

THIS INDENTURE, Made the 6th day of November,  
in the year of our Lord Nineteen Hundred and Forty-two, between

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION,  
a National Banking Association,

COAST COUNTIES GAS AND ELECTRIC COMPANY,  
a Corporation,

GEORGE R. GUHE and JANE V. GUHE, his wife,

DOUGLAS H. SIM and MARCELLA MOORE SIM, his wife,

O. E. ROUSE, a Widower,

IGNAZIO TURTURICI and ANNIE TURTURICI, his wife,

JOSEPH TURTURICI and MARY TURTURICI, his wife, and

PHILIP TURTURICI, Unmarried,

the parties of the first part, and the

COUNTY OF SANTA CLARA, a body politic and corporate  
and a political subdivision of the State of  
California,

the party of the second part,

WITNESSETH: That the said parties of the first part, for  
and in consideration of the benefits accruing to the parties of the  
first part by reason of the acceptance of the roadway by the party  
of the second part, do by these presents grant, convey, confirm and  
dedicate unto the said party of the second part, and to its suc-  
cessors and assigns forever, for use as a public road and highway,  
all that certain strip, piece and parcel of land, situate, lying and  
being in Road District Number 1 in the said County of Santa Clara,  
State of California, and bounded and particularly described as fol-  
lows, to wit:

Being a part of the lands formerly of Thomas N.  
Fisher Estate Company lying in the Rancho Laguna  
Seca and being a strip of land of the uniform  
width of 40 feet, 20 feet lying on each side of  
the following described center line.

BEGINNING at a 3/4 inch pipe in the southwesterly  
line of the Southern Pacific Railroad Company's

right-of-way at the most northerly corner of the 30 acre tract of land conveyed by O. E. Rouse to Lillian E. Rouse by deed dated September 7, 1921, and recorded in Volume 539 of Deeds, at page 131, Official Records of Santa Clara County, California, and running thence along the northwesterly boundary of said 30 acre tract of land S. 49° 00' W. 1286.34 feet more or less to a 3/4 inch pipe at the most westerly corner of the aforesaid 30 acre tract of land; thence continuing along the center line of a 40 foot right of way S. 49° 00' W. 6840.90 feet to a harrow tooth in the northeasterly line of the 401.73 acre tract of land confirmed to Earl Bradford by the Decree of Distribution in the matter of the Estate of H. S. Bradford, recorded in Volume 1098, at page 417 et seq. Official Records of Santa Clara County, California; said pipe being N. 47° 58' W. 46.40 feet from an iron pipe "C-4" in said northeasterly line of the above mentioned 401.73 acre tract of land. Courses true. Magnetic Variation 18° 00' East.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to its successors and assigns forever, for use as a public highway.

IN WITNESS WHEREOF, the said individual parties of the first part have hereunto set their respective hands the day and year first above written, and the corporate parties of the first part, by their respective officers thereunto duly authorized, have caused their names to be signed and their corporate seals to be affixed hereto the day and year first above written.

BANK OF AMERICA NATIONAL TRUST AND SAVINGS  
ASSOCIATION,

By

*H. F. Hogan*  
Vice President

And

*Russell Helander*  
Asst. Secretary

right-of-way at the most northerly corner of the 30 acre tract of land conveyed by O. E. Rouse to Lillian E. Rouse by deed dated September 7, 1921, and recorded in Volume 539 of Deeds, at page 131, Official Records of Santa Clara County, California, and running thence along the northwesterly boundary of said 30 acre tract of land S. 49° 00' W. 1286.34 feet more or less to a 3/4 inch pipe at the most westerly corner of the aforesaid 30 acre tract of land; thence continuing along the center line of a 40 foot right of way S. 49° 00' W. 6840.90 feet to a harrow tooth in the northeasterly line of the 401.73 acre tract of land confirmed to Earl Bradford by the Decree of Distribution in the matter of the Estate of H. S. Bradford, recorded in Volume 1098, at page 417 et seq. Official Records of Santa Clara County, California; said pipe being N. 47° 58' W. 46.40 feet from an iron pipe "C-4" in said northeasterly line of the above mentioned 401.73 acre tract of land. Courses true. Magnetic Variation 18° 00' East.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to its successors and assigns forever, for use as a public highway.

IN WITNESS WHEREOF, the said individual parties of the first part have hereunto set their respective hands the day and year first above written, and the corporate parties of the first part,

State of California,  
City and County of San Francisco }

On this 6th day of November in the year one thousand nine hundred and forty-two  
before me, SAM B. FUGAZI, a Notary Public in and for the City and County of San Francisco, State of California, personally appeared

H. F. Hagan and  
R. J. Von Der Mehden  
known to me to be the Vice PRESIDENT and Assistant Secretary  
respectively.

of the corporation described in and that executed the within instrument, and also known to me to be the person who executed it on behalf of the corporation therein named and  
he acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal at my office in the City and County of San Francisco, the day and year in this certificate first above written.

  
Sam B. Fugazi  
Notary Public in and for the City and County of San Francisco, State of California  
My Commission expires May 9th, 1946.

State of California, }  
COUNTY OF SANTA CLARA. } ss.

2

On the 12th day of November, 1942, in the year One Thousand Nine Hundred and Forty-Two,  
me, Lois B. Crews, a Notary Public in and for the said County of Santa Clara, State of  
California, residing therein, duly commissioned and sworn, personally appeared DOUGLAS H. SIM and MARCELLA  
MOORE SIM, his wife, - - - - -

two of  
known to me to be the persons whose names are subscribed to the within  
instrument and acknowledged to me that They executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal at  
my office in the said County of Santa Clara the day and year in this certificate first  
above written.

Commission Expires Sept. 17th, 1946

Lois B. Crews  
Notary Public in and for the County of Santa Clara, State of California

State of California, }  
COUNTY OF SANTA CLARA. } ss.

This 12th day of November, in the year One Thousand Nine Hundred and Forty-Two,  
I, Lois B. Crews, a Notary Public in and for the said County of Santa Clara, State of  
California, residing therein, duly commissioned and sworn, personally appeared DOUGLAS H. SIM and MARCELLA  
MOORE SIM, his wife, - - - - -

two of  
known to me to be the persons whose names are subscribed to the within  
instrument and acknowledged to me that They executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal at  
my office in the said County of Santa Clara the day and year in this certificate first  
above written.

My Commission Expires Sept. 17th, 1946

Lois B. Crews  
Notary Public in and for the County of Santa Clara, State of California

State of California

City and County of San Francisco, } ss.

On this 30<sup>th</sup>

5

December

, in the year of our Lord One Thousand  
Nine Hundred and Forty - 1940 before me, FRANK L. OWEN a Notary Public in and  
for said City and County and State, residing therein, duly commissioned and sworn, personally appeared

H. L. FARRAR

and

G. M. FOSTER

known to me to be the

President and Assistant Secretary, respectively of

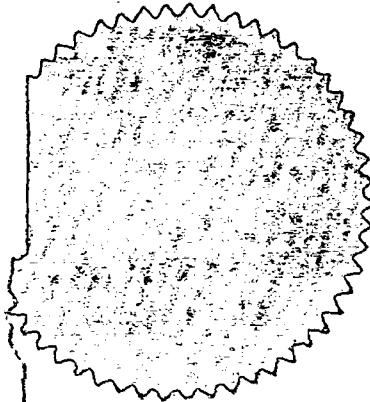
COAST COUNTIES GAS AND ELECTRIC COMPANY

the Corporation described in and  
that executed the within instrument, and also known to me to be the persons who  
executed it on behalf of the said Corporation therein named, and they  
acknowledged to me that such Corporation executed the same

IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
my Official Seal, at my office in the City and County and State aforesaid  
the day and year in this certificate first above written.

Frank L. Owen

Notary Public in and for said City and County of San Francisco, State of California



State of California

City and County of San Francisco, }

ss.

On this 30<sup>th</sup>

day of

December

in the year of our Lord One Thousand  
Nine Hundred and Forty - two before me, FRANK L. OWEN a Notary Public in and  
for said City and County and State, residing therein, duly commissioned and sworn, personally appeared.....

H. L. FARRAR

and

G. M. FOSTER

known to me to be the

President and Assistant Secretary, respectively of

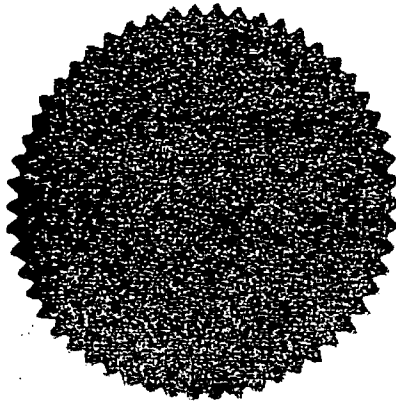
COAST COUNTIES GAS AND ELECTRIC COMPANY

the Corporation described in and  
that executed the within instrument, and also known to me to be the persons who  
executed it on behalf of the said Corporation therein named, and they  
acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
my Official Seal, at my office in the City and County and State aforesaid  
the day and year in this certificate first above written.

Frank L. Owen

Notary Public in and for said City and County of San Francisco, State of California



State of California, }  
COUNTY OF SANTA CLARA. } ss.

3

his 21st day of November, in the year One Thousand Nine Hundred and Forty-Two,  
before me, Lois B. Crews, a Notary Public in and for the said County of Santa Clara, State of  
California, residing therein, duly commissioned and sworn, personally appeared O. E. ROUSE, a Widower; PHILIP  
TURTURICI, Unmarried; JOSEPH TURTURICI and MARY  
TURTURICI, his wife; and GEORGE R. GUHE and  
JANE V. GUHE, his wife,  
known to me to be <sup>six of</sup> the persons whose names are subscribed to the within  
instrument and acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal at  
my office in the said County of Santa Clara the day and year in this certificate first  
above written.

Commission Expires Sept. 17, 1946

*Lois B. Crews*  
Notary Public in and for the County of Santa Clara, State of California



State of California, }  
COUNTY OF SANTA CLARA. }ss.

On this 21st day of November, in the year One Thousand Nine Hundred and Forty-Two,  
before me, Lois B. Crews, a Notary Public in and for the said County of Santa Clara, State of  
California, residing therein, duly commissioned and sworn, personally appeared O. E. ROUSE, a widower; PHILIP  
TURTURICI, Unmarried; JOSEPH TURTURICI and MARY  
TURTURICI, his wife; and GEORGE R. GUHE and  
JANE V. GUHE, his wife,  
known to me to be <sup>six of</sup> the persons whose names are subscribed to the within  
instrument and acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal at  
my office in the said County of Santa Clara the day and year in this certificate first  
above written.

Commission Expires Sept. 17, 1946

Lois B. Crews  
Notary Public in and for the County of Santa Clara, State of California

State of California, }  
COUNTY OF SANTA CLARA. }ss.

X

this 24th day of November, in the year One Thousand Nine Hundred and Forty-Two,  
before me, Lois B. Crews a Notary Public in and for the said County of Santa Clara, State of  
California, residing therein, duly commissioned and sworn, personally appeared IGNAZIO TURTURICI and ANNIE  
TURTURICI, his wife. - - - - -

two of  
known to me to be the persons whose names are subscribed to the within  
instrument and acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal at  
my office in the said County of Santa Clara the day and year in this certificate first  
above written.

My Commission Expires Sept. 17th, 1942

Lois B. Crews  
Notary Public in and for the County of Santa Clara, State of California

State of California. }  
COUNTY OF SANTA CLARA. }ss.

X

On this 24th day of November, in the year One Thousand Nine Hundred and Forty-Two,  
before me, Lois B. Crews a Notary Public in and for the said County of Santa Clara, State of  
California, residing therein, duly commissioned and sworn, personally appeared IGNAZIO TURTURICI and ANNIE  
TURTURICI, his wife, - - - - -

two of  
known to me to be the persons whose names are are subscribed to the within  
instrument and acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal at  
my office in the said County of Santa Clara the day and year in this certificate first  
above written.

My Commission Expires Sept. 17th, 1942

Lois B. Crews  
Notary Public in and for the County of Santa Clara, State of California

COAST COUNTIES GAS AND ELECTRIC COMPANY,

By

H. K. Farrar  
President

And

G. M. Foster  
Assistant Secretary

Douglas H. Linn

Marcella Moore Linn

O. E. Rouse

Philip Turturici

Joseph Turturici

Mary Turturici

George R. Luke

Jane V. Luke

Bessie Turturici

Ignazio Turturici

← over

The foregoing deed was presented and read to the Board of Supervisors this 4th day of January, 1943, and thereupon on motion duly seconded and carried, said deed was accepted and ordered recorded.

ATTEST: FRANK W. HOGAN, Clerk

By Ralph F. Dittler Deputy

*Luguna Rd.*  
**265934**  
NO. 1510 LUGUNA ROAD DIST. 1.  
~~COMPANED~~ D E E D

BANK OF AMERICA NATIONAL TRUST  
AND SAVINGS ASSOCIATION, a  
National Banking Association,  
ET AL.,

First Parties,

-- to --

COUNTY OF SANTA CLARA,  
Second Party.

DATED:

INDEXED	PAGES
<input checked="" type="checkbox"/> GRANTOR	<input checked="" type="checkbox"/> GRANTOR
<input checked="" type="checkbox"/> GRANTEE	<input checked="" type="checkbox"/> GRANTEE
<input checked="" type="checkbox"/> SPECIAL	<input checked="" type="checkbox"/> SPECIAL

Filed for Record at the Request of  
*Grantlee*

JAN 5 1943  
at 3:30 min. past 3 o'clock  
and recorded in Volume 122 of Official  
Records, page 520 of sec. Santa  
Clara County Records.

CHAS. A. PAYNE Recorder  
*W. Thomas*  
Deputy Recorder

BOHNETT, HILL, COTTRELL & BOCCARDO  
ATTORNEYS AT LAW  
BANK OF AMERICA BUILDING  
SAN JOSE, CALIFORNIA

16 / 460

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17

## PRELIMINARY REPORT

for a Title Insurance Policy to be issued by

## San Jose Abstract &amp; Title Insurance Co.

To

L.D. BOHNETT

Application No. 136519-C

for policy in the sum of \$

After an examination of the Official Records of Santa Clara County, California, San Jose Abstract & Title Insurance Co., a corporation, hereby reports, subject to the Exceptions and Conditions herein specified, that the title to the real property hereinafter described, at the date hereof, is vested in:

IGNAZIO TURTURICI, JOSEPH TURTURICI and PHILIP TURTURICI,

free and clear of all incumbrances except the following, to-wit:

1. Taxes for the Fiscal Year 1942-1943 a lien but not yet due or payable.
2. Right of Way for road purposes over the Southeasterly 20 feet of the property hereinafter described as reserved in the Deed from Thomas N. Fisher Estate Company to Belle Munroe dated January 22, 1917 and recorded January 27, 1917 in Book 455 of Deeds, page 72.
3. A perpetual easement and right of way, from that certain well in the most Easterly corner of the property hereinafter described located Northwesterly of the Northwesterly line of the road hereinafter referred to, over and through the property hereinafter described in a Southwesterly direction to the Northeasterly line of the 20 acre tract of land conveyed by George C. Friend and Mary A. Friend, his wife, to Harry W. Shimer by Deed dated April 1, 1920 and recorded April 1, 1920 in Book 513 of Deeds, page 149, said right of way to run parallel with the Northwesterly line of said road and distant not more than five feet Northwesterly therefrom, said right of way to be used for the sole purpose of constructing, installing and maintaining, at his own proper

expense and cost, a concrete pipe line, to convey water from said well to said 20 acre tract of land therein granted, said pipe line to be so constructed that the top thereof shall be at least fourteen inches below the surface of the ground, all as granted in the above mentioned Deed from Friend and wife to Shimer.

- ✓ 4. Deed of Trust dated February 1, 1938 and recorded February 1, 1938 in Book 857 of Official Records, page 585, executed by Ignazio Turturici and Annie Turturici, his wife, Joseph Turturici and Mary Turturici, his wife, and Philip Turturici, unmarried, as Trustors, to E. Bettencourt, as Trustee, and George C. Friend, as Beneficiary, to secure the payment of Twenty-nine Thousand Six Hundred Twenty-five and 86/100 Dollars (\$29,625.86), with interest, also such additional sums, etc. (Also covers other property.)

NOTE: Taxes for the Fiscal Year 1941-1942 have been paid. Receipt No. 51886. (Assessed with other property.)

First installment	\$132.28
plus Personal Property	7.58

Second installment	132.27
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Application No. 136519-C

## DESCRIPTION

All that certain parcel of land situate in the \_\_\_\_\_  
County of Santa Clara, State of California, particularly described as follows:

Commencing at a 4" x 4" redwood post at the Northeasterly corner of the lands now or formerly of the Thomas N. Fisher Estate Company on the line common to the lands now or formerly of B. Cassou, and the lands now or formerly of the said Thomas N. Fisher Estate Company, where said common line intersects the Southwesterly line of the right of way of the Southern Pacific Company as described in that Deed made by Dan Fisher, et al, to the Thomas N. Fisher Estate Company and now of record in Book 392 of Deeds, page 554, in the office of the County Recorder of the County of Santa Clara, State of California, and running thence along said line common to said lands of said B. Cassou and the said lands now or formerly of said Thomas N. Fisher Estate Company, S. 48°29'W. 840 feet to a 4" x 4" redwood post; thence S. 39°00'E. 1033.5 feet to an iron pipe in the center of a 40 foot private road, from which a 4" x 4" witness post bears N. 39°W. 20 feet; thence N. 49°00'E. 840.9 feet along the center line of said private road and along the Northwesterly line of the 30 acre tract of land conveyed by O.E. Rouse to Lillian E. Rouse by Deed dated September 7, 1921 and recorded in Book 539 of Deeds, page 131, records of said County of Santa Clara, to an iron pipe on the Southwesterly line of the right of way of the Southern Pacific Company from which a 4" x 4" witness post bears N. 39°00'W. 20 feet; thence N. 39°00'W. 1040.2 feet along the Southwesterly line of the right of way of the Southern Pacific Company to the point of commencement. Containing 20 acres, more or less, and being a portion of the Rancho La Laguna Seca set off to Thomas N. Fisher and to Cypriano Fisher by the Decree in the partition suit entitled, "Dan Murphy et al vs. Thomas Fisher et al," being case Number 1096 of the Third Judicial District, yet standing in the name of Thomas Fisher, now deceased, and being a portion of the land known as the Thomas Fisher Ranch. Courses True. Mag. Var. 17°E.

Excepting therefrom as appurtenant to the 20 acre tract of land conveyed by George C. Friend and Mary A. Friend, his wife, to Harry W. Shimer by Deed dated April 1, 1920 and recorded April 1, 1920 in Book 513 of Deeds, page 149, one full undivided half interest in and to that certain well, and the waters thereof situate and being in the most Easterly corner of the 20 acre tract of land hereinabove described, which said well is located Northwesterly of the Northwesterly line of the above mentioned private road, all as conveyed in the above mentioned Deed from Friend and wife to Shimer.

## EXCEPTIONS

The Policy to be issued pursuant hereto will not insure against loss by reason of:

1. Any facts which a correct survey and inspection of said land would show; water rights; reservations in United States Patents; mining claims; rights or claims of parties in possession of any part of said land, easements, liens or encumbrances which are not shown by the official records of (a) any County in which said land is located; (b) the Federal Offices of the Federal District in which said land is located; (c) any City in which, or adjacent to which, said land is located.
2. Assessments, taxes or obligations levied or created for any public or district improvement or purpose, unless at the date hereof the amount of such assessment, tax or obligation has been fixed, is payable and is shown as a lien by the official records of (a) any County in which said land is located; or (b) any City in which said land is located.
3. Proceedings for municipal improvement, which, at the date hereof, are shown by the official records of any such city, but have not resulted in imposition of a lien upon, or establishment of an easement over, or adjudication of the right to a public use of, said land or any part thereof.
4. Action by any governmental agency for the purpose of regulating occupancy or use of said land or any building or structure thereon.

Application No. 136519-C

Dated at San Jose, California,

September 15, 1942, at 9 A.M.

SAN JOSE ABSTRACT & TITLE INSURANCE CO.

By 

President.

## IMPORTANT

An investor should:

- a. Inquire into the rights or claims of parties in possession.
- b. Examine and determine the exact boundaries of the property and have a survey made if necessary.
- c. Determine whether there are any lienable claims for labor done or materials furnished within the past 90 days.

**NOTE:** The wife of any owner should join her husband in executing and acknowledging all deeds and trust deeds or mortgages made by him.

**NOTE:** In order to secure protection from loss by reason of conveyances, defects, liens, or encumbrances between the date hereof and the final settlement between the parties, this company upon request will receive the consideration in escrow and will file for record the instruments connected with the transaction, pay off the encumbrances and thereafter issue the policy.

1510

LAGUNA ROAD DIST. NO. 1.

PRELIMINARY REPORT

FOR A

TITLE INSURANCE  
POLICY

TO BE ISSUED BY

SAN JOSE ABSTRACT & TITLE  
INSURANCE CO.

PRELIMINARY REPORT  
for a Title Insurance Policy to be issued by

## San Jose Abstract & Title Insurance Co.

To

L.D. BOHNETT

Application No. 136519-E  
for policy in the sum of \$

After an examination of the Official Records of Santa Clara County, California, San Jose Abstract & Title Insurance Co., a corporation, hereby reports, subject to the Exceptions and Conditions herein specified, that the title to the real property hereinafter described, at the date hereof, is vested in:

COAST COUNTIES GAS AND ELECTRIC COMPANY, a corporation,

free and clear of all incumbrances except the following, to-wit:

1. Taxes for the Fiscal Year 1942-1943 a lien but not yet due or payable.
2. An Easement to travel over the Northwesterly 15 feet of the hereinafter described property, lying within the bounds of a road, as referred to in Deed executed by Thomas Fisher, et ux, to Townsend Wood, dated August 12, 1893 and recorded on August 14, 1893 in Book 162 of Deeds, page 38.
3. Trust Indenture dated July 1, 1941 and recorded June 26, 1941 in Book 1045 of Official Records, page 365, executed by Coast Counties Gas and Electric Company, a corporation, to The Anglo California National Bank of San Francisco, a national banking association, as Trustee, to secure a bonded indebtedness in the aggregate amount of \$3,500,000.00, and reference is hereby made to the record thereof for further particulars. Said Indenture covers the property hereinafter described and all other property of said company, real, personal and mixed then owned or thereafter acquired.

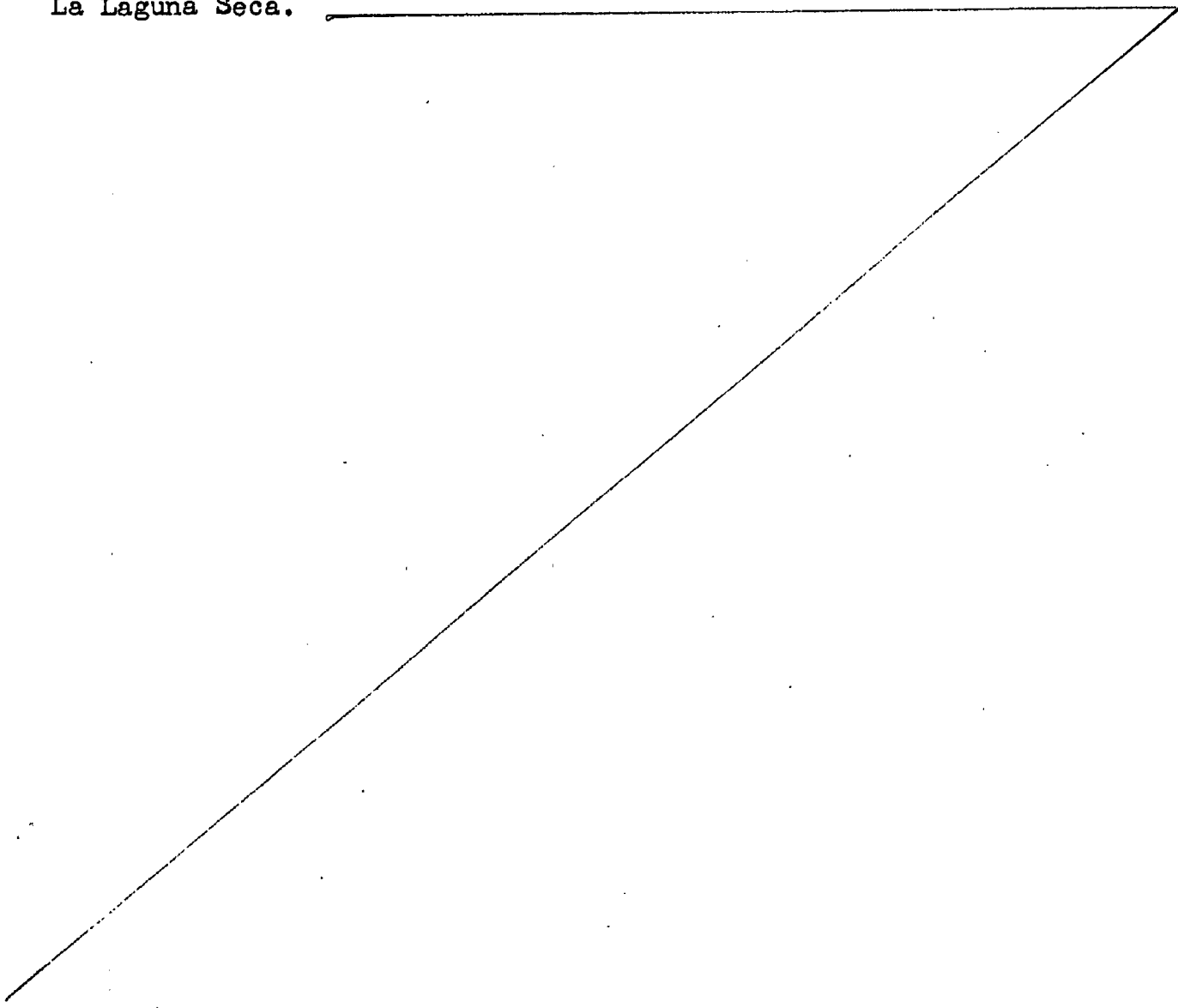
NOTE: Taxes for the Fiscal Year 1941-1942 have been paid.

Application No. 136519-E

## DESCRIPTION

All that certain parcel of land situate in the \_\_\_\_\_  
County of Santa Clara, State of California, particularly described as follows:

Beginning at the most Northerly corner of that certain 30 acre tract of land conveyed by O.E.Rouse to Lillian E.Rouse, by Deed dated September 7, 1921 and recorded in Book 539 of Deeds, page 131, records of said Santa Clara County, and running thence Southwesterly along the Northwesterly boundary line of said 30 acre tract of land 75 feet; thence Southeasterly and parallel with the Northeasterly boundary line of said 30 acre tract of land 75 feet; thence Northeasterly and parallel with the Northwesterly boundary line of said 30 acre tract of land 75 feet to a point in the line marking the boundary between said 30 acre tract of land and the lands of the Southern Pacific Company; thence Northwesterly along said last mentioned boundary line 75 feet to the point of beginning, being a portion of said 30 acre tract of land and lying in Rancho La Laguna Seca.



## EXCEPTIONS

The Policy to be issued pursuant hereto will not insure against loss by reason of:

1. Any facts which a correct survey and inspection of said land would show; water rights; reservations in United States Patents; mining claims; rights or claims of parties in possession of any part of said land, easements, liens or encumbrances which are not shown by the official records of (a) any County in which said land is located; (b) the Federal Offices of the Federal District in which said land is located; (c) any City in which, or adjacent to which, said land is located.
2. Assessments, taxes or obligations levied or created for any public or district improvement or purpose, unless at the date hereof the amount of such assessment, tax or obligation has been fixed, is payable and is shown as a lien by the official records of (a) any County in which said land is located; or (b) any City in which said land is located.
3. Proceedings for municipal improvement, which, at the date hereof, are shown by the official records of any such city, but have not resulted in imposition of a lien upon, or establishment of an easement over, or adjudication of the right to a public use of, said land or any part thereof.
4. Action by any governmental agency for the purpose of regulating occupancy or use of said land or any building or structure thereon.

Application No. 136519-E

Dated at San Jose, California,

September 15, 1942, at 9 A.M.

SAN JOSE ABSTRACT & TITLE INSURANCE CO.

By 

President.

## IMPORTANT

An investor should:

- a. Inquire into the rights or claims of parties in possession.
- b. Examine and determine the exact boundaries of the property and have a survey made if necessary.
- c. Determine whether there are any lienable claims for labor done or materials furnished within the past 90 days.

NOTE: The wife of any owner should join her husband in executing and acknowledging all deeds and trust deeds or mortgages made by him.

NOTE: In order to secure protection from loss by reason of conveyances, defects, liens, or encumbrances between the date hereof and the final settlement between the parties, this company upon request will receive the consideration in escrow and will file for record the instruments connected with the transaction, pay off the encumbrances and thereafter issue the policy.

1510

LAGUNA ROAD DIST. NO. 1

PRELIMINARY REPORT

FOR A

TITLE INSURANCE  
POLICY

TO BE ISSUED BY

SAN JOSE ABSTRACT & TITLE  
INSURANCE CO.

RECEIVED

PRELIMINARY REPORT  
for a Title Insurance Policy to be issued by

# San Jose Abstract & Title Insurance Co.

To **L.D. BOHNETT**

Application No. **136519-A**  
for policy in the sum of \$

After an examination of the Official Records of Santa Clara County, California, San Jose Abstract & Title Insurance Co., a corporation, hereby reports, subject to the Exceptions and Conditions herein specified, that the title to the real property hereinafter described, at the date hereof, is vested in: **DOUGLAS H. SIM,**

free and clear of all incumbrances except the following, to-wit:

1. Taxes for the Fiscal Year 1942-1943 a lien, but not yet due or payable.
2. Right of way granted by Dolores A. Smith, et al, to Pacific Gas and Electric Company, a corporation, dated June 12, 1912 and recorded in Book 388 of Deeds, page 204, and reference is hereby made to the record thereof for further particulars.
3. Easement in favor of the public to travel over all that portion of the property hereinafter described that lies within the bounds of a 40 foot road referred to therein.
4. Right of Way granted by Douglas H. Sim et ux to Coast Counties Gas and Electric Company, a corporation, by Deed dated January 6, 1927 and recorded January 17, 1927 in Book 295 of Official Records, page 63, and reference is hereby made to the record thereof for further particulars.
4. Deed of Trust dated February 28, 1940 and recorded April 3, 1940 in Book 979 of Official Records, page 126, executed by Douglas Sim, also known as Douglas H. Sim, and Marcella Moore Sim, his wife, as Trustors, to Corporation of America, a California corporation, as Trustee, and Bank of America National Trust & Savings Association, a national banking association, as Beneficiary, to secure the payment



of \$176,898.56 with interest, also such additional sums, etc. Said Deed of Trust contains clause relative to acceleration of due date of note in case of alienation of title. (Also covers other property.)

5. Crop and Chattel Mortgage dated February 28, 1940 and recorded April 3, 1940 in Book 976 of Official Records, page 437, executed by Douglas Sim, also known as Douglas H. Sim, and Marcella Sim, his wife, to Bank of America National Trust and Savings Association, a corporation, to secure the payment of \$176,898.56, with interest, also such additional sums, etc., and covering all crops of 1939, 1940, 1941, 1942 and 1943 or prior to payment in full of the indebtedness secured thereby, and scales, dipper, pumps, etc., therein set forth. (Also covers other property.)

NOTE: Taxes for the Fiscal Year 1941-1942 have been paid.

Application No. 136519-A

## DESCRIPTION

All that certain parcel of land situate in the \_\_\_\_\_  
County of Santa Clara, State of California, particularly described as follows:

Commencing at a point on the Northerly line of lands now or formerly of Thomas N. Fisher Estate Company which bears S.  $48^{\circ} 29'$  W. 1687.3 feet from the intersection of the prolongation of said Northerly line of the lands, now or formerly of the Thomas N. Fisher Estate Company, with the Southwesterly line of the right of way of the Southern Pacific Company as described in that certain Deed made by Dan Fisher et al to the Thomas N. Fisher Estate Company and now of record in Book 392 of Deeds, page 554, in the office of the County Recorder of the County of Santa Clara, State of California, and running thence S.  $48^{\circ} 29'$  W. 1092 feet and S.  $49^{\circ}$  W. 503.30 feet along said Northerly line of the said lands, now or formerly of the Thomas N. Fisher Estate Company to an iron pipe; thence S.  $39^{\circ}$  E. 2032.40 feet to a point on the Southerly line of lands now or formerly of the Thomas N. Fisher Estate Company; thence N.  $49^{\circ}$  E. 1996 feet along said Southerly line to the Southwesterly corner of that 30 acre tract known as the Mossbacher Tract; thence N.  $39^{\circ}$  W. 1016.40 feet along the Westerly line of the said Mossbacher Tract to the Northwesterly corner of said Mossbacher Tract, said Northwesterly corner being an iron pipe on the center line of a forty foot road from which a 4" x 4" post bears N.  $39^{\circ}$  W. 20 feet, and 4" x 4" post bears S.  $39^{\circ}$  E. 20 feet; thence S.  $49^{\circ}$  W. 400.70 feet along the center line of said 40 foot road to an iron pipe from which a 4" x 4" post bears N.  $39^{\circ}$  W. 20 feet and a 4" x 4" post bears S.  $39^{\circ}$  E. 20 feet; thence N.  $39^{\circ}$  W. 1026.60 feet to the point of commencement. Containing 83.82 acres, more or less, and being a portion of the Rancho La Laguna Seca set off to Thomas N. Fisher and to Cypriano Fisher by the Decree in the Partition Suit entitled, "Dan Murphy et al, vs. Thos. Fisher et al", being Case No. 1096 of the Third Judicial District yet standing in the name of Thos. Fisher Ranch, and reserving therefrom a right of way for a road 40 feet wide, as now located. Courses true. Mag. Var.  $17^{\circ}$  E.

MONTEREY

ROAD

S. 48°29'W. 1040.20'

N. 39°40'W. 1016.40' = 15.4'

136519-E  
Exception

20 Ac. ±

136519-C

N. 39°W. 1033.50'

20 Ac. ±

136519-B

N. 39°W. 1026.20'

ROAD 40' WIDE

30 Ac. ± Gross

136519-D

136519-A

03.02 Ac. ±

N. 48°45'E. 1206.34' = 19.42'

N. 49°E. 1996'

PART LOTS 3 & 5A LAGUNA SECA RANCHO

San Jose Abstract & Title Insurance Co.

SAN JOSE, CALIFORNIA

## EXCEPTIONS

The Policy to be issued pursuant hereto will not insure against loss by reason of:

1. Any facts which a correct survey and inspection of said land would show; water rights; reservations in United States Patents; mining claims; rights or claims of parties in possession of any part of said land, easements, liens or encumbrances which are not shown by the official records of (a) any County in which said land is located; (b) the Federal Offices of the Federal District in which said land is located; (c) any City in which, or adjacent to which, said land is located.
2. Assessments, taxes or obligations levied or created for any public or district improvement or purpose, unless at the date hereof the amount of such assessment, tax or obligation has been fixed, is payable and is shown as a lien by the official records of (a) any County in which said land is located; or (b) any City in which said land is located.
3. Proceedings for municipal improvement, which, at the date hereof, are shown by the official records of any such city, but have not resulted in imposition of a lien upon, or establishment of an easement over, or adjudication of the right to a public use of, said land or any part thereof.
4. Action by any governmental agency for the purpose of regulating occupancy or use of said land or any building or structure thereon.

Application No. 136519-A

Dated at San Jose, California,

September 15, 1942, at 9 A. M.

SAN JOSE ABSTRACT & TITLE INSURANCE CO.

By 

President.

## IMPORTANT

An investor should:

- a. Inquire into the rights or claims of parties in possession.
- b. Examine and determine the exact boundaries of the property and have a survey made if necessary.
- c. Determine whether there are any lienable claims for labor done or materials furnished within the past 90 days.

NOTE: The wife of any owner should join her husband in executing and acknowledging all deeds and trust deeds or mortgages made by him.

NOTE: In order to secure protection from loss by reason of conveyances, defects, liens, or encumbrances between the date hereof and the final settlement between the parties, this company upon request will receive the consideration in escrow and will file for record the instruments connected with the transaction, pay off the encumbrances and thereafter issue the policy.

1510

LAGUNA ROAD DIST. NO. 1

PRELIMINARY REPORT

FOR A

TITLE INSURANCE  
POLICY

TO BE ISSUED BY

SAN JOSE ABSTRACT & TITLE  
INSURANCE CO.

PRELIMINARY REPORT  
for a Title Insurance Policy to be issued by

# San Jose Abstract & Title Insurance Co.

To L.D. BOHNETT

Application No. 136519-B  
for policy in the sum of \$

After an examination of the Official Records of Santa Clara County, California, San Jose Abstract & Title Insurance Co., a corporation, hereby reports, subject to the Exceptions and Conditions herein specified, that the title to the real property hereinafter described, at the date hereof, is vested in:

GEORGE R. GUHE,

free and clear of all incumbrances except the following, to-wit:

1. Taxes for the Fiscal Year 1942-1943 a lien but not yet due or payable.
- ✓ 2. Deed of Trust dated March 1, 1938 and recorded December 30, 1938 in Book 912 of Official Records, page 23, executed by George R. Guhe and Jane V. Guhe, husband and wife, as Trustors, to C.H. Johnson and J. Lester Miller, as Trustees, and Nucleus Building and Loan Association, as Beneficiary, to secure the payment of Ten Thousand Five Hundred Dollars (\$10,500.00), with interest, also such additional sums, etc.

NOTE: Taxes for the Fiscal Year 1941-1942 have been paid.

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Application No. 136519-B

## DESCRIPTION

All that certain parcel of land situate in the \_\_\_\_\_  
County of Santa Clara, State of California, particularly described as follows:

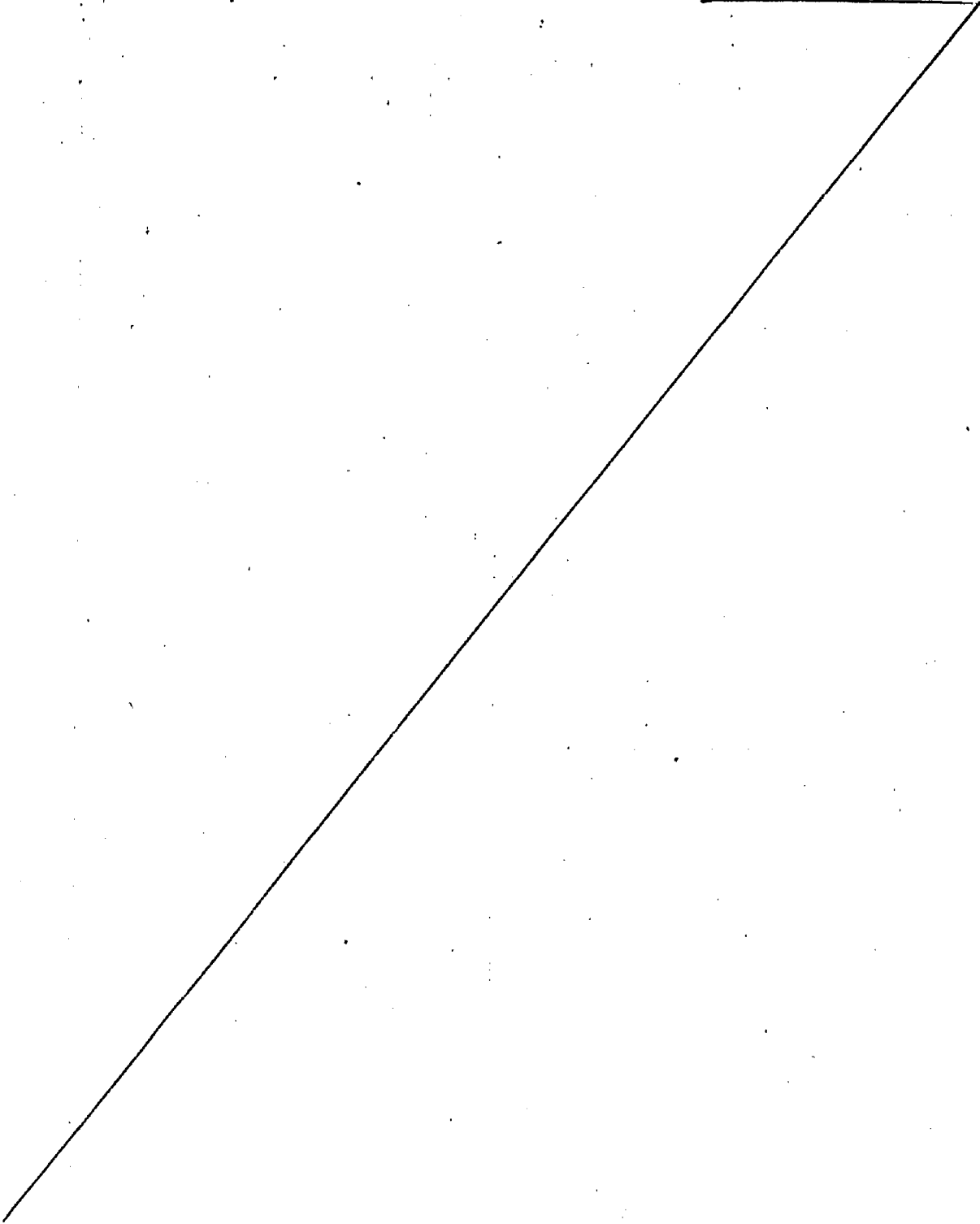
Commencing at a 4" x 4" redwood stake common to the lands of B.Cassou and the lands now or formerly of the Thomas N.Fisher Estate Company, which point bears S. 48°29'W. 840.90 feet from the intersection of said line common to the said lands of B.Cassou and the said lands now or formerly of the said Thomas N.Fisher Estate Company with the Southwesterly line of the right of way of the Southern Pacific Company, as described in that deed made by Dan Fisher, et al, to Thomas N.Fisher Estate Company, and now of record in Book 392 of Deeds, page 554, in the office of the County Recorder of the County of Santa Clara, State of California, and running thence S. 48°29'W. 846.40 feet along said line common to the said lands of B.Cassou and said lands now or formerly of the said Thomas N.Fisher Estate Company to a 4" x 4" redwood post; thence S. 39°E. 1026.60 feet to an iron pipe in the center of a 40 foot private road from which a 4" x 4" witness post bears N. 39°E. 20 feet; thence along the center of said private road N. 49°E. 846.40 feet to an iron pipe from which a 4" x 4" witness post bears N. 39°W. 20 feet; thence N. 39°W. 1033.50 feet parallel to and 840.90 feet West from the Southwesterly line of the right of way of the Southern Pacific Company to the point of commencement, and containing 20 acres, more or less, and being a portion of the Rancho La Laguna Seca set off to Thomas N.Fisher and to Cypriano Fisher by the decree in partition suit entitled "Dan Murphy et al, vs. Thomas Fisher, et al, being case Number 1096 of the Third Judicial District yet standing in the name of Thomas Fisher, now deceased, and being a portion of the land known as the Thomas Fisher Ranch; and reserving therefrom a right of way 20 feet in width for a road 40 feet wide as now located. Courses True. Var. 17°E.

Also as appurtenant to the hereinabove described land only one full undivided half interest in and to that certain well, and the waters thereof, situate and being in the most Easterly corner of that certain tract of land adjoining the land first herein described on the East and particularly described in that certain Deed from Thomas N.Fisher Estate Company to Belle Munroe, dated January 22, 1917 and recorded in the office of the County Recorder of the County of Santa Clara in Book 455 of Deeds, page 72, et seq., to which Deed and the record thereof reference is hereby made for a description of the location of said well, which is located Northwesterly of the Northwesterly line of above mentioned private road.

Also a perpetual easement and right of way from said well over and through said land formerly of Belle Monroe in a Southwesterly direction to the Northeasterly line of the property hereinabove described. Said right of way to run parallel with the Northwesterly line of said private road and distant not more than 5 feet Northwesterly therefrom.

Also said right of way to be used by Harry W.Shimer,

et ux, for the sole purpose of constructing, installing and maintaining at their own proper expense and cost a concrete pipe line to convey water from said well to the land hereinabove described, said pipe line to be so constructed that the top thereof shall be at least 14 inches below the surface of the ground.





## EXCEPTIONS

The Policy to be issued pursuant hereto will not insure against loss by reason of:

1. Any facts which a correct survey and inspection of said land would show; water rights; reservations in United States Patents; mining claims; rights or claims of parties in possession of any part of said land, easements, liens or encumbrances which are not shown by the official records of (a) any County in which said land is located; (b) the Federal Offices of the Federal District in which said land is located; (c) any City in which, or adjacent to which, said land is located.

2. Assessments, taxes or obligations levied or created for any public or district improvement or purpose, unless at the date hereof the amount of such assessment, tax or obligation has been fixed, is payable and is shown as a lien by the official records of (a) any County in which said land is located; or (b) any City in which said land is located.

3. Proceedings for municipal improvement, which, at the date hereof, are shown by the official records of any such city, but have not resulted in imposition of a lien upon, or establishment of an easement over, or adjudication of the right to a public use of, said land or any part thereof.

4. Action by any governmental agency for the purpose of regulating occupancy or use of said land or any building or structure thereon.

Application No. 136519-B

Dated at San Jose, California,

September 15, 194 2, at 9 A. M.

SAN JOSE ABSTRACT & TITLE INSURANCE CO.

By 

President.

## IMPORTANT

An investor should:

- a. Inquire into the rights or claims of parties in possession.
- b. Examine and determine the exact boundaries of the property and have a survey made if necessary.
- c. Determine whether there are any lienable claims for labor done or materials furnished within the past 90 days.

NOTE: The wife of any owner should join her husband in executing and acknowledging all deeds and trust deeds or mortgages made by him.

NOTE: In order to secure protection from loss by reason of conveyances, defects, liens, or encumbrances between the date hereof and the final settlement between the parties, this company upon request will receive the consideration in escrow and will file for record the instruments connected with the transaction, pay off the encumbrances and thereafter issue the policy.

LAGUNA ROAD

laguna Road

1510

Dist. No. 1

# PRELIMINARY REPORT

FOR A

## TITLE INSURANCE POLICY

TO BE ISSUED BY

SAN JOSE ABSTRACT & TITLE  
INSURANCE CO.

PRELIMINARY REPORT  
for a Title Insurance Policy to be issued by

# San Jose Abstract & Title Insurance Co.

To L.D. BOHNETT

Application No. 136519-D  
for policy in the sum of \$

After an examination of the Official Records of Santa Clara County, California, San Jose Abstract & Title Insurance Co., a corporation, hereby reports, subject to the Exceptions and Conditions herein specified, that the title to the real property hereinafter described, at the date hereof, is vested in:

O.E.ROUSE, as his separate property,

free and clear of all incumbrances except the following, to-wit:

1. Taxes for the Fiscal Year 1942-1943 a lien but not yet due or payable.
2. An Easement to travel over the Northwesterly 15 feet of the hereinafter described property, lying within the bounds of a road, as referred to in Deed executed by Thomas Fisher, et ux, to Townsend Wood, dated August 12, 1893 and recorded on August 14, 1893 in Book 162 of Deeds, page 38, in the office of the County Recorder of Santa Clara County, California.
3. Right of Way granted by Lilian E. Rouse to Coast Counties Gas and Electric Company, a corporation, by Deed dated December 15, 1926 and recorded on January 17, 1927 in Book 295 of Official Records, page 64, and reference is hereby made to the record thereof for further particulars.
4. Deed of Trust dated June 1, 1934 and recorded October 2, 1934 at 3:41 o'clock P.M. in Book 707 of Official Records, page 127, executed by Orson E. Rouse, also known as O.E. Rouse, a widower, as Trustors, to Willard D. Ellis, Walter C. Dean and Chas. Parker, as Trustees, and The Federal Land Bank of Berkeley, a corporation,

organized and existing under the Federal Farm Loan Act approved July 17, 1916, as Beneficiary, to secure the payment of Five Thousand Dollars (\$5000.00), with interest, together with such additional sums, etc.

Walter C. Dean, Frank R. Hodgson and H. W. Browning are now the Trustees under said Deed of Trust.

5. Deed of Trust dated June 1, 1934 and recorded October 2, 1934 at 3:42 o'clock P.M. in Book 705 of Official Records, page 291, executed by Orson E. Rouse, also known as O. E. Rouse, a widower, as Trustor, to Willard D. Ellis, Walter C. Dean and Chas. Parker, as Trustees, and Land Bank Commissioner, acting pursuant to Part 3 of the Act of Congress known as the Emergency Farm Mortgage Act of 1933, as Beneficiary, to secure the payment of Four Thousand Dollars (\$4000.00), with interest, together with such additional sums, etc.

Walter C. Dean, Frank R. Hodgson and H. W. Browning are now the Trustees under said Deed of Trust.

NOTE: Taxes for the Fiscal Year 1941-1942 have been paid. Receipt No. 51872.

First installment	\$94.80
Second installment	94.80

Application No. 136519-D

## DESCRIPTION

All that certain parcel of land situate in the \_\_\_\_\_  
County of Santa Clara, State of California, particularly described as follows:

Beginning at a point in the Southwesterly line of the right of way of the Southern Pacific Railroad Company, a corporation, in the Rancho La Laguna Seca, said point being the intersection of said line of the Southern Pacific Railroad Company's land, with the Northwesterly line of the 454 acre tract conveyed by Thomas Fisher, et ux, to Thomas McKissick by Deed dated December 6, 1864 and recorded on December 6, 1864 in Book "T" of Deeds, page 101, in the office of the County Recorder of the County of Santa Clara, State of California, and running from said point of intersection N. 39°40'W. and along said Southwesterly line of the Southern Pacific Railroad Company's right of way 15.40 chs., thence S. 48°45'W. 19.49 chs., thence S. 39°40'E. 15.40 chs. to said Northwesterly boundary line of land conveyed to said Thomas McKissick; thence along said Northwesterly line N. 48°45'E. 19.49 chs. to the place of beginning, and containing 30 acres, more or less, and being a portion of the Rancho La Laguna Seca.

Saving and excepting therefrom that portion conveyed by Lillian E. Rouse and O.E. Rouse, wife and husband to Coast Counties Gas & Electric Company, a corporation, by Deed dated February 21, 1927 and recorded on February 24, 1927 in Book 299 of Official Records, page 489, described as follows, to wit:

Beginning at the most Northerly corner of that certain 30 acre tract of land conveyed by O.E. Rouse to Lillian E. Rouse, by Deed dated September 7, 1921 and recorded in Book 539 of Deeds, page 131, and running thence Southwesterly along the Northwesterly boundary line of said 30 acre tract of land 75 feet; thence Southeasterly and parallel with the Northeasterly boundary line of said 30 acre tract of land 75 feet; thence Northeasterly and parallel with the Northwesterly boundary line of said 30 acre tract of land 75 feet to a point in the line marking the boundary between said 30 acre tract of land and the lands of the Southern Pacific Company; thence Northwesterly along said last mentioned boundary line 75 feet to the point of beginning, being a portion of said 30 acre tract of land and lying in Rancho La Laguna Seca.

## EXCEPTIONS

The Policy to be issued pursuant hereto will not insure against loss by reason of:

1. Any facts which a correct survey and inspection of said land would show; water rights; reservations in United States Patents; mining claims; rights or claims of parties in possession of any part of said land, easements, liens or encumbrances which are not shown by the official records of (a) any County in which said land is located; (b) the Federal Offices of the Federal District in which said land is located; (c) any City in which, or adjacent to which, said land is located.
2. Assessments, taxes or obligations levied or created for any public or district improvement or purpose, unless at the date hereof the amount of such assessment, tax or obligation has been fixed, is payable and is shown as a lien by the official records of (a) any County in which said land is located; or (b) any City in which said land is located.
3. Proceedings for municipal improvement, which, at the date hereof, are shown by the official records of any such city, but have not resulted in imposition of a lien upon, or establishment of an easement over, or adjudication of the right to a public use of, said land or any part thereof.
4. Action by any governmental agency for the purpose of regulating occupancy or use of said land or any building or structure thereon.

Application No. 136519-D

Dated at San Jose, California,

September 15, 1942, at 9 A: M.

SAN JOSE ABSTRACT & TITLE INSURANCE CO.

By 

President.

## IMPORTANT

An investor should:

- a. Inquire into the rights or claims of parties in possession.
- b. Examine and determine the exact boundaries of the property and have a survey made if necessary.
- c. Determine whether there are any lienable claims for labor done or materials furnished within the past 90 days.

**NOTE:** The wife of any owner should join her husband in executing and acknowledging all deeds and trust deeds or mortgages made by him.

**NOTE:** In order to secure protection from loss by reason of conveyances, defects, liens, or encumbrances between the date hereof and the final settlement between the parties, this company upon request will receive the consideration in escrow and will file for record the instruments connected with the transaction, pay off the encumbrances and thereafter issue the policy.

15107.  
Laguna Road Dist. No. 1

PRELIMINARY REPORT

FOR A

TITLE INSURANCE

POLICY

TO BE ISSUED BY

SAN JOSE ABSTRACT & TITLE  
INSURANCE CO.