

ABSTRACT OF TITLE - KEIGHLER

LOT H - BLK 38 NEW SAN DIEGO

LOT 1 - BLK 18 - PUEBLO LOT 338

W. H. Keighler.

ABSTRACT OF TITLE

OF

Lot 1 of Block 78
Lots 2 & 4 of Block 347. Lot 1 of Block 346.
Block 486

Pueblo Lot 938

Dated at San Diego, Cal.,

July 30 A. D. 1885

at 9 o'clock, A. M.

Prepared by
REED & DALEY,

ROBINSON, DALEY & Co.

Searchers of Records,

SAN DIEGO COUNTY, CAL.

PATENT.

UNITED STATES OF AMERICA,

TO

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

Conveys the Pueblo Lands of San Diego, containing $47,323\frac{22}{100}$ 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.

GREAT SEAL
OF THE
UNITED STATES.

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.

REED & DALEY,

SUCCESSORS TO

Robinson, Daley & Co.

Conveyancers and Searchers of Records,

SAN DIEGO, CAL.,

HAVE THE ONLY COMPLETE

ABSTRACT OF TITLES,

To all Lands in San Diego Co., Cal.

A. S. GRANT,

County Recorder.

By W. S. GREGG, Jr.,

Deputy.

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.

REED & DALEY,
Searchers of Records
SAN DIEGO, CAL.

DEED.

City of San Diego
By Trustee

Dated
February 19th 1858

Consideration, \$ 41

TO

Frank Arnes

Covenants: Grant Bargain
sell, release, and
quit claim

CONVEYS

Lots one, two, three &
four (1, 2, 3 & 4) in Block Four Hundred &
eighty six (486). Lots two & four (2 & 4) in
Block Three Hundred and forty two (342)
Lot One in Block Three hundred and forty
six (346) and Lot Three hundred and
thirty eight (338) Containing Two Acres
According to the Official Map thereof.

Witness:—

(Signed:—

Henry H. Waley (w)
H. Ladd (w)
David Hoffman (w)

Acknowledged:—

February 19th 1858

Before

Geo. A. Penatton
County Clerk

with

Official

seal affixed.

Filed for Record,

February 25th 1858

at

2 hours

min. P. M.

Recorded,

March 1st 1858

at

30 hours

min.

P. M. at request of

in Book

1

of Deeds, page

206.

J. A. Penatton
RECORDER.

REMARKS

REED & DALEY,

Searchers of Records

SAN DIEGO, CAL.

J. H. Bean
Alcalde
TO
John De Witt

Dated June 17th 1850
Consideration, \$ 25.00
Covenants: Payain sale
and quit claim

CONVEYS With other Lands
Lot One (1) in Block Fifty two (62)
according to the Map of the Beach lots
drawn by C. J. Couts.

Witness:—

(Signed:)

J. H. Bean
Alcalde

(L)

Acknowledged:

June 15th 1850.

Before

C. J. Couts
District Judge

with

seal affixed.

Filed for Record,

18

, at

hours

min.

m.

Recorded,

18

at

1

hours

min.

m.

at request of

in Book

of Deeds, page

98.

M. Matzell

RECORDED

REMARKS

Block 62 on Couts Map is the
same as Block 78 on Pooler Map.

REED & DALEY,
Searchers of Records
SAN DIEGO, CAL.

Joseph Reimer
by Sheriff

Dated June 20th 1859
Consideration, \$ 1500

TO

Frank Ames

Covenants Grant. Bargain
sell. Convey & Confirm

CONVEYS

Lot One (1) in Block
Seventy eight (78) according to the
Official Map of City Lands
Sold May 31st 1858 under execution
issued in suit of Solomon Goldwasser vs
J Reimer in the District Court.

Witness:—

(Signed) George Lyons
Sheriff

Acknowledged:

June 20th 1859.

Before

J. A. Peralta
County Clerk

with

Official

seal affixed.

Filed for Record

June 20th

18

at

1

hours

30

min.

P.

Recorded

June 20

18

at

2

hours

15

min.

P.

at request of

J. A. Peralta

in Book

1

of Deeds, page

371.

RECORDED.

REMARKS

REED & DALEY,
Searchers of Records
SAN DIEGO, CAL

George Lyons
Sheriff

TO

Jashua Stone

Dated

July 10th 1861

Consideration, \$ 1.00

Covenants:

Shaul Targuin
Deed. County & confirm

CONVEYS

With other Lands.
Rock Four thousand and eighty six (486)
Sold December 20th 1860 for tax
of 1860

Witness:—

(Signed)

George Lyons
Sheriff

Acknowledged:

July 10th 1861

Before

W. H. Hueston
Notary Public

with Notarial seal affixed.

Filed for Record,

July 29th

1861, at 2 hours min. P. M.

Recorded

July 29th 1861, at 4 hours

min. P. M. at request of

in Book

2 of Deeds, page 49

W. H. Hueston
RECORDER.

REMARKS

REED & DALEY.
Searchers of Records
SAN DIEGO, CAL.

Joseph Reimer
By Sheriff

Dated May 25th 1869
Consideration, \$ 27.25

TO

Covenants: Grant, Payain
See and Convey

Henry A. Whaley

CONVEYS

All Interest of the
Defendants in and to, with other lands
Lot Two (2) in Block Three Hundred and
forty two (342)

Sold May 31st 1868 in
suit of S. Goldman vs J. Reimer in
said 1st District Court

Witness:—

(Signed)

George Lyons
Deputy Sheriff

Acknowledged:

May 25th 1869

Before

S. A. Pennington
County Clerk

with

Official seal affixed.

Filed for Record,

May 25th

1869,

at

1

hours

20

min.

P.

M.

Recorded

June 1st

1869,

at

5

hours

10

min.

P.

M.

at request of

S. A. Pennington

in Book

of Deeds, page

37.

RECORDED.

REMARKS

REED & DALEY,
Searchers of Records
SAN DIEGO, CAL.

Will

Lata. June 10th 1861.

Recites

After the payment of all my just debts I give and bequeath to William H. Keighler of Blanton the whole of the avails of my said estate, my said estate to be sold by my Executors as they shall be deemed fit of either public or private sale and the avails remitted to the order of William H. Keighler. I appoint J. Witherby, J. C. Rogers and A. C. Cusworth my executors, either or all of them to serve without Bond or approval of any Court.

(Signed) Frank Ames

Witnesses

E. A. Beaulieu
M. H. Ware.

Admitted to Probate July 5th 1861
and Recorded July 12th 1861. In Book
1, page 27 of Wills.

E. A. Beaulieu
Recorder

In Probate Court San Diego County
State of California.

In matter of the Estate }
Frank Ames } Order Confirming
Deceased. } Sale of Real Estate

J. C. Rogers and C. J. Witherby the sole
Surviving Executors of Last will & Testament of
Frank Ames deceased, having on June 5th 1891
duly made a return of their proceedings under
the provision made by said testator by his
said Will for the sale of all his real and
personal estate. Now on July 6th 1891, if
having been duly proved that the said
Executors on May 24th 1891 sold the said
real estate directed and provided as
aforesaid by the said Will, and described
as with North other land Lot 1st Block
456. Lots 3 & 4 in Block 456. Lots 2 & 4 in Block
342. Lot 1 Block 346. Lot 1 in Block 95. and
Lot 338 Containing 5 acres, according
to the Official Map of Public Lands, made
by C. H. Poole, that at said sale William
H. Keighley became the purchaser of all
the said parcels of land for \$111.25. That
said sale was legally made and fairly
conducted, and that a sum exceeding
such a bid at least 10% exclusive of the
expenses of a new sale cannot be ob-
tained. It is hereby ordered adjudged
and decreed that the said sale and
the same is hereby confirmed and approved
and declared valid and the said Executors
are ordered to execute and deliver to said
purchaser William H. Keighley the
proper and legal conveyance for the
property so sold.

Done the open Court July 6th 1891.

Thomas H. Bush

Probate Judge

Recorded July 7th 1891, at 5 L PM
in Book 3 page 78 Miscellaneous
Records.

Chambers Kate
County Recorder

Frank Ames
of Executors

Dated July 5th 1871
Consideration, \$ 111.

TO

Covenants Frank. Morgan
Dee and Convey

W. H. Keighley

CONVEYS

With other Lands
Lots 1, 2, 3, & 4 in Block 456. Lots 2 & 3
in Block 342. Lot 1 in Block 346 and
Lot 335, according to Pooler Map
of Public Lands also Lot 1 in Block 78.
Sold May 9th 1871 under Provision
of the Will of Frank Ames Decd and con-
firmed July 6th 1871 by Probate Court of
San Diego County.

Witness:—

(Signed)

Acknowledged:

Before

Notary Public

with

Official seal affixed.

Filed for Record

Recorded

in Book

July 21 25

1871, at

of Deeds, page

12

hours

7.

1871, at

hours

min.

15

at request of

Chalmers

RECORDED.

REMARKS

REED & DALEY,
Searchers of Records
SAN DIEGO, CAL.

N. Hunsaker
Tax Collector

TO

State of California

Dated December 20th 1875
Consideration, \$ 34 96

Covenants

Charles P. Payne
Selling

CONVEYS

With other lands of
Lots 7 & 8 in Block 344 Old San Diego
Sold March 4th 1875 for Cash of
1874-75. assessed to Estate of Juan
Saudini

Witness:—

(Signed:—)

N. Hunsaker
Tax Collector

Acknowledged:

Dec 20th 1875

Before

G. G. Brad
Notary Public

with Notarial seal affixed.

Filed for Record, 18, at hours min. m.

Recorded, March 25 1876, at 10 hours min. a.m., at request of

in Book 1 of Deeds, page 366.

RECORDED.

REMARKS

The above sale is under a
Double assessment, the property having
been also assessed to W. H. Keighley
and taxes paid.

REED & DALEY,
Searchers of Records
SAN DIEGO, CAL

Taxes Paid except for present year _____
 Mortgages None _____
 Judgments None _____
 Homesteads None _____
 Leases None _____
 Lis Pendens None _____

State of California, }
 County of San Diego. } ss. _____

We hereby certify that the foregoing Eleven
 pages contain a full Abstract of all conveyances and in-
 cumbrances of record affecting the title to
 Lot 1 of Block 78. Lots 2 & 4 of Block
 344. Lot 1 of Block 346. Block 486 &
 Pueblo Lot 338.

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, July 30th 1885 a.b.g.h.u.
 Reed Daley & Gassen
 Searchers of Records.

REED & DALEY,
 Searchers of Records
 SAN DIEGO, CAL.

PATENT.

UNITED STATES OF AMERICA,
— TO —
THE PRESIDENT AND TRUSTEES OF THE CITY
OF SAN DIEGO, THEIR HEIRS AND ASSIGNS.

Conveys the Pueblo Lands of San Diego, containing 47,323 ⁰⁰/₁₀₀ 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. D. 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.

THE
San Diego Abstract Co.

Searchers of Records
SAN DIEGO, CAL.

DEED.

THOMAS W. SUTHERLAND.

Alcalde,

To

JOSE A. AGUIRRE,
MIGUEL de PEDRORENA,
WM. C. FERRELL,
A. B. GRAY,
THOS. D. JOHNS, and
WM. H. DAVIS.

Dated, March 18th, 1850.

Consideration, \$2304.00.

Covenants: Grants, Bargains, Sells, Releases, and Quit-Claims.

Conveys, in the City and County of San Diego, State of California, Commencing 1040 feet due south of a stake or flag-pole now standing upon the point of land known on some maps or charts of the Bay of San Diego as "Punta de los Muertos;" thence running due west 640 feet; thence due north 2640 feet; thence due east 2640 feet; thence due south 2640 feet; thence due west 2000 feet to the point of commencement, situate in the City and County of San Diego, and State of California.

(Signed)

THOS. W. SUTHERLAND. [SEAL.]

Alcalde. District of San Diego.

Witness: AGOSTON HARASZTHY.
WM TONGE.

Filed for record, March 19th, 1850, at 8 hours.....min. A. M.

Recorded, 18, at hours.....min. A. M.,
at request of in Book B of Deeds, page 53.

THOS. W. SUTHERLAND,

Alcalde and Recorder.

REMARKS: Said Grantees to build a wharf, within 18 months from date, on some part of said tract, and to convey to the City of San Diego 50 varas square, fronting on a public square, to remain free to all citizens forever.

THE
San Diego Abstract Co.

Searchers of Records
SAN DIEGO, CAL.

DEED.

WILLIAM C. FERRELL

To

GEORGE F. HOOPER, and
WILLIAM H. DAVIS.

Dated, March 24th, 1850.

Consideration, \$3300.00.

Covenants: Grant, Bargain, Sell, Release,
and Quit-Claim.

Conveys in the City and County of San Diego, State of California, the one-eighteenth part of "Commencing 1040 feet due south of a stake or flag-pole now standing on the point of land known on some maps or charts of the Port or Bay of San Diego as Point de los Muertos; thence running due west 640 ft., due north 2640 ft.; thence due east 2640 ft., due south 2640 ft., due west 2000 ft. to beginning, and being same land conveyed by Alcalde of San Diego to J. A. Aguirre, T. D. Johns, M. de Pedrorena, A. B. Gray, W. H. Davis, and W. C. Ferrell.

(Signed)

WILLIAM C. FERRELL. [L. s.]

Acknowledged, in San Diego, May 27th, 1850, before J. H. Bean, Alcalde, with private seal affixed.

Filed for record 18... , at hours min.....M.

Recorded, May 27th, 1850, at 10 hours, 0 min. A. M., at request of.....

.....in Book B of Deeds, page 77.

THOS. W. SUTHERLAND, Recorder.

THE
San Diego Abstract Co.
Searchers of Records
SAN DIEGO, CAL.

Page

DEED.

ELIZABETH FERRELL,

_____ To _____

GEO. F. HOOPER, and
W. H. DAVIS.

Dated, July 18th. 1850,

Consideration, \$

Covenants: Quit-Claims.

Conveys, in the City and County of San Diego, State of California, all interest and release of dower in and to, Commencing 1040 ft. due south of a stake or flag-pole standing on the point of land known on some maps or charts of the Bay of San Diego as "Point de los Muertos," running thence west 640 ft., north 2640 ft., east 2640 ft., south 2640 ft., west 2000 ft. to place of beginning.

(Signed)

ELIZABETH FERRELL. [L. s.]

Witness: JOHN A. GYLES,
ROBERT DIXON,
GEORGE DUSENBERG. }

Acknowledged, in South Carolina, July 19th, 1850, by George Dusenber, Sub-Witness, before John A. Gyles, Magistrate.

Filed for record, 18, at hours min M.
Recorded, January 17th, 1851, at 12 hours min M., at request of
..... in Book C of Deeds, page 224.

H. C. MATSELL, Recorder.

THE
San Diego Abstract Co.
Scribers of Records
SAN DIEGO, CAL.

DEED

WILLIAM C. FERRELL

To

GEORGE F. HOOPER, and
WILLIAM H. DAVIS.

Dated, Nov. 20th, 1869.

Consideration, \$1.00.

Covenants: Grant, Bargain, Sell and
Convey.

Conveys, in the City and County of San Diego, State of California, all right, title, and interest in and to "Commencing at a point 1040 ft. south of a stake or flag-pole, at the Punta de los Muertos; thence running west 640 ft., north 2640 ft., east 2640 ft., south 2640 feet., west 2000 ft. to point of beginning.

(Signed)

WM. C. FERRELL. [L. s.]

Acknowledged, in San Diego, Nov. 20th, 1869, before Chas. E. Judd, Notary Public, with Notarial seal affixed.

Filed for record..... 18....., at..... hours..... min..... M.

Recorded, February 13th, 1871, at 12 hours, 0 min..... M., at request of.....

.....in Book 11 of Deeds, page 521.

G. A. PENDLETON, Recorder.

THE
San Diego Abstract Co.

Searchers of Records
SAN DIEGO, CAL.

Page

BOND FOR PARTITION.

DATED, July 17th, 1850.

Know YE, That we, Jose A. Aguirre, W. H. Davis, A. B. Gray, T. D. Johns, Geo. F. Hooper, Maria A. E. de Pedrorena, Victoria Pedrorena, Ysabel Pedrorena, Miguel Pedrorena, Elena Pedrorena, do bind ourselves, our heirs, in the sum of \$5000.

The condition of this obligation is such. Whereas the above bounden parties constitute the owners of a tract of land called New San Diego, and have divided the same into lots and blocks; and whereas, on this day a division has taken place, that since the original purchase one of the original purchasers, W. C. Ferrell, has sold his interest to G. F. Hooper and W. H. Davis, and Miguel Pedrorena has departed this life, leaving Maria A. E. de Pedrorena, his widow, and Victoria Pedrorena, Ysabel Pedrorena, Miguel Pedrorena, and Elena Pedrorena, his infant children and heirs, and there being no person authorized by law to represent said minors in the matter, and by said division there has been allotted to:

Now, if the said parties to this Bond shall proceed at next term of the District Court to obtain a decree of said Court divesting the interests of said minors in the portion allotted to the surviving partners, and do conform thereto and make full and ample conveyances accordingly, then this obligation to be void.

(Signed)

Witness :

H. C. MATSELL.
J. W. ROBINSON.
T. W. SWEENEY.

THOMAS D. JOHNS.	[L. s.]
JOSE A. AGUIRRE.	[L. s.]
MARIA ANTONIA E. de PEDRORENA, and for her children.	
WILLIAM H. DAVIS.	[L. s.]
A. B. GRAY.	[L. s.]
WILLIAM H. DAVIS.	[L. s.]
GEORGE F. HOOPER.	[L. s.]
MARIA ROSARIA E. AGUIRRE.	[L. s.]
MARIA J. DAVIS.	[L. s.]

Acknowledged, by all parties, before H. C. Matsell, County Recorder, and recorded in Book B, page 125, of records.

H. C. MATSELL, Recorder.

THE
San Diego Abstract Co.
Searchers of Records
SAN DIEGO, CAL

In the District Court of the First Judicial District of California,

COUNTY OF SAN DIEGO.

THOS. D. JOHNS, Et ALs., Plaintiffs, }

vs.

VICTORIA PEDRORENA.
MIGUEL PEDRORENA,
YSABEL PEDRORENA. and
ELENA PEDRORENA, }

Defendants.

Now, on this day comes the Plaintiffs, and moved the Court to appoint a "Guardian *ad litem*" for the Defendants, who are minors, in this cause.

Whereupon, the Court appointed Thos. W. Sutherland, Esq., one of the attorneys of this Court, Guardian *ad litem* to defend the interests of the minors, defendants in this cause.

O. S. WITHERBY, Dist. Judge.

[Extract from the minutes of the Dist. Court of September 5th, 1850.]

IN THE DISTRICT COURT.
FIRST JUDICIAL DISTRICT.

THOS. D. JOHNS, Et Als., Plaintiffs,

vs.

VICTORIA PEDRORENA,
MIGUEL PEDRORENA,
YSABEL PEDRORENA, and
ELENA PEDRORENA,

Defendants.

Decree of Partition of New San Diego.

Now comes the Plaintiffs, by their attorney, and the Defendants, by Sutherland, the attorney *ad litem*, appointed by the Court to defend the interests of Defendants, minors and heirs of Miguel de Pedrorena, deceased, and the Court, after being fully advised in the matter, doth order, adjudge and decree that partition of the property specified in the petition be made as prayed for, and that Plaintiffs and Defendants do, within 30 days, make mutual conveyances of quit-claim to each other, in accordance with the voluntary division heretofore made between themselves, July 17th, 1850.

It is further ordered, that the said attorney *ad litem* do make, execute and deliver, for and in the name of said Defendants, minors, as aforesaid, the conveyances herein required to be made by said Defendants to said Plaintiffs.

O. S. WITHERBY, Judge.

THE
San Diego Abstract Co.
Searchers of Records
SAN DIEGO, CAL.

Page

*Extract from the Minutes of the Probate Court of
—San Diego County.—*

APRIL 26th, 1852.

Whereas, Dona Maria Antonia E. de Pedrorena, as widow and administratrix upon the estate of Miguel de Pedrorena, deceased, and Thomas W. Sutherland, as guardian of the minor heirs of said M. de Pedrorena, did under and by direction of this Court, make certain partition deeds, for the purpose of dividing the interest held by said Miguel de Pedrorena in the town of New San Diego in the County aforesaid; and

Whereas, The said widow and administratrix, as aforesaid, and said guardian have, by virtue of the authority vested in them by law and the order of this Court, made their conveyances of and to certain lots and blocks of land situated in said town, as indicated upon the plat of the town of New San Diego, as drawn by A. B. Gray;

Now, therefore, It is hereby ordered, adjudged and decreed by the Court, that all and singular the conveyances and deeds so made by the said Maria Antonia E. de Pedrorena, as administratrix, aforesaid, and T. W. Sutherland, as guardian of the minor heirs of the said M. de Pedrorena, or either of them, in and to any lots or blocks of ground in said town of New San Diego, aforesaid, be hereby ratified and confirmed in all things by the Court.

THE
San Diego Abstract Co.
Searchers of Records
SAN DIEGO, CAL.

Page

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.

THE
San Diego Abstract Co.
Searchers of Records
SAN DIEGO, CAL.

Page

Deed.

Thomas J. Johns
William H. Davis
George H. Hooper
Jose A. Aguirre
Andrew B. Gray
Maria J. Davis
Maria Antonia E. de Pedrorena
Victoria E. de Pedrorena
Miguel de Pedrorena
Urbabel de Pedrorena
Elena de Pedrorena
M^a Ros^a E. de Aguirre

Dated.
Sept. 17, 1850
Consideration
\$1.⁰⁰
Covenants, Grant
Bargain, Sell,
Convey & Confirm.

By John H. Sutherland
Guardian, ad litem

— To —
John L. Le Conte

Conveys in the City of San Diego, County
of San Diego, State of California.
(With other lands)

Lot "H" in Block 38 of
Gray's New Town.

Witness
James H. Robinson,

Signed

Thomas D. Johns
William H. Davis
George H. Hooper
Jose A. Aguirre
Andrew B. Gray
Maria J. Davis
Maria Antonia E. de Pedrorena
Victoria E. de Pedrorena
Miguel de Pedrorena
Urbabel de Pedrorena
Elena de Pedrorena
M^a Ros^a E. de Aguirre.

Ack: Sept. 18th 1850 by James H. Robinson as subscribing
Witness. Before C. J. Witherby District Judge, no seal

Filed April 15th 1851 at 3.30 P.M.
Book C - Page 95. H. C. Matsell
rec. Recorder.

Deed.

M. M. Sexton
Late Sheriff and
Tax Collector
—TO—

Frank Ames

Date

Oct. 12 1859

Consideration, \$

24.92

Covenants:

Sheriff's
Tax Deed.

Conveys in

The City of San Diego and
County of San Diego, State of California, with other land.

Lot "H" in Block 38
of New Town, by Gray. Sold for
delinquent taxes of 1854. assessed
to unknown owners

Witness:—

Signed

M. M. Sexton Late
Sheriff and Tax Collector

Acknowledged:

As Sheriff and Tax Collector for 1854 + 1855
Oct. 12 1859

Before

G. A. Rudleton with Official seal affixed.
Co. Clerk San Diego Co.

Filed for record

Oct. 12 1859, at 6 hours 30 min P.m.

Recorded

18. at hours min m. at request of

in Book of Deeds page

347
G. A. Rudleton
Recorder.

Remarks:

Deed.

Peter H. Smith

Dated Sept. 15th 1869

Consideration, \$ 176.

to Joseph Nash

Covenants: Grant
Bargain Sell
and Convey

Conveys in The City of San Diego
County of San Diego, State of California, with other land
Lot "H" in Block 38
of Grays New Town

Witness:—

Signed

Peter H. Smith

Acknowledged:—

Sept. 16, 1869.

Before

J. S. Grant with Private seal affixed.

Filed for record

Sept. 19th 1869, at 7 hours 20 min P.m.

Recorded

1869, at hours min m. at request of

in Book 6 of Deeds, page 418

J. A. Pendleton
Recorder.

Remarks:

SAN DIEGO
Abstract Company,
SEARCHERS OF RECORDS,
SAN DIEGO, CAL.

Frank Ames, deceased

In the name of God, Amen.
I, Frank Ames, of
San Diego, State of California,
Merchant, being ill, but sound
in mind, do make publish and
declare, this my last will and
testament, in manner following
that is to say:

After the payment
of all my just debts and funeral
expenses, I give and bequeath to
William H. Keighler, of the City of
Baltimore, State of Maryland,
Merchant, the whole of the avails
of all my real and personal estate.
Said real and personal
estate shall be sold by my
executors hereinafter mentioned at
such time and place, and at public
or private sale, as my said
executors may deem most prudent
and equidistant, and the said avails
thereof, my said executors
shall remit to the order of the
said William H. Keighler.

I hereby appoint O. S.
Eryworth, J. C. Bogert and H. S.
all of San Diego, approved
as my Executors herein, either or all
of them, to serve as they may wish
without the necessity of giving
bonds, and with full power and authority
to carry into effect, this my last will
and testament without being controlled
in any manner by the order or orders

of any Probate Court, or any
other Court, or Judicial officer or
officers.

I hereby revoke ^{any} and annul
all other ^{any} former wills and
testaments by me made.

In testimony whereof I
have hereunto subscribed my name
^{any} and affixed my seal to this my
last will ^{any} Testament, written
upon both sides of this half sheet
of letter paper this 10th day of
June A.D. 1861, at the Town
of San Diego, State of California.

Frank Ames Sd.

On this 10th day of June A.D. 1861
the foregoing last will ^{any} Testament
was subscribed by the testator
Frank Ames, in presence of each
of the undersigned. The said
testator at the time of subscribing
his name to same declared the
same to be his last will ^{any}
Testament, ^{any} and we in his presence
^{any} in the presence of each other
^{any} at the request of said testator
have subscribed our names as
witnesses.

Geo. A. Pendleton
W. H. Ware.

Filed June 24. 1861

Admitted to Probate July 3rd 1861

Recorded July 12, at 11 A.M.

Book 1 Page 27.

G. A. Pendleton

Geo. Pendleton

In Probate Court
County of San Diego.
In the matter of } ^{Term.} June, 1861
the Estate of }
Frank Ames,
Deceased. }

Petition of O. S. Witherby
J. C. Bogert & A. S. Crews worth
filed praying for letters of
administration.

It is now here
ordered that O. S. Witherby,
J. C. Bogert & A. S. Crews worth
be & they are hereby appointed
executors of the last will &
testament of Frank Ames
deceased.

D. A. Hollister
July 5th 1861. Judge.

In the Probate Court in and for
the County of San Diego,
State of California.

In the matter of the }
Estate of }
Frank Ames }
Deceased }
July 6th
1871.
order
confirming sale.

J. C. Bogert and O. S.
Witherby, the sole surviving
executors of the last will and
testament of Frank Ames, deceased
having on the 5th of June 1871
duly made a return of their
proceedings under the provisions
made by the said testator
Frank Ames, by his said Will
That to wit on Monday
the 29th day of May 1871. Said
executors caused to be sold to the
highest bidder for cash.

With other land.
Lot of H. in Block 776 as per
Official map by Chas. Pooler
for the total sum of \$111.00 and
said sum being the highest and
best sum bid and is not disproportionate
to the value of the property &c.

It is hereby ordered, adjudged
and decreed that the said sale being the
same is hereby confirmed and approved
and declared valid and the said executors
are ordered to execute and deliver to the said
Purchaser, William H. Keigler the proper and
legal conveyances for conveying to him all the right
title and interest of the said testator
Frank Ames in the said

premises at the time of his death
and all the right title and interest
that the said estate of the said
testator by operation of law or
otherwise may have acquired
in the said premises other than
or in addition to that of
said testator at the time of
his death.

Done in open Court
this 6th day of July A. D. 1871.

Thomas H. Bush.
Probate Judge.

Deed.

Dated July 8th 1871
Consideration, \$ 111.⁰⁰
Covenants: Grant
Bargain, Sell
and Convey
by Frank Ames
Executor
TO
Wm H. Keighler

Conveys in The City of San Diego and
County of San Diego, State of California, with other land
Lot "H" in Block
776 as per map by "Poole"

Witness:— J. C. Bogert
O. S. Witherby
Signed:— Executors of the
last will of
Frank Ames deceased.

Acknowledged:— July 8th 1871 by Bogert
July 10 " 1871 by O. S. Witherby

Before J. W. Tyson with Official seal affixed.
Notary Public

Filed for record July 21 1871, at 4 hours 15 min. P. m.
Recorded..... 18..... at..... hours..... min..... m. at request of

in Book 14 of Deeds, page 7
Chalmers Scott
Recorder.

Remarks:

Taxes Paid except for present year. _____
 Mortgages None _____
 Judgments None _____
 Homesteads None _____
 Leases None _____
 Dis Pensions None _____

State of California, } ss.
 County of San Diego. }

We hereby certify that the foregoing Nineteen
 pages contain a full Abstract of all conveyances and in-
 cumbrances of record effecting Lot 14. in Block
38 or 776 of New San Diego.

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, Oct. 7th 1887 at 9 am
 San Diego Abstract Company.

San Diego Abstract Co.
 Searchers of Records
 SAN DIEGO, CAL.

for Mr. Kearns
 choke. We leave out Pedrona's estate
 by request of Whaley & Watson.
 San Diego abstract
 perkins