

ABSTRACT OF TITLE; C.P. NOELL

LOT I. BLK 56/758

C. P. Noell

ABSTRACT OF TITLE

—OF—

Lot 2

*Block 56
1758*

New San Diego

Dated at San Diego, Cal.,

March 25 A. D. 188

at 9 o'clock, *A*. M.

Prepared by

ROBL SON, 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 47,323⁰⁰/₁₀₀ 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.



Recorded in Volume 8, Pages 532 to 544 inclusive.

L. K. LIPPENCOTT, Recorder,

General Land Office.

Given and Secured 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,

A. S. GRANT,

County Recorder.

By W. S. GREGG, Jr.,

Deputy.



DEED.

City of San Diego
By *Heald*

Dated March 18th 18

Consideration, \$ 2304⁰⁰

TO *José A. Aguirre, Wm. J. Small, M. de la Pedraza, A. P. Trac, Thos. S. Johnson and H. H. Harris*
Covenants: *Bargain Sale and Quit Claim all Interest of the City in and to*

COMMENCING 1040 feet due South of a stake or flag pole now standing on Pointe de los Muertos. Thence running West 640 feet. Thence due North 2640 feet. Thence East 2640 feet. Thence due South 2640 feet. Thence due West 2000 feet to the point of beginning.

Grantee to erect a Khaf and suitable building within six months and to use a Plaza or Public Square.

Witness: *A. H. Gassidy*
Wm. Tonge

(Signed: *Thos. W. Fetherland*
Heald)

Acknowledged:

Before _____ with _____ seal affixed.

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

Recorded, March 18, 18, at 8 hours _____ min. _____ m. at request of

in Book _____ of Deeds, page 53

Thos. W. Fetherland
Recorder.

REED & DALEY,

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.

Remarks

Act No 1
To define, ratify and confirm
grants of land within and about the
limits of the Pueblo of
San Diego

All grants or conveyances or grants of
Land in fee within the limits of the Pueblo
of San Diego, heretofore made, or
contended and claiming in accordance with
to any person or persons his or
their heirs, their Council, Alcalde,
Sindico, or Justice of the Peace of the town
or Pueblo of San Diego, or the one or more
of them, their Council or Board of
Trustees of the City of San Diego, or
any person or persons acting as such
Alcalde, Sindico, Justice of the Peace, Mayor,
Common Council, or Board of Trustees,
are hereby legalized, ratified and
confirmed, and shall be deemed
valid and taken to have a valid title
in and to the premises therein specified
to the person or persons therein submitting
as grantee or grantees and their heirs
and assigns to the extent of the interest
purportedly or attempted to be conveyed
or granted as full and effectual as
though 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
construed as to affect only grants of
conveyances and interests in land
made prior to the second day of
March 1868,

Approved March 26th 1876

In the District Court of the First Judicial
District of State of California, County of San
Diego.

Thos D Jones et als
vs. Ruff

Victoria Pedrocua et al.
Defts.

Partition of
Newfawdicko.

And now on this day comes the
Plaintiffs by their Attorney ask move the
Court to appoint a guardian ad litem for
the Defendants who are minors in this Cause.
Whereupon the Court appointed Thos. Wetherland
Esq. one of the Attorneys of this Court Guardian
ad litem, to defend the interests of these
minors defendants in this Cause,

C. J. Wetherland
Deft. Judge.

Extract from the minutes of the District
Court of September 15th 1860,

DEED.

William (Grove) Dated March 24th 1850
Consideration, \$300⁰⁰

TO
G. F. Hooper and
J. H. Harris Covenants: Remise, release and
Quit-Claim

CONVEYS All Interest in & to
"Commencing 1040 feet due South of a
state now standing upon a point of land
known as "Point de las Puercas" fence
beginning 1140 feet fence due North
2640 feet fence due East 2640 feet fence
due South 2640 feet fence due West 2000
feet to the point of beginning."

Witness:—

(Signed:—

William (Grove)

Acknowledged:—

May 27th 1850.

Before

J. H. Dean with seal affixed.
Clerk of San Diego

Filed for Record, 1850, at hours min. m.

Recorded, May 27th 1850, at 10 hours min. m., at request of.

in Book of Deeds, page 707

Recorder.

Remarks

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.

DEED.

Elizabeth Ferrell
 wife of
 Wm. C. Ferrell

Dated July 18th 1857
 Consideration, \$ free will.

TO
 Geo. F. Hooper and
 Wm. H. Davis.

Covenants: full claim

CONVEYS All Interest and
 right of Honor in and to Commencing 10th
 Feb due South of a stake standing on
 Point de la Misericorde and running thence
 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 place
 of beginning

Witness:-
 R. Dixon
 Geo. B. Bunnery

(Signed: Elizabeth Ferrell & Co.)

Acknowledged: In South Carolina
 July 19th 1857.

Before John A. Gyles with seal affixed.
 Magistrate

Filed for Record, July 16th 1857, at 2 hours - min. P.M.

Recorded, Jan 17th 1857, at 12 hours - min. M., at request of.

in Book 6 of Deeds, page 274 H. H. Matrell

Recorder.

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.

Remarks

Exhibit from the records of the Probate
Court of San Diego County, of 1868.

Whereas Dona Maria Antonia de Pedrona
as Widow and Administratrix upon the Estate
of Miguel de Pedrona deceased and Thomas
McGuthrie as Guardian of the minor heirs
of the said M^{te} de Pedrona did under and by
direction of this Court make certain partition
between the persons of dividing the
Interests held by the said Miguel de Ped-
rona in the Town of New San Diego in
the County of San Diego, and whereas the said
Widow and Administratrix as aforesaid
and said Guardian have by virtue of the
Authority vested in them by the law and
the order of this Court made their conveyances
of and to certain lots and blocks of land
situated in the said Town including
Block No 19 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 said singular the convey-
ances and Bills so made by the said
Maria Antonia de Pedrona as Adminis-
tratrix as aforesaid and T. McGuthrie as
Guardian of the minor heirs of the
said M^{te} de Pedrona, or either of them
in and to any lots or blocks of land
in said Town of New San Diego as aforesaid
be hereby ratified and confirmed in all
things by the Court.

Thomas & John Cal

Dated September 17th 1850

Consideration, \$ 7.00

TO

Covenants: Bargain, Sell,
Quit-Claim, Warranty
and Defend

Santiago E. Arguello

CONVEYS With other Lands
Lot 2 in Block 12 Fifty six (56) of
San Juan Diego as surveyed by H. B. Gray
and J. D. Jones

(Signed) Thos. Jones (w) M. R. B. de Aguilar (w)
Geo. Cooper (w) Maria D. Davis (w)
Wm. H. Davis (w) Victoria Pedronera
Jose A. Aguirre (w) Miguel Pedronera
Audrea Aguirre (w) Isabel Pedronera
M. A. de Pedronera (w) Belena Pedronera

Witness:

J. W. Robinson

(Signed:)

By Thos. W. Sutherland
Guardian ad litem

Acknowledged:

December 13th 1850 by J. W. Robinson
as subscribing witness

Before

H. Matcell

with

Official

seal affixed.

Co Recorder

Filed for Record,

December 13th

1850, at 10 hours

min. A.M.

Recorded,

Dec 14th 1850, at 10 hours

15 min.

A.M., at request of

in Book

of Deeds, page 131.

H. Matcell

RECORDER.

REMARKS

DEED.

Santiago E. Arguella,
By Sheriff

TO

John Jacobson Jones

Dated

April 5th

1857

Consideration, \$100.

Covenants:

Graus & Curry

CONVEYS

All right title & interest
which the Defendants or either of them had on
January 15th 1855 in and to (with other lands)
Lot 1 in Block No Fifty six (56) of San Juan
Diego as surveyed by A. H. Gray.
Said January 15th 1855 under an execution
issued out of the Supreme Court of San Francisco
in case of Lucas et al vs Arguella & Rockford.

Witness:—

(Signed:—)

M. M. Sutton
State Sheriff of San Diego County California

Acknowledged:

April 5th 1857

Before

Leonard

with

Notarial

sent affixed.

Filed for Record

Antony Public

1857, at

3 hours 30 min P.m.

Recorded

April 24th 1857 at

2 hours 30 min

at request of

in Book

1 of Deeds, page 270

E. A. Chandler

RECORDER.

REMARKS

REED & DALEY.

Searchers of Records

SAN DIEGO, CAL.

Jno Judson Ames

Dated

May 1st

1855

Consideration, \$ *300.*

TO

Maspani

Covenants:

*Remise release
and quit-claim*

CONVEYS

With other Lands

*Lot 2 in Block Fifty six (56) of New San
Diego as surveyed by A. B. Gray*

Witness:—

(Signed:—)

Jno Judson Ames

Acknowledged:

May 1st 1855.

Before

James W. Robinson

with

Notarial

sent affixed.

Notary Public

Filed for Record.

May 1st

1855, at *3* hours *30* min *P* m.

Recorded

May 4th

1855, at *10* hours

min *A* m., at request of

in Book

2

of Deeds, page *200.*

H. B. Coats

RECORDER.

REMARKS

REED & DALEY.

Searchers of Records

SAN DIEGO, CAL.

DEED.

Michael Casperi

Dated

May 22

1857

Consideration, \$300

TO

Covenants

Trans. Bargain

sell, release & quit claim

John Jackson Acres

CONVEYS

All right title & interest
in and to (with other lands) Lot One Block
Fifty six (56) in San Francisco as surveyed by
H. H. Gray

Witness:—

(Signed:—)

Michael Casperi

(S)

Acknowledged:

In San Francisco

May 22 1857

Before

E. T. Benson

with

Notarial

sent affixed.

Notary Public

Filed for Record,

March 14th

1868, at 11 hours

min. A.M.

Recorded

Mar 26 1868, at

10 hours 15 min.

A.M., at request of

in Book

3

of Deeds, page

62

L. A. Cundleton

RECORDER.

REMARKS

REED & DALEY.

Searchers of Records

SAN DIEGO, CAL.

In the Probate Court of the County of
San Bernardino, State of California.

In the Matter }
of the Estate of } Decree of Distribution
Judson Ames }
deceased }

N. J. Pishon the Administrator of said Estate being on February 25th 1891 filed his petition praying for an order of distribution to Caroline Houston surviving wife of said deceased, and the Probate Judge having on July 24th 1891 appointed March 6th 1891 a time, for said heirs at law to show cause why an order of distribution should not be granted, and it appearing to the satisfaction of the Court that J. Judson Ames died intestate on or about July 24th 1861, that said N. J. Pishon was on November 18th 1869 duly appointed Administrator, that all claims debts and expenses of Administration re-hon been paid, that said Administrator has fully accounted for all the estate that came to his hands, that the said deceased left him surviving his lawful wife the said Caroline S. Houston and one minor child aged about three years which child died about March 27th 1863 leaving no brother or sister living, that said minor child was the only descendant of said deceased, that the Administration of said estate is in a condition to be closed and no further Administration is necessary before distribution,

It is hereby ordered adjudged and decreed that the residue of the Estate of J. Judson Ames deceased now in the hands of Administrator and any other property which is now now known or discovered that belongs to said estate or in which the said Estate may have any interest is hereby distributed as follows. The whole of the property now remaining in the hands of said Administrator is hereby assigned transferred and set over to Caroline Houston (formerly Ames).

The following is a particular description of the real estate of which

distribution is made

With other Lands.

Lot I in Block 57 Seven Hundred and fifty
eight (758) according to the Official Map of
the Pueblo Lands of San Diego made by C. H.
Poole.

Done in Open Court April 11th 1891.

A. H. Toren,

Probate Judge.

Certified to by J. H. Waite, County Clerk of
San Bernardino County that same is a full
true copy of the Original decree on file in
his Office.

Recorded June 15th 1891. at 10h
15am in Book 2 page 73 of Miscellaneous
Records.

Chambers Scott

County Recorder

P. Montes

Dated

September 20th 1869

Consideration, \$ 500.

TO

Chas De Wolf

Covenants Gauss, Fargain
sell every, remise
release Guis-claire

CONVEYS

Block San Humana
and fifty eight (58) of the San Diego according
to the Map of the Public Lands

Witness:—

(Signed:—)

P. Montes (w)

Acknowledged:

September 21st 1869

Before

J. M. Tyson
Notary Public

with

Notarial

seal affixed.

Filed for Record,

Sept 20th

1869,

at 4

hours

30

min.

P. m.

Recorded,

Sept 21st 1869,

at 3

hours

30

min.

P. m.,

at request of

G. A. Ruden

in Book

7

of Deeds, page

13.

RECORDED.

REMARKS

REED & DALEY.

Searchers of Records

SAN DIEGO, CAL.

J. W. Tyson & Co.,
Attorneys

Dated

March 4th

1870

Consideration, \$ 500.

TO

David Lander

Covenants:

Permit release
and quit-claim.

CONVEYS

With other Lands
Lot 1 of Block Fifty six (56) of San Juan Diego
as surveyed by M. H. Gray & John

Witness:—

(Signed)

J. W. Tyson &
Attorneys

(L)

(L)

Acknowledged:

March 4th 1870.

Before

J. Moore

with

Notarial

sent affixed.

Notary Public

Filed for Record,

March 5th

1870, at 10 hours 50 min. a.m.

Recorded

Mar 9th 1870

at 11 hours 50 min.

a.m., at request of

in Book

2

of Deeds, page

252

G. A. Pendleton

RECORDER.

REMARKS

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

N. P. Swan

Dated

April 29th

1874

Consideration, \$ 150-

TO

Tyson and Swift

Covenants:

Revised release
& quit-claim

CONVEYS

With other Lands
Lap I in Block Fifty six (56) of San
Antonio as surveyed by Gray & Jones

Witness: -

(Signed:)

N. P. Swan

(150)

Acknowledged:

April 29th 1874

Before

Chalmers Scott

with

Notarial seal affixed.

Notary Public

Filed for Record,

18

, at

hours

min.

m.

Recorded,

May 3, 1874, at

2 hours

10

min.

m., at request of

in Book 23

of Deeds, page

13.

H. J. Brown

RECORDER.

REMARKS

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

In the District Court of the 17th
Judicial District San Diego Co Cal

People vs

Doc No 459.

} Action to collect
Taxes of year 1870-71

Complaint Filed July 11th 1871.

Summons Issued. July 25th 1871
and returned served by Posting
Copy at the Court House Door.

June 17th 1872. Order of sale issued
Sale to Elwood. July 16th 1872

J. W. Craigue
Late Sheriff

TO

E. W. Monroe

Dated

April 19th 1875

1875

Consideration, \$ 14⁰⁰

Covenants

Grant. Pargain.
Soll and County

CONVEYS

Laf. Die Block No
Seven Hundred and fifty eight (508) in
New San Diego. Sold February 16th 1874 for
State County Taxes for the year 1871 in full of
People as doc. N^o 4459

should be for the taxes of 1875
as shown by the original book in possession of E. W. Monroe

Witness:—

(Signed:—)

J. W. Craigue
Late Sheriff of the County of
San Diego California

Acknowledged:

May 4th 1875

Before

J. Stapler

with

Notaral

seal affixed.

Notary Public

Filed for Record

18

, at

hours

min. m.

Recorded May 6th 1875 at 10 hours 30 min. At request of

in Book 25 of Deeds, page 378.

A. J. Evans

RECORDER.

REMARKS

REED & DALEY.

Searchers of Records

SAN DIEGO, CAL.

E. W. Monroe

Dated September 29th 1882

Consideration, \$500. of her separate funds.

Covenants: Grant.

TO

Emma A. Woodward

CONVEYS

Lot in Block 10
Seven Hundred and fifty eight (758) of
San Juan Diego

To have and to hold as her separate property.

Witness:—

(Signed:— E. W. Monroe (4-)

Acknowledged:

September 29th 1882

Before

Thos. Whaley
Notary Public

with

Notarial

seal affixed.

Filed for Record,

18, at hours min. m.

Recorded Sep 11th 1882 at 4 hours 35 min. at request of

in Book 41 of Deeds, page 470.

Gilbert Rennie
RECORDER.

REMARKS

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

Emma A. Woodward

Dated September 11th 1886
Consideration, \$ 175⁰⁰

TO

Covenants:

James M. Kearney

Grant

CONVEYS

Lot 8 in Block
No Seven Hundred and fifty eight (758)
of New San Diego according to Potter's Map
of Pueblo Lands

Witness:—

(Signed)

Emma A. Woodward

Acknowledged:

September 11th 1886

Before

W. Keating
Notary Public

with

Patricia

sent affixed.

Filed for Record,

18

at

hours

min.

m.

Recorded

Sept 11th 1886

at

9

hours

30

min.

at request of

in Book

47

of Deeds, page

212

E. Keating

RECORDER.

REMARKS

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

James A. Kearney

Dated March 6th 1855

Consideration, \$ 300.

TO

Covenants:

Oscar Freeman

Grants.

CONVEYS

Lot I in Block No Seven Hundred and a fifty eight (758) according to the Map of Pueblo Lands made by C. H. Poole or Lot I in Block Fifty six (56) in San Juan Diego according to the Map thereof made by A. B. Gray & D. D. Johns A. D. 1850

Witness: --

(Signed)

James A. Kearney

Acknowledged:

March 6th 1855

Before

W. C. Keating

with

Notarial

seal affixed.

Filed for Record,

Notary Public
March 6th

1855, at 3 hours 50 min. P. M.

Recorded,

18

at

hours

min.

m., at request of

in Book

of Deeds, page

RECORDED.

REMARKS

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

Taxes— Paid except for present year.

— Mortgages — None —

— Judgments — None. —

— Homesteads — None —

— Leases — None —

— Licenses — None. —

State of California }
County of San Diego }

I do hereby Certify
that the foregoing Certificate (21) pages
contain a full Abstract of all Con-
veyances and instruments of
record effecting the title to Lot 11 in
Block No 56 of San Juan Diego, that we
find after a careful examination
of the records and files in the Offices
of the County Clerk & County Recorder
of San Diego County,
J. H. A. U. San Diego, March 20th 1885 A.D.

Richard Daley
Recorder of County.