

Abstract of Title

Roseville - BLK 51X79

(Robinson)

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 "
Part " " 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.

Searcher of Records
SAN DIEGO, CAL.

DEED.

The City of San Diego

By
James H. Robinson &
W. C. Kerrell, Trustees.

TO
Lewis Ross

Dated

12th July 1853

Consideration, \$ 308 ⁶⁶/₁₀₀

Covenants Do grant, bargain, sell, release & quit claim unto 2^d party his heirs and assigns forever

Conveys in the limits of the Town of San Diego,
County of San Diego, State of California, and known and described as
Lot No. 25 and the Southern 1/2 of Lot No. 17 adjoining said Lot
No. 25. Said lot 17 being divided by a straight line in the center.
commencing at the water and running back towards the hills,
the said lot No. 25 contains 158 acres, and the 1/2 of 17 contains 43 1/2
on the Bay between Old Town and the Playa as indicated on the
map of the said Town of San Diego by Clayton Brown filed in the
Office of the Board of Trustees of said Town.
To have to have &c.

Witness :—

Philip Brothwaite
E. P. Roberts

(Signed :—)

James H. Robinson (seal)
W. C. Kerrell (seal)

Acknowledged :—

San Diego 12th July 1853

Before Philip Brothwaite with 200 seal affixed.
Recorder

Filed for Record 18 , at hours min. M.
Recorded July 15th 1853, at 12 hours - min. - M. at request
of in Book D of Deeds, page 134

Philip Brothwaite
Recorder.

Remarks : Block 51 Roseville is part of the
Above land.

Searcher of Records
SAN DIEGO, CAL.

Page

DEED.

The City of San Diego

By

Louis Ross and

W.C. Ferrell, Trustees,

TO

James H. Robinson

Dated

5th July 1853

Consideration, \$ *524*^{*33 1/2*}/₁₀₀

Covenants: *Both grant, bargain, sell, release & quit claim unto 2^d party his heirs and assigns forever.*

Conveys in *the limits of the City of San Diego,*
County of San Diego, State of California, *and known and described as*
Lot 16 containing 17 1/2 acres & 6 rods and the North 1/2 of Lot 17 Contg
4 3/4 acres and 3 rods: said lot 17 being divided by a straight line in
the Center Commencing at the water and running back towards the hills
bordering on the Bay of San Diego between Old Town and the Playa, as
surveyed & indicated upon the map of said City by Clayton K. Rose, C.E.
in 1851. Filed &c of the Trustees thereof
William and to Halsey &c.

Witness:—

John Mayers
E. M. Morris

(Signed:—)

Louis Ross (seal)
W.C. Ferrell (seal)

Acknowledged:—

San Diego 25th March A.D. 1854

Before

D.H. Rogers

with

no

seal affixed.

Filed for Record

18

at

hours

min.

m.

Recorded

April 14th

1854

at

hours

min.

m.

at request

of

in Book *D* of Deeds, page *330*

W.B. Clout

Recorder.

Remarks:

Block 179 Roseville is part of the
Above land

Searcher of Records

SAN DIEGO, CAL.

Page

DEED.

William M. Robinson &
Sarah A. Robinson

Dated

30th May 1868

Consideration, \$10,000⁰⁰

TO

Louis Ross

Covenants Do sell, remise, release &
quit claim unto 2nd party his heirs
and assigns forever.

Stamp \$10⁰⁰ cancelled

Conveys in the limits of the public lands of the City of San Diego,
County of San Diego, State of California, with a large amount of other property
lots 16 and the W. 1/2 lot 17 both lying on the Bay of San Diego between
Old Town and the Playa as surveyed and indicated upon the map of S. City
by Platoon & Hesse Claim 1851 filed in the office of the Trustee of said
city said Lot 16 is known & numbered as Lot 208 and said lot 17 as known
& numbered as 199 upon said Official map being same lots conveyed
to James H. Robinson, deceased, by Louis Ross & W. C. Farrell, Trustees of said
City by deed 55. May 1853, recorded to in Book D of Deeds pages 330-331

Witness :—

M. H. Cleveland

(Signed :—)

W. B. Robinson

(Seal)

Sarah A. Robinson

(Seal)

Acknowledged :—

San Diego 27th May 1868

Before

G. A. Brundleton

with Official seal affixed.

County Clerk &c.

Filed for Record

May 27th 1868, at 12 hours 20 min. p. m.

Recorded

6th June 1868, at 5 hours 10 min. p. m. at request

of

in Book 3 of Deeds, page 156

Searcher of Records
SAN DIEGO, CAL.

G. A. Brundleton

Co. Recorder.

Remarks :

DEED.

Louis Rose

Dated

5. July 1877

Consideration, \$ 5000⁰⁰

TO

A. Hallack

Covenants: granted

Conveys in the books of San Diego,

County of San Diego, State of California, with a large amount of other property:-

Block one hundred & seventy nine (179) according to the recorded
map of Roseville

Witness :—

(Signed :—)

Louis Rose (seal)

Acknowledged :—

San Diego 5th July 1877

Before

A. H. Conklin

with

Official

seal affixed.

Court Commissioner, San Diego County

Filed for Record

18

, at

hours

min.

M.

Recorded

July 6th

1877

at

10

hours

40

min.

A. M.

at request

of

in Book

30

of

Deeds, page

332

Searcher of Records
SAN DIEGO, CAL.

A. S. Grant

Co. Recorder.

Remarks :

DEED.

Dated

16th September 1880

E. Hallack

Consideration, \$

TO

Louis Rose

Covenants: *grants to said 2nd party*

Conveys in *San Diego*,

County of San Diego, State of California, *All of the real Estate conveyed to
me and recorded in Book 30 of Deeds page 382. The trust under which
said real estate was held being now fully satisfied*

Witness :—

C. P. Hall

(Signed :—)

E. Hallack

(none)

Acknowledged :—

San Diego 16th September 1880

Before

C. P. Hall

with *Official* seal affixed.

Notary Public

Filed for Record

18

at

hours

min.

M.

Recorded *September 17th* 1880, at *2* hours *25* min. *P* M. at request
of _____ in Book *35* of Deeds, page *383*.

Searcher of Records

SAN DIEGO, CAL.

Gellert Remmi

Co. Recorder.

Remarks :

Page

Louis Rose

To

Simon Levi, Daniel Caus,
George M. Cannals, Charles L.
North and John A. Rose.
In Trust.

Trust Deed dated 3rd November 1884.
Recites, that said 1st party in consid-
eration and for the purposes of the
trusts hereinafter recited, do grant
unto 2nd parties All real & personal
property situated and being within the
limits of California belonging to him

or in which he has any interest or may hereafter acquire an interest
together with the tenements & hereditaments thereunto belonging.

To have and to hold the said property unto said 2nd parties and
their successors and assigns; On trust, for the following special
uses and trusts, to-wit: All of his just debts due or hereafter incurred
expenses incident to such property, taxes, insurances &c. shall be paid
out of said property or the proceeds thereof, and after payment of all
indebtedness already due or hereafter incurred the said property shall
be held and managed by said 2nd parties for the sole use and
benefit of his said daughter Henrietta Rose, until she marries
or becomes of lawful age, when this trust shall terminate, and
all of the property hereby conveyed, except such portions thereof as
may have been previously sold by said trustees, by virtue hereof,
shall vest absolutely in his said daughter Henrietta Rose,
her heirs and assigns, and said Trustees shall at that time
grant and convey unto her, or her heirs or assigns by proper deed
of conveyance all their remaining interest in said property.

Said trustees are authorized & empowered to manage and rent
all of such property hereby conveyed in such manner as they may
deem best for the interests of my said daughter, & sell any portion
thereof &c. for the support of my said daughter, & convey the property
so sold &c. by proper deed or deeds of conveyance, but at least, from
of said trustees shall receive in such sale but during my lifetime no
sale shall be made without my consent being first obtained.

Said Trustees are further empowered to sell grant & convey any portion
of said property at any time when requested by me to pay over to me all
or any part of the proceeds of such sale. In case of death or inability
to act of any of said trustees, the surviving in writing may nominate and appoint
other person or persons to fill such vacancy.

Witness: Thos. Whaley. (Signed) Louis Rose (no seal)

atdq. 3rd Nov. 1884 before Thos. Whaley W. (seal)

Recorded Nov 22. 1884 at 9 am in Book 48 p 33.

E. J. Haught Co. Recorder

Tax Statement

1881

State + Lo

Cert 132

Block 51 Roseville assessed to
Unknown Owners valued at \$24. and
sold March 18th 1882 to The People of
the State of California Amt 0.94

1884

State + Lo

Cert 126

Block 179 Roseville assessed to
Louis Rose and valued at \$14⁰⁰ and
sold March 13th 1885 to The People of
the State of California Amt. 0.75.

Taxes Paid except current year & per statement

Mortgages None

Judgments None

Homesteads None

Leases None

Lis Pendens None

Attachments None

Executions 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

Blocks 51 and 179 Roseville
without reference to probate of Estate of
J. W. Robinson, deceased.

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 Sept 22nd 1887 9 AM

Searcher of Records

SAN DIEGO, CAL.

Jos B Boyd
Co. Recorder of Records
B.

Page

DEED.

Dated Sept 21 1887

Simon Levi
Geo M. Dammah
David John A. Love
and C. P. Hoell
 TO
Thomas Whaley
R. H. Dalton.

Consideration, \$ 1500 00

Covenants: Grant

CONVEYS, situate in City and
 County of San Diego, State of California, with other lands
Block 51 Renville according to
official map thereof
The Grantees herein, acting as Trustees
by virtue of a certain deed dated
November 3, 1884 executed by Louis Rose
in which the said property was to them
conveyed for certain purposes therein
named

Witness: } Signed: Simon Levi
Geo M Dammah
D. C. Love
C. P. Hoell.

Acknowledged:
September 29, 1887 By Simon Levi Geo M
Dammah D. C. Love and C. P. Hoell Master of Legal
 Before James A. Silber with Official seal affixed.
Notary Public

San Diego Co
 Filed for Record, November 28 1887 at 11 hours 15 min. a m.
 Recorded in Book 104 of Deeds, page 284 E. G. Haight
 RECORDER.

Remarks
The name of John A. Love appears in
the body of deed, but does not sign or
acknowledge

Abstract and Title
 INSURANCE CO.
 OF SAN DIEGO.
 SEARCHERS OF RECORDS.
 SAN DIEGO, CAL.

DEED.

Dated Feb. 9 1888

Consideration, \$ 5⁰⁰/

Thos Whaley

TO

R H Dalton

Covenants: Grant

CONVEYS, situate in City and
County of San Diego, State of California,

An undivided 1/2 interest
in and to Block 51 Rosville, according
to official map kept on file

Witness:

Signed:

Thos Whaley

Acknowledged:

February 9, 1888

Before Jan A Sillar T.P. with official seal affixed.
San Diego

Filed for Record, February 11 1888, at 9 hours 35 min. a m.

Recorded in Book 117 of Deeds, page 363

E G Knight

RECORDER

Remarks

R H Dalton Deed to Emma C. Gregg with
Jan A Sillar T.P. recorded 2/29 and this is the
same parcel as of this abstract.

Abstract and Title

INSURANCE CO.
OF SAN DIEGO.

SEARCHERS OF RECORDS.

SAN DIEGO, CAL.

Statement and Certificate.

Tax Sales — None —
Taxes, present year, City Taxes paid except on lot 9 which we cannot find State and County Taxes not awarded
Mortgage Liens — None —
Judgment Liens — None —
Mechanic Liens — None —
Lis Pendens — None —
Leases — None —
Declarations of Homestead — None —

THERE ARE NO OTHER LIENS FILED OR RECORDED IN
COUNTY RECORDER'S OFFICE OR COUNTY CLERK'S OFFICE.

STATE OF CALIFORNIA, }
County of San Diego. } ss.

It is hereby certified that the foregoing abstract of title to

Block 51 Rosville

Since September 22 1887 and
the date of the annexed Abstract of
which this is a continuation

is a correct history of the title to said premises, as the same appears by the records and
files of the offices of the Clerk and Recorder of said County, at this date, and which is
found after a careful search thereof

H. T. CHRISTIAN & CO.

AND

Abstract & Title Ins. Co.

OF SAN DIEGO,

915 Sixth Street.

Page

San Diego, Cal., Mar 19th 1889, at 9th a. m.

H. T. Christian & Co.

Searchers of Records.

By W. H. Foster

Abstract and Title Insurance Company of San Diego.

By Jos P Bush MANAGER.