

ABSTRACT OF TITLE - PORTION OF BLK A
OF DAVIDSON TRACT

Mrs Bradley

Abstract of Title

OF

Portion of Block 'A'

of

The Davidson Tract

DATED AT SAN DIEGO, CAL.

Jan'y, 31 - A. D. 1888

at *9 o'clock A.M.*

PREPARED BY

Abstract & Title Insurance Co.

OF SAN DIEGO,

SEARCHERS OF RECORDS,

SAN DIEGO, CAL.

Made at Request of

C. A. Williams & Co.

GOULD & HUTTON, PRINTERS

PATENT.

UNITED STATES OF AMERICA,

TO

Dated April 10th, 1874.

THE PRESIDENT AND TRUSTEES OF THE CITY
OF SAN DIEGO, THEIR HEIRS AND ASSIGNS.

Conveys the Pueblo Lands of San Diego, containing 47,323 $\frac{1}{2}$ acres of land
and designated on the Map of Public Surveys, as

Lot No. 37.....Township 14.....S. Range, 4 West.

" " 37.....	" 14.....	" 3 "
" " 37.....	" 15.....	" 4 "
" " 37.....	" 15.....	" 3 "
" " 38.....	" 16.....	" 4 "
" " 37.....	" 16.....	" 4 "
" " 37.....	" 16.....	" 3 "
" " 37.....	" 16.....	" 2 "
" " 37.....	" 17.....	" 4 "
" " 37.....	" 17.....	" 3 "
" " 38.....	" 17.....	" 3 "
" " 38.....	" 17.....	" 2 "

San Bernardino Base and Meridian.

BY THE PRESIDENT,

U. S. GRANT.

By S. WILLIAMSON,

Secretary.



Recorded in Volume 8, Pages 532 to 544 inclusive.

L. K. LIPPENCOTT, Recorder,
General Land Office.

Filed and Recorded at the request of D. T. PHILLIPS, June 17th, 1874, at forty
minutes past one o'clock p. m., in Book One of Patents, pages 190 to 201.

A. S. GRANT,
County Recorder.

By W. S. GREGG, Jr.,
Deputy.

SAN DIEGO
TITLE & ABSTRACT CO.,
SUCCESSORS TO
Reed, Daley & Gassen,
Searchers of Records
SAN DIEGO, CAL.

AN ACT

TO LEGALIZE, RATIFY AND CONFIRM DEEDS OF CONVEYANCE
AND GRANTS OF LANDS WITHIN THE PUEBLO LANDS OF
SAN DIEGO.

All deeds of conveyance or grants of land in fee, within the limits of the Pueblo lands of San Diego, heretofore made, executed and delivered in good faith to any person or persons by any Ayuntamiento, Town Council, Alcalde, Syndic or Justice of the Peace of the Town or Pueblo of San Diego, or by any Mayor and Common Council or Board of Trustees of the City of San Diego, or by any person or persons acting as such Ayuntamiento, Town Council, Alcalde, Syndic, Justice of the Peace, Mayor and Common Council or Board of Trustees, are hereby legalized, ratified and confirmed, and shall be deemed, held and taken to convey a valid title in and to the premises therein specified to the person or persons therein mentioned as grantee or grantees and to their heirs and assigns to the extent of the interest purporting or attempted to be conveyed or granted, as fully and effectually as though such deeds of conveyance or grants had been made in strict accordance with a decree or statute passed and enacted by the proper and appropriate legislative authorities directing and authorizing the same.

Provided, That this Act shall be so construed as to affect only deeds of conveyance and grants of land made prior to the second Monday in March, A. D. 1868.

Approved March 26th, 1870.

SAN DIEGO
TITLE & ABSTRACT CO.,
SUCCESSORS TO

REED & DALEY,

Searchers of Records

SAN DIEGO, CAL.

AN ACT

TO LEGALIZE, RATIFY AND CONFIRM DEEDS OF CONVEYANCE AND GRANTS OF LAND MADE BY THE MUNICIPAL AUTHORITIES OF THE CITY OF SAN DIEGO.

[Approved March 9, 1872.]

The People of the State of California, represented in Senate and Assembly, do enact as follows :

SECTION 1. All deeds of conveyance and grants of land in fee heretofore made for and on behalf of the City of San Diego and the inhabitants thereof, for a valuable consideration, and signed by the President and Trustees of said City—that is to say, by the full Board, with the regular corporate seal of the said President and Trustees affixed, after such seal had been provided, are hereby legalized, ratified and confirmed, and shall be deemed, held and taken to convey a good and valid title in and to the premises therein specified to the person or persons named in such conveyance or conveyances as grantee or grantees, and to their heirs and assigns, to the extent of the interest purported or attempted to be conveyed, as fully and effectually as though such deeds of conveyance or grants of lands had been made in strict accordance with a statute passed by the proper legislative authorities authorizing and directing the same; and *provided*, that this Act shall only apply to and affect deeds of conveyance and grants of lands made prior to the twenty-fourth day of November, A. D. eighteen hundred and seventy-one: and *provided*, also, that this Act shall not extend to any tide or submerged lands situate upon or in the Bay of San Diego below ordinary high water mark.

SEC. 2. This Act shall take effect from and after its passage.

SAN DIEGO
TITLE & ABSTRACT CO.
SUCCESSORS TO
San Diego
Title & Abstract Co.
Searchers of Records
SAN DIEGO, CAL.

Deed.

Dated June 10

1850

City of San Diego
2d Alcalde

Consideration, \$ 50X

TO

Delzie Davidson

Covenants: Benjamin Bell and
Quintanilla

Conveys, Situate in the City and County of San Diego, State of California.

Commencing at a point 200 feet due South of the
N.W. cor. of Block 53 of City of San Diego as per map
by Gray and Jones running thence due West 100 varas
thence due South 100 varas thence due East 200 varas
thence due South 100 varas. thence due West 100 varas to
beginning

Witness:—

Signed:—

J. H. Bean
Alcalde

Acknowledged June 11 1850

Before O. D. Mitchell with Official seal affixed.
District Judge

Filed for Record, June 15 1850, at 1 hours — min — m.

Recorded in Book B of Deeds, page 101, H. C. Mastell

RECORDER.

REMARKS

SAN DIEGO
TITLE & ABSTRACT CO.,
800 1/2 ST. P.

SAN DIEGO
Title & Abstract Co.
SEARCHERS OF RECORDS,
SAN DIEGO, CAL.

Deed.

Dated

Oct-11

1869

Consideration. \$500/

Covenants: Does remain separate
and Disclaim

Delozier Davidson

TO

C. P. Lippert

Conveys

Alienant

Situate in County of San Diego, State of California.

That Lot Commencing at a 400 feet and
back of the back West corner of Block 53 San
Diego as per Map of Gray. thence due West 100 mas
thence due North 100 mas thence due East 200 mas
thence due South 100 mas thence due West 100 mas
with other property.

Witness:—

Signed:—

Delozier Davidson

Acknowledged—Oct-11 1869—

Before

John F. Callan with Official seal affixed.
Commissioner for Cal at Washington D.C.

Filed for Recorder

Nov 3

1869

at

2 hours 10 min

m.

Recorded in Book 7 of Deeds. page 264

S. A. Pendleton

RECORDER.

REMARKS

SAN DIEGO
TITLE & ABSTRACT CO.
SEARCHERS OF RECORDS,
SAN DIEGO, CAL.

Deed.

Dated

Mar 8

1870

Delozier Davidson

Consideration, \$500x

TO

Chas. P. Laggart

Covenants: Grant Laggart sell
and convey

Conveys. Situate in City and County of San Diego, State of California.

Commencing at a point 400 feet due North of the
North West corner of Block 53 San Diego, as per
City Map. Thence running due North 100 varas; thence
due North 100 varas thence due East 200 varas thence due
South 100 varas thence due West 100 varas to place of beginning
with the property.

Witness:—

Signed:—

Delozier Davidson

Acknowledged — Mar. 8 1870 —

Before

John F. Callan with Official seal affixed
Commissioner for Cal. at Washington D.C.

Filed for Record at Mar 25 1870 at 9 hours min in.

Recorded in Book 9 of Deeds, page 264 G. A. Pendleton

RECORDER.

REMARKS

Deed.

John Treat-
H. R. Whitcomb

Dated July 27

1870

Consideration, \$ 200

TO
G. P. Laggart-

Covenants: Remise release
and Disclaimer

City and
Conveys, Situate in County of San Diego, State of California.

Commencing at a point 400 feet due south
from the North West corner of Block 755 and 53
New Town as per Gray and John Map and running thence
West 100 rods thence at right angles North 100 rods
thence at right angles East 200 rods thence at right
angles South 100 rods thence at right angles West 100
rods to place of beginning, Being known as the Davidson
Lot on Middleton

Witness:—

Signed:—

John Treat-
H. R. Whitcomb

Acknowledged:—

July 26

1870

By H. R. Whitcomb

Before

S. Bandon J.P.

with Official

seal affixed.

and July 27 1870 by John Treat before J. W. Lyon J.P. with seal

Filed for Recorder

Apr 13

1871

at

12

hours

45

min

m.

Recorded in Book

13

of

Deeds,

page

139

Chalmers Scott

RECORDER.

REMARKS

Deed.

C. P. Lazzari-

Dated

Sept. 12

1870

Consideration, \$500 X

TO

J. B. Capron

Covenants:

Remise release and
Quitclaim

~~Covenants~~

^{City and} Situate in County of San Diego, State of California.

Undivided half "1/2 of" Commencing at a point 400 feet
due South of the West West corner of Block 53
Don Diego ag. for Grays map, thence running due West
100 varas thence due South 100 varas, thence due
East 200 varas thence due South 100 varas thence due
West 100 varas to place of beginning to place of beginning
being 100 X 200 varas in size

Witness:—

Signed:—

C. P. Lazzari-

Acknowledged - for 13 - 1870

Before H. H. Dougherty, N.P. with official seal affixed.

Filed for Record for 22 1870, at 3 hours min m.

Recorded in Book 11 of Deeds, page 28 P. A. Rendleton

RECORDER.

REMARKS.

Deed.

Dated

Sept- 20 1870

Consideration, \$ 500

Covenants: Does Remise
Release and Quitclaim

John G. Capron

TO

John Boyd

Conveys. Situate in ^{the City} County of San Diego, State of California.

Individer half of Commencing at a point 200 feet
due North of the North West corner of Block 53
New San Diego as per Map of Gray then running
due West-100 yards thence due North 100 yards thence
due East-200 yards. thence due South 100 yards
thence due West-100 yards to place of beginning being 100 x
200 yards in size

Witness:—

Signed:—

John G. Capron

Acknowledged— Nov. 13 1870

Before

H. H. Dougherty J. P. with Official seal affixed.

Filed for Record

Nov. 22

1870

at

3

hours

min

m.

Recorded in Book

11

of Deeds, page

77

G. A. Pendleton

RECORDER.

REMARKS

Deed.

G. P. Lazzari -
J. B. Boyd

Dated Apr 29

18873

Consideration, \$3850X

TO
D. Schuyler

Covenants: Grant Lazzari sell
Alien termie release convey
& confirm

Conveys. Situate in ^{the City} County of San Diego, State of California.

Commencing at a point 200 feet back of the
back lot - corner of Block 52 New San Diego
as per Gray and Johns map street running back 27.5
feet thence East 200 feet thence South 27.5 feet thence
West 200 feet to place of beginning Being Block A
(Davidson Tract)

Witness:—

Signed:—

G. P. Lazzari -
J. B. Boyd

Acknowledged Apr 30 1873

Before W. H. Butler Jr. P with Official seal affixed.

Filed for Records May 15 1873, at 2 hours 32 min P. M.

Recorded in Book 21 of Deeds, page 115 A. P. Grant

RECORDER.

REMARKS

Deed.

Daniel Schuyler
Sydia E. Schuyler

Dated

Sept - 4

1876

Consideration, \$ 100

TO
J. F. Schuyler

Covenants: Does remain clear
and quiet claim

Conveys. Situate in County of San Diego, State of California.

All right title and interest in or to (with other
property) commencing at a point 400 feet south of the
south west corner of Block 52 as per Map of San
Diego made by A. P. Grant and J. D. Johns 1850 thence
running south 275 feet thence East 200 feet thence South
275 feet thence West 200 feet to place of beginning Being
Block A in the Davidson Tract

Witness:—

Signed:—

Daniel Schuyler
Sydia E. Schuyler

Acknowledged Sept - 4 1876

Before J. S. Hale with Official seal affixed.

Commissioner of Superior Court San Diego Co. Conn.

Filed for Record Sept - 20 1876 at 9 hours 45 min m.

Recorded in Book 29 of Deeds, page 6 A. P. Grant

REMARKS Acknowledgment recd.

RECORDER.

Personally appeared Daniel Schuyler
and Sydia E. Schuyler husband and wife aforesaid
and declared to the foregoing instrument and acknowledged
the same to be their free act and deed before me to

Certificate of J. S. Blake Clerk Superior Court Co. of San Diego
as to Commission

SAN DIEGO
Title & Abstract Co.
SEARCHERS OF RECORDS,
SAN DIEGO, CAL.

Deed.

Josephus F. Schuyler
Sarah Schuyler

Dated Dec. 18

1876

Consideration, \$100

TO
Daniel Schuyler

Covenants: Do remise release
and Quitclaim

City and

Conveys, Situate in County of San Diego, State of California,

(with other property)

Also, Commencing at a point 400
feet back of the back lot corner of Block 52 Sur
Way Deeds per Gray and Johns Map 1850, thence running
back 275 feet - thence East 200 feet - thence South 275
feet - thence West 200 feet - being Block A. Davidson
Tract -

Witness:—

Signed:—

Josephus F. Schuyler
Sarah Schuyler

Acknowledged:—

before John A. Bradner J. P. Seneca Co. Ills
on Dec. 18 1876

Certificates of Jeremiah Rye Clerk Court of Common Pleas
Seneca Co. as to qualification of J. P. _____
Before _____ with _____ sent attested

Filed for Record March 29 1878 at 9 hours 9 min.

Recorded in Book 31 of Deeds, page 475

D. A. Johnson

RECORDER.

REMARKS

Acknowledgment rec'd
Personally appeared Josephus F. Schuyler and
Sarah Schuyler his wife signed and sealed of the
foregoing instrument and acknowledged the same as their
free act and deed before me &c

Deed.

Dated

Dec. 18

1886

Consideration, \$ 100

Josephus & Schuyler
Sarah Schuyler

TO

Daniel Schuyler
Release

Covenants: Remise Release
and force Quitclaim

Conveys, Situate in ^{the City and} County of San Diego, State of California

Commencing at a point 400 feet south of the back
West-corner of Block 52 as per Map of Grant and John
of San Diego in 1850 running thence West 275
feet thence East 200 feet thence South 275 feet thence
West 200 feet to place of beginning Being Block A in
the Anderson Tract

Witness

Martin Mueller
Ann M. Mueller

Signed:—

Josephus & Schuyler
Sarah Schuyler

Acknowledged—Dec 28 1886

In Seneca Co. Ohio
By Martin Mueller and Ann M. Mueller as
Subscribing Witnesses
Before Joseph M. Bane J.P. with official seal affixed.

Filed for Record Jan 3 1887 at 3 hours 40 min m.

Recorded in Book 72 of Deeds. page 453

REMARKS

Has Certificate of Jemmil Rex Clerk
of Seneca County Ohio as to Qualification of John
D. Bradner Justice of the Peace

RECORDER.

SAN DIEGO
Title & Abstract Co.
SEARCHERS OF RECORDS,
SAN DIEGO, CAL.

Taxes Paid _____
 Mortgages _____ none _____
 Judgments _____ none _____
 Homesteads _____ none _____
 Leases _____ none _____
 Lis Pendens _____ none _____

State of California, }
 County of San Diego. }

We hereby certify that the foregoing
 pages contain a full Abstract of all conveyances and in-
 cumbrances of record affecting the title to
Berck A. of the Davidson tract.

that we find after a careful examination of the Records and files in the offices of the
 County Clerk and County Recorder of San Diego County.

San Diego, Jan'y 25 1887 J. A. M.
 San Diego Title and Abstract Co.
 By Henry O. Cooper
 Manager

Dated January 31, 1887

Consideration, \$ 9000 00

Daniel Schuyler

TO

Welles D. Gridley

Covenants:

— Grant. —

CONVEYS situate in

The City of San Diego
County of San Diego, State of California.

Commencing at a point
400 ft N of the N.W. corner of Block
52, as per map of New San Diego made
by Brady and Johnson in 1850 and running thence
N 75 ft thence E 200 ft thence S 75 ft.
thence W 200 ft to the place of beg-
inning being 75 x 200 ft off of the
South side of Block 6 and the David
son Tract.

Witness:

Signed:

Daniel Schuyler

Acknowledged:

In San Diego.

Before

James A. Dillar with Official seal affixed.

Notary Public.

Filed for Record,

Jan. 31- 1887, at 6 hours 6 min. P. m.

Recorded in Book

78 of Deeds, page 250 E. H. Haight RECORDER

Remarks

Abstract and Title

INSURANCE CO.

OF SAN DIEGO.

SEARCHERS OF RECORDS.

SAN DIEGO, CAL.

Mortgage.

Dated

January 31-1887

Hellen D. Gridley
widow

TO

Daniel Schuyler

Consideration, \$ 4500⁰⁰

Due on or before

Covenants: Jan. 31-87

at 9% interest per

annum payable

semi-annum, Atty fees 5%

Binding all that property situate in City of County of San Diego, State of California.

Commencing at a point 400 ft. N. of the N.W. cor. of Block 52, according to Gray and Johns map of New San Diego made in 1850 and running thence N. 75 ft, thence E. 200 ft, thence S. 75 ft. Thence W. 200 ft. to the place of beginning. Being 75 ft. by 200 ft. off the S. end of Block 52 at the Davidson Tract.

Witness:—

Signed:—

Hellen D. Gridley

Acknowledged:—

In San Diego

(widow)

January 31-1887

Before James A. Dillar, with Official seal affixed.

Notary Public.

Filed for Record, January 31, 1887, at 4 hours 56 min. P. M.

Recorded in Book 21 of Mortgages, page 71- E. G. Haught -

RECORDER.

REMARKS

SAN DIEGO
Title and Abstract Co.
SEARCHERS OF RECORDS,
SAN DIEGO, CAL.

Taxes Paid except 1887 (not searched)
 Mortgages One
 Judgments None
 Homesteads None
 Leases None
 Lis Pendens None

STATE OF CALIFORNIA,

County of San Diego.

ss. _____

We hereby certify that the foregoing _____

pages contain a full Abstract of all conveyances and incumbrances of record affecting the title to

That portion of Block A. of the

Davidson Tract -
Described on page _____ of this abstract.
Since Jan'y 28-87 at 9 a.m. date of the
annexed abstract of which this is
a continuation.

that we find after a careful examination of the Records and files in the offices of the County Clerk
 and County Recorder of San Diego County.

San Diego Jan'y 31-1888 - at 9 a.m.

ABSTRACT AND TITLE INSURANCE COMPANY OF SAN DIEGO.

By Henry E. Cooper
 MANAGER.

per S. M. Aguirre

Abstract & Title Insurance Co.

OF SAN DIEGO.

Searchers of Records,

SAN DIEGO, CAL.

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