Recorded July 5. 1870 in Book 10 of Deeds
Page 137

Sanger

vs

T. S. Sargent

} In the Superior Court
Case 490

Finding by Court. That Volney E. Howard acquires title
as heir at law of A. C. Howard

Henry G. Rollins

Deed of Trust

To

Dated November 13. 1869

Charles H. Chamberlain

Conveys the "Rancho Caniada de San Vicente of Mesa
del Padre Barona, containing 13.309 acres

H. G. Rollins

seal

Charles H. Chamberlain

seal

Acknowledged, November 13. 1869

before W. H. Chivers, with official seal
Notary Public

Recorded, November 27. 1869 in Book 7 of Deeds
Page 357.

Empowering Charles H Chamberlain to deed to the individual
owners, their several interests as specified, among others to

D. B. Spangler $\frac{2172}{13309}$ portion of San Vicente

Wm A Bolinger $\frac{3847}{13309}$ " " "

A. C. Polace $\frac{640}{13309}$ " " "

7
Acknowledged April 21. 1870

Before Geo. C. Waller with Official Seal

Notary Public

Recorded July 9. 1870. in Book 10 of Deeds.
Page 125

Charles H Chamberlain
To

W^m. A. Bolinger
D. B. Spangler
A. C. Morse & others

Deed Partition

Dated March 15. 1870

Conveys to A. C. Morse with other property.
Fract. South West quarter of Section 22. Township 14. S. R. 1 E

Convey to W^m. A. Bolinger & D. B. Spangler
the East half of Section 22. Township 14. S. R. 1 E

Charles H Chamberlain

Stillman N Putnam

W^m. A. Bolinger

J. S. Putnam

John Rudman

Francis Odermott

Edward C. Havener

Joseph Sartiff

Henry Robison

Henry Wightson

Nicholas Sartiff

G. H. Blough

D. B. Spangler

B. S. Sargent

by his Atty in fact W. A. Bolinger

Richard R. Rutherford

by his Atty in fact W. A. Bolinger

W. G. Snow

A. E. Knowles

M. J. Groswell

A. C. Morse

seal

seal

seal

seal

seal

seal

seal

seal

seal

seal

seal

seal

seal

seal

seal

seal

seal

seal

seal

seal

seal

Charles H. Chamberlain

Deed, Bargain and Sale

To
A. L. More

Dated June 18. 1870

Conveys the fractional South West quarter of Section twenty-two Townships 14 South of Range 1. East.

Chas. H. Chamberlain

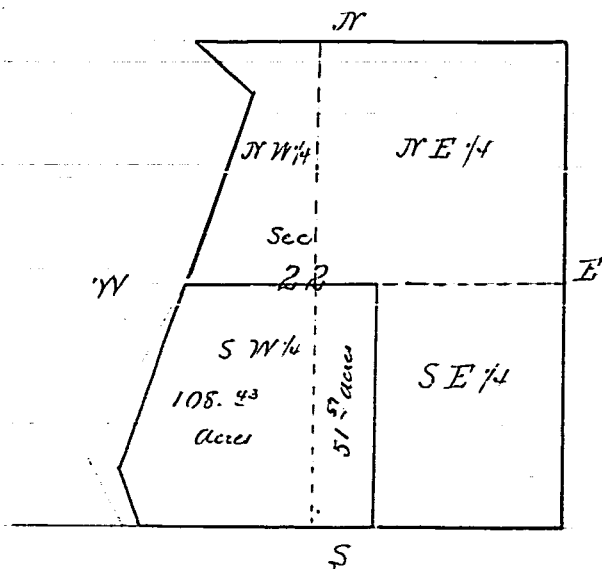
Seal

Trustee

Acknowledged June 18. 1870

before Geo. C. Waller with official Seal
Notary Public

Recorded December 28. 1870 in Book 11 of Deeds
Page 227



Charles H. Chamberlain
/ To

Deed

Dated June 18. 1870

Wm A. Bolinger
and D. B. Spangler

Conveys with other property
The East half of Section Twenty two Township 14.
South of Range 1 East.

Chas. H. Chamberlain seal
Trustee

Acknowledged June 18. 1870

Before Geo. C. Waller with official seal
Notary Public

Recorded July 9. 1870 in Book 10 of Deeds O
Page 131

D. B. Spangler
W. A. Bolinger

P.

A. G. Morse

Deed

Dated May 12 1870

Consideration \$1⁰⁰

Commencing at the centre of Section twenty two (22) Township 14 South of Range 1 East, running thence East 51⁵² rods, thence South 160 rods, thence West 51⁵² rods, thence North 160 rods to place of beginning, containing 51⁵² acres, being in the Western part of South East quarter of Section 22. Township 14. S. R. 1. E. and a portion of the Rancho Canada de San Vicente

D. B. Spangler

seal

W. A. Bolinger

seal

Acknowledged May 12. 1870

before W. L. Bromley, with official seal
Notary Public

Recorded December 28. 1870, in Book 11 of Deeds
Page 230

— Taxes Paid except present year —

— Homesteads — none —

— Lis Pendens — none —

— Judgments — none —

— Attachments — none —

— Mortgages — none —

State of California, } ss.
COUNTY OF SAN DIEGO.

I hereby certify the foregoing 10 pages contain
a true and correct Abstract of all Conveyances, Lisens or
Incumbrances affecting the Title to Tract S W 1/4 4th West
51st acres of S E 1/4 Sec 22. T. 14. S. R. 1 E. San Vicente
of Record or on file in the Office of the Recorder and
County Clerk of San Diego County this 23 day
of June 1885, at 2. P.M.

Geo. B. Hensley
Recorder of Records.