



DATE: April 20, 2011

TO: Honorable Mayor and Members of the City Council

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF AN HISTORIC PERMIT (H11-00001) LOCALLY DESIGNATING THE PROPERTY AND SINGLE-FAMILY RESIDENCE LOCATED AT 618 SOUTH FREEMAN STREET AND REFERRED TO AS THE RUTHERFORD PROPERTY AS A LOCAL HISTORIC RESOURCE WITHIN THE CITY OF OCEANSIDE AND SITUATED WITHIN THE TOWNSITE NEIGHBORHOOD – APPLICANT: LARRY BECK**

**SYNOPSIS**

The item under consideration is a request for approval of an Historic Permit to designate the property located at 618 South Freeman and referred to as the Rutherford Property as a locally significant historical resource. Staff is recommending that the City Council approve the Historic Permit based on the findings contained in the attached resolution.

**BACKGROUND**

The subject site is referred to as the Rutherford property, and is legally described as Lot 12, Block 43 of the Bryans Addition which was the first recorded subdivision of the lot in 1885. The subject lot traded hands several times up until 1926 when it was developed by Ed and Annie Rutherford with a 926-square-foot Craftsman Bungalow-style residence. The current property owner Mr. Larry Beck has requested that his property be considered for designation as a locally significant historic resource.

In 1992, the City conducted a cultural resource survey with over 260 sites being examined. Included among these sites was the 600 block of South Freeman Street where 12 resources were identified as potentially significant historical resources and placed within the 1992 Cultural Resource Survey. The 12 sites did not include 618 South Freeman, but further research clearly shows that 618 South Freeman was part of the larger development where 12 resources were identified, and was apparently overlooked.

The Craftsman Bungalow-style residence remains fully intact as originally developed with the exception of a small addition constructed in 1944 on the rear of the house and a second addition connecting the house to the detached single-car garage located on the rear of the property in 2010. In all, the additions added approximately 500 square feet to the 924-square-foot house. The front portion of the house was recently restored in 2010 with like materials and new paint. Although the single-family residence has been modified from its original construction, the additions and restorations to the residence has not altered the structure's original historic fabric established during its original construction dating back to 1926.

**Project Description:** The project application is comprised of one component: an Historic Permit (H) as follows:

Historic Permit H11-00001 represents a request for the following:

- (a) An Historic Permit is required in order to have a site or area locally designated as an historic resource within the City of Oceanside pursuant to City Code Chapter 14A Section 14A.7.

## **ANALYSIS**

### **1. General Plan Conformance**

The resource under consideration to be designated as a Local Historic Resource is situated within the Townsite Neighborhood and together with other resources in the 600 Block of Freeman Street create a neighborhood character consisting of Craftsman Bungalow style development. The proposed designation of the resource as a Locally Historic Resource is consistent with the goals and objectives of the City's General Plan as follows:

#### **A. Land Use Element I. Community Enhancement**

Goal: The consistent, significant, long-term preservation and improvement of the environment, values, aesthetics, character, and image of Oceanside as a safe, attractive, desirable, and well-balanced community.

#### **1.33 Historic Areas and Sites**

Policy A: The City shall utilize adopted criteria, such as the "Mission San Luis Rey Historic Area Development Program and Design Guidelines," to preserve and further enhance designated historic or cultural resources.

Staff has reviewed the request to designate the resource as a Local Historic Resource and has determined that designating the resource is consistent with the intent of the General Plan Land Use Element Section III, Natural Resource Management for Cultural Resources to protect resources of historic significance. Designation of the resource as historic will allow conservation and protection of the significant resource for future historic and educational purposes, thus providing a link to the past and a snapshot of the development timeline of the City of Oceanside.

## **2. City Code Chapter 14A Compliance**

### **Key Issues:**

1. Is this property appropriate for consideration and designation as a Local Historic Resource; and,
2. Does the resource retain its original historic context considering the two additions?

### **Discussion:**

Under the criterion of the City's Historic Preservation Code, the State of California Register of Historical Resources, and CEQA, the property has been determined to possess local historical significance and maintains integrity based upon the structures location, materials, workmanship, and feeling. (See Exhibit A, Cultural Resource Report for 618 South Freeman Street). Under CEQA, the subject resource qualifies for listing under the architectural aspect of Criterion C. As for the 500 square feet of room additions constructed in 1944 and 2010, and maintaining the historical integrity of the original structure, it has been determined that the new additions if removed in the future would reveal the essential form and integrity of the historic property and its environment, and would be unimpaired. From that perspective, it is appropriate to recommend to the City Council that the property be locally designated as being historically significant.

### **ENVIRONMENTAL DETERMINATION**

Planning Division staff has completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA), 1970. Based on that review, staff finds that the proposed project is covered by the "General Rule" Article 5; Section 15061 (b)(3), that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

### **FISCAL IMPACT**

Does not apply.

### **COMMISSION OR COMMITTEE REPORT**

The Oceanside Historic Preservation Advisory Commission (OHPAC) reviewed the project on March 1, 2011. After due consideration, the Commission adopted OHPAC Resolution 2011-H01, recommending approval of the project to the City Council by a 5-0 vote. Overall, the Commission found that the subject resource met the required criterion to be designated as a Locally Historic Resource, and was consistent with the City's Historic Preservation Code, the State of California Register of Historical Resources, and CEQA.

**CITY ATTORNEY'S ANALYSIS**

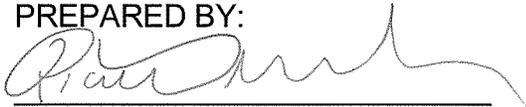
Section 14A.6 and 14A.7. of City Code Chapter 14A, establishes Historical area or site designation criteria and procedures for persons desiring to have a site designated. The proposed request to designate a site as an historic resource requires that an Historic Permit application be submitted and processed through the Oceanside Historic Preservation Advisory Commission with a recommendation to the City Council for final action.

After conducting the public hearing, the Council shall affirm, modify, or reject the Oceanside Historic Preservation Advisory Commission's recommendation.

**RECOMMENDATION**

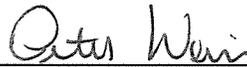
Staff recommends that the City Council adopt the attached resolution approving Historic Permit (H11-00001) and designating the property and single-family residence located at 618 South Freeman Street and referred to as The Rutherford Property as a Locally Significant Historic Resource.

PREPARED BY:



Richard Greenbauer  
Senior Planner

SUBMITTED BY:



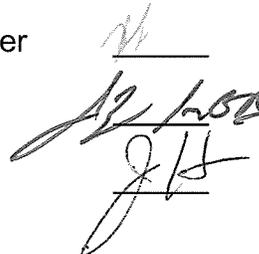
Peter A. Weiss  
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager

George Buell, Development Services Director

Jerry Hittleman, City Planner



**Attachments:**

1. City Council Resolution
2. OHPAC Resolution No. 2011-H01
3. Exhibit A, Cultural Resources Report for the Evaluation Study And Historical Designation of 618 South Freeman Street, Dated December 2010.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE APPROVING HISTORIC PERMIT (H11-00001) DESIGNATING 618 SOUTH FREEMAN STREET AS A LOCALLY SIGNIFICANT HISTORIC SITE WITHIN THE CITY OF OCEANSIDE: LARRY BECK

WHEREAS, there was filed with the City Council a verified petition on the forms prescribed by the Council requesting an Historic Permit under the provisions of the Historical Preservation Ordinance (82-41), Chapter 14A of the City Municipal Code and Article 21 of the Zoning Ordinance of the City of Oceanside to permit the following:

Designation of the property and residence located at 618 South Freeman Street as a Local Historic Resource on certain real property more particularly described in Exhibit "A", attached hereto and incorporated herein by reference;

WHEREAS, the Oceanside Historic Preservation Advisory Commission, after giving the required notice, did on the 1st day of March, 2011, conduct a duly advertised public hearing as prescribed by law to consider said application, and after holding a duly advertised public hearing adopted Resolution No. 2011-H01, recommending approval of said Historic Permit(H11-00001);

WHEREAS, on April 20, 2011, the City Council of the City of Oceanside held a duly noticed public hearing and heard and considered evidence and testimony by all interested parties and the recommendation of the Oceanside Historic Preservation Advisory Commission relating to Historic Permit (H11-00001);

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; the proposed project is covered by the "General Rule" Article 5; Section 15061 (b) (3), that CEQA applies only to projects which have the potential for causing a significant effect on the environment;

WHEREAS, studies and investigations made by this Commission and in its behalf reveal the following facts:

//

1            FINDINGS:

2 1.        The 618 South Freeman Street resource is a good, local example of modest  
3            Craftsman architecture, displaying many features common to this style; therefore,  
4            qualifying for local listing under the architectural aspect of Criterion C under  
5            CEQA.

6 2.        That the resource has retained its historic integrity by possessing the following  
7            aspects that convey and maintain its significance as a local historic resource:

8            a)        The resource has remained the same since construction in 1926; therefore,  
9            retaining its location element for integrity purposes.

10          b)        The building contains a sufficient degree of the workmanship used in its  
11            execution; therefore, illustrating that the building possesses a workmanship  
12            element for integrity purposes.

13          c)        The house retains its Craftsman style feeling; therefore, retaining its feeling  
14            element for integrity purposes.

15          3.        That application of the Secretary of the Interior's Standards to the resource at 618  
16            South Freeman Street has determined the following:

17          a)        The use of resource as a residence remains unchanged.

18          b)        The historic character of the residence has been retained and preserved.  
19            Distinctive materials have not been removed and the character defining  
20            relationships of the building were not altered, and all additions to the  
21            residence lie behind the house and are out of public view.

22          c)        The addition to the house does not alter the physical record of the building's  
23            time, place, and use.

24          d)        Historic changes to the house were not present prior to construction of the  
25            additions.

26          e)        All materials, features, finishes, construction techniques, and examples of  
27            craftsmanship were preserved or restored.

- 1 f) All deteriorated historic features were repaired and/or restored.  
2 g) Chemical and physical treatments were not used.  
3 h) Archeological resources are not present.  
4 i) Construction of the addition did not destroy historic materials, features,  
5 spaces, and spatial relationships that characterized the original building. The  
6 addition, while sympathetic in style, is discernible from the existing  
7 construction in terms of lineal footprint and the introduction of different door  
8 styles and window shapes. The addition design does not replicate that of the  
9 existing house and further is compatible in feeling, scale, and mass.  
10 j) If the addition were to be removed in the future, the essential form and  
11 integrity of the historic property and its environment would be unimpaired.  
12

13 NOW, THEREFORE, the City Council of the City of Oceanside DOES  
14 RESOLVE as follows:

- 15 1. The property historically known as one of the Rutherford Properties at 618 South  
16 Freeman Street is hereby designated as a historical site.

17 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
18 California this 20<sup>th</sup> day of April 2011, by the following votes:

19 AYES:

20 NAYS:

21 ABSENT:

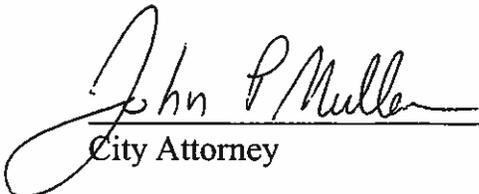
22 ABSTAIN:

23  
24 \_\_\_\_\_  
Mayor of the City of Oceanside

25  
26 ATTEST:

APPROVED AS TO FORM:

27  
28 \_\_\_\_\_  
City Clerk

29  
  
\_\_\_\_\_  
City Attorney

OCEANSIDE HISTORIC PRESERVATION  
ADVISORY COMMISSION  
RESOLUTION NO. 2011-H01

A RESOLUTION OF THE OCEANSIDE HISTORIC PRESERVATION  
ADVISORY COMMISSION OF THE CITY OF OCEANSIDE,  
CALIFORNIA RECOMMENDING APPROVAL OF A REQUEST TO  
DESIGNATE A PROPERTY AS A HISTORICAL SITE ON CERTAIN REAL  
PROPERTY LOCATED IN THE CITY OF OCEANSIDE

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APPLICATION NO.: H11-00001  
APPLICANT: Larry Beck  
LOCATION: 618 South Freeman Street

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THE OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION OF THE  
CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a historic permit under the provisions of the Historical Preservation Ordinance (82-41) and Article 21 of the Zoning Ordinance of the City of Oceanside to permit the following:

to designate the property and residence located at 618 South Freeman Street as a Local Historic Resource on certain real property described in the project description.

WHEREAS, the Oceanside Historic Preservation Advisory Commission, after giving the required notice, did on the 1st day of March, 2011, conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, studies and investigations made by this Commission and in its behalf reveal the following facts:

FINDINGS:

1. The 618 South Freeman Street resource is a good, local example of modest Craftsman architecture, displaying many features common to this style; therefore, qualifying for local listing under the architectural aspect of Criterion C under CEQA.
2. That the resource has retained its historic integrity by possessing the following aspects that convey and maintain its significance as a local historic resource:

- a) The resource has remained the same since construction in 1926; therefore, retaining its location element for integrity purposes.
- b) The building contains a sufficient degree of the workmanship used in its execution; therefore, illustrating that the building possesses a workmanship element for integrity purposes.
- c) The house retains its Craftsman style feeling; therefore, retaining its feeling element for integrity purposes.

3. That application of the Secretary of the Interior's Standards to the resource at 618 South Freeman Street has determined the following:

- a) The use of resource as a residence remains unchanged.
- b) The historic character of the residence has been retained and preserved. Distinctive materials have not been removed and the character defining relationships of the building were not altered, and all additions to the residence lie behind the house and are out of public view.
- c) The addition to the house does not alter the physical record of the building's time, place, and use.
- d) Historic changes to the house were not present prior to construction of the additions.
- e) All materials, features, finishes, construction techniques, and examples of craftsmanship were preserved or restored.
- f) All deteriorated historic features were repaired and/or restored.
- g) Chemical and physical treatments were not used.
- h) Archeological resources are not present.

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1 i) Construction of the addition did not destroy historic materials, features, spaces,  
2 and spatial relationships that characterized the original building. The addition,  
3 while sympathetic in style, is discernible from the existing construction in  
4 terms of lineal footprint and the introduction of different door styles and  
5 window shapes. The addition design does not replicate that of the existing  
6 house and further is compatible in feeling, scale, and mass.

7 j) If the addition were to be removed in the future, the essential form and integrity  
8 of the historic property and its environment would be unimpaired.

9 NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic Preservation  
10 Advisory Commission does hereby recommend approval of Historic Permit H11-00001 to  
11 designate 618 South Freeman Street as a Local Historic Resource.

12 PASSED AND ADOPTED on March 1, 2011 by the following vote to wit:

13 AYES: Root, Guatelli, Buccola, Daley and Hansen

14 NAYES: None

15 ABSTAIN: None

16 ABSENT: None

17  
18  
19 ATTEST:

  
\_\_\_\_\_  
Greg Root, Chairman  
Oceanside Historic Preservation  
Advisory Commission

20  
21   
22 \_\_\_\_\_  
23 Richard T. Greenbauer, Secretary

24 I, RICHARD T. GREENBAUER, Secretary of the Oceanside Historic Preservation Advisory  
25 Commission, hereby certify that this is a true and correct copy of Resolution No. 2011-H01.  
26

27 Dated: March 1, 2011  
28  
29

**CULTURAL RESOURCES REPORT  
FOR  
THE EVALUATION STUDY AND HISTORICAL DESIGNATION OF  
618 S. FREEMAN STREET, OCEANSIDE, CALIFORNIA 92054**

**Prepared for:  
The City of Oceanside  
Planning Department  
300 N. Coast Highway  
Oceanside, California 92054  
(760) 435-3534**

**Submitted by:  
Larry Beck  
618 S. Freeman Street  
Oceanside, California 92054**

**Prepared by:  
Archaeos  
11209 Golden Birch Way  
San Diego, California 92131  
(858) 549-2181**

**Ruth C. Alter, M.A.  
Principal**

**Archaeos Job #1139**

**December, 2010**

**EXHIBIT A**

**RECEIVED  
DEC 27 2010  
CITY OF OCEANSIDE  
DEVELOPMENT SERVICES**

## I. INTRODUCTION

This report details the findings of the evaluation study conducted for the proposed designation of the single-family residence located at 618 S. Freeman Street, Oceanside, California 92054 (Figures 1 and 2). The objective of this study was to determine the historical and architectural significance of the building in terms of eligibility for nomination to the Oceanside Cultural Resources Inventory and to the California Register of Historical Places as defined by the California Environmental Quality Act. The building addition made to the rear of the house was analyzed for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, as well.

## PROJECT LOCATION

The subject property is located in Section 26, Township 11 South, Range 5 West, on the USGS 7.5' San Luis Rey quadrangle (Figure 2). The legal description of the property is Lot 12, Block 43 of Bryans Addition; the Assessor's Parcel Number is 150-302-11. The building is situated on the east side of S. Freeman Street between Minnesota Avenue to the north, Wisconsin Avenue to the south, Ditmar Street to the east and S. Coast Highway to the west.

## II. HISTORICAL BACKGROUND

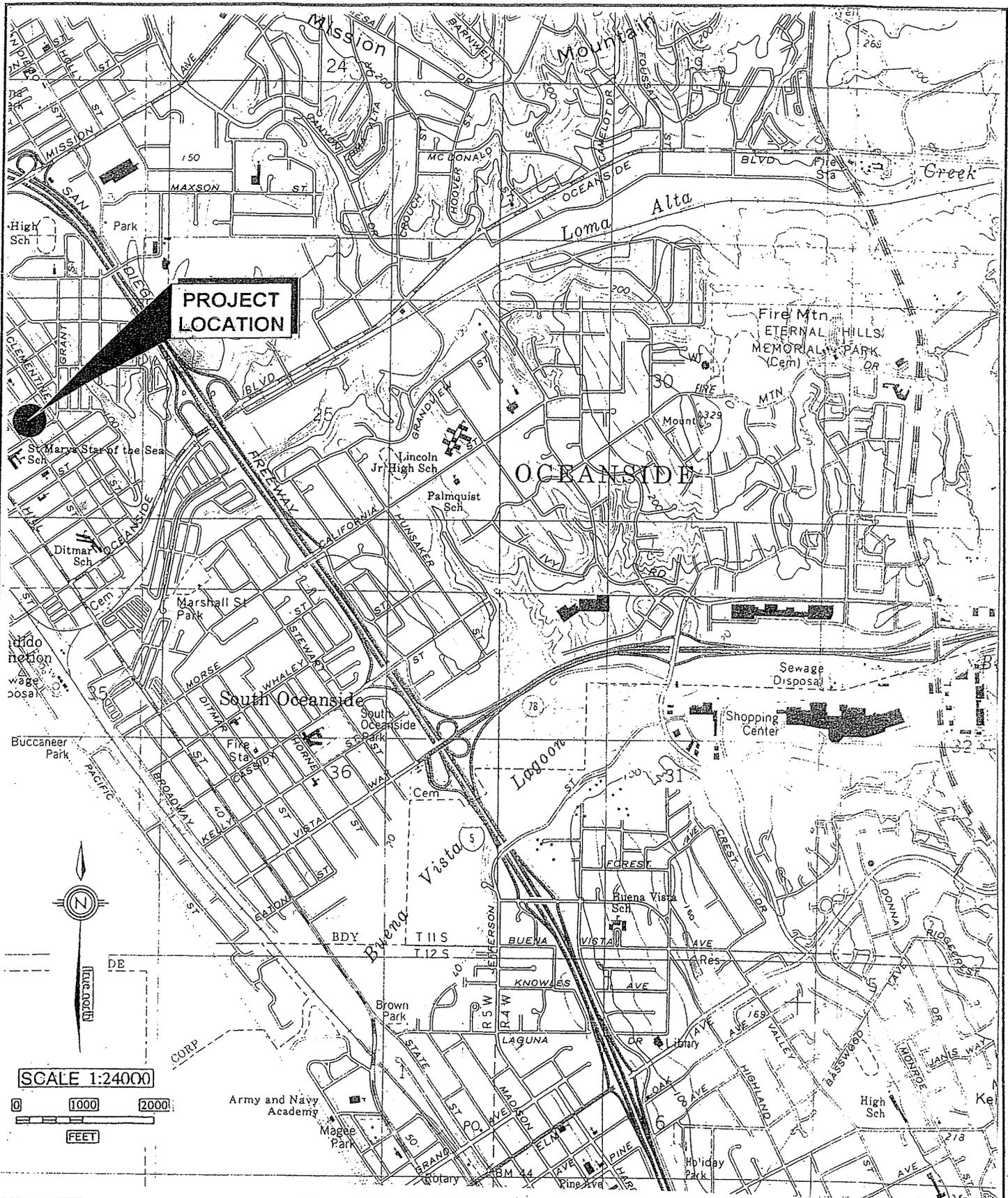
The subject resource is located in Bryan's Addition, one of Oceanside's older residential neighborhoods. It is particularly important for its association with the architectural development of the city from the period of 1924 through 1929.

In 1883, Andrew Jackson Myers (variously "Meyers"), a storekeeper residing in San Luis Rey, filed for, and was granted 160 acres located south of Rancho Santa Margarita by the U.S. government as a homestead tract. The subject parcel was included in this tract. Mr. Myers then hired Cave Johnson Coutts to survey the land for subdivision into lots. Mr. Myers also gave 20 acres to the California Southern Railroad, wholly owned by the Santa Fe Railroad, for use as a rail corridor in order to encourage development of the area (*Blade Tribune* 1978; Van Deerlin 1946). This railroad right-of-way exists to the present day.

By the end of 1883, the railroad lines were established, and by 1885, a railroad station had been constructed at what is now the intersection of Mission Avenue and N. Cleveland Street (Van Deerlin 1946). With this accomplished, Myers actively promoted the sale of lots in the tract.

About the same time, another San Luis Rey resident, J. Chauncey Hayes, a prominent jurist became interested in Myer's land promotion. Hayes had actually practiced law long before being admitted to the California Bar in 1890 (Sully and Bigelow 1988:30). As a judge, he had authored the San Luis Rey Statutes, which accorded him powers virtually identical to that of the former





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 San Diego, CA 92131

Project location on USGS  
 7.5' San Luis Rey quadrangle

Figure 2

Spanish alcades. Hayes described himself as “a law unto myself” (Sully and Bigelow 1988:30). Mr. Hayes acquired 1,240 acres in present-day South Oceanside and Carlsbad (Sully and Bigelow 1988). Approximately 300 of these acres were immediately adjacent to Myers holdings. When he, Coutts, and Myers decided they needed to name their fledgling town, Hayes wanted to name it either “La Playa” (The Beach) or “Orilla del Mar” (Shore of the Sea) (Barnard 1969). As owner of the townsite, Myers overrode Hayes and chose “Ocean Side, which Hayes changed to “Oceanside” when he applied for the town’s first post office.

Oceanside was incorporated in 1888 at the height of its first economic boom (1887-1890), which was fueled by land sales promoted by Hayes, and the arrival of the railroad. The population at the time numbered approximately 1,000 residents. Businesses included one furniture store, two livery stables, several merchandise stores, two blacksmiths, one harness shop, three restaurants, three grocery stores, one lumber yard, one drug store, two bakeries, one hardware store, a barber shop, one large and two small hotels, two banks, one wood coal yard, three doctors, two lawyers, and five real estate firms (Carpenter, no date, manuscript on file at the San Diego Historical Society Archives). Retirees were also abundant. Four years later in 1892, in the midst of the economic “bust,” the population dropped to about 450 residents.

From the late 1880s until about 1915, much of Oceanside’s economic, residential, and civic life focused on the areas closest to the railroad. As more people acquired automobiles and the roadway system in and around the city developed, the city expanded. The commercial district grew to the north and east, and residential neighborhoods developed beyond (Bibb and Flanigan 1997). In particular, the focus of business migrated north and eastward to Hill Street, which after 1915, was a segment of the coast highway, U.S. 101 (Bibb and Flanigan 1997). Businesses catering to the road and its travelers flourished. These included café-style restaurants, hotels, motor courts, gas stations, and auto repair facilities.

The community grew slowly, but steadily until World War II. An important draw for Oceanside has always been its climate and beaches. In the early years, Midwesterners in particular took advantage of the railroad to escape brutal winters and humid summers; later with the advent of cars and roads, many Los Angeles residents built weekend homes in Oceanside or drove down to summer rentals on the beach. During World War II, the population swelled as the families of Marines stationed at Camp Pendleton moved to be close to their loved ones. Many of these young families stayed on after the war ended, with new subdivisions of tract houses springing up to accommodate them. Military personnel and their families, as well as retirees continue to be a significant element in the population.

### III. METHODS AND RESULTS

Background studies consisting of archival research conducted at the San Diego Historical Society Archives, review of the 1992 Oceanside historic inventory, a field check and documentation of the building by Ruth C. Alter, Archaeos principal, in December, 2010, and examination of the

chain of title and Tax Assessor's records including the Residential Building Record (RBR), were conducted as part of the project. Primary, Continuation, and Building, Structure and Object forms for the resource were completed and appear in this report as Appendix A.

## DESCRIPTION OF RESOURCE

The resource is an example of a small Craftsman bungalow-style single-family residence (Figure 3). The wood framed, rectangular one story building has a medium pitched, front gabled, composition shingled roof with narrow open eaves and exposed rafters. The roof ridges are crested and a horizontal louvered vent sits beneath the front gable apex. The shiplap-clad house has a symmetrical front facade and rests on a concrete foundation. Wood edge boards define the corners of the house. A shouldered stucco end chimney is located on the south side wall. A recently constructed addition is located behind the original house and links the dwelling to the formerly detached single-car garage at the rear of the property.

The majority of the windows are original to the building and consist of single and paired, rectangular wood framed double hungs with multi-paned uppers and are set inside wide wood trim. Two front focal double hung windows flank the entry door; the multi-paned uppers are original, the lower panes have been replaced with safety glass.

Primary access to the building is from the sidewalk, along a central concrete walkway, up three pier walled concrete steps, to the concrete floored, three quarter length, half walled shiplap-clad porch. Two round columns on simple plinths support the front gabled porch roof. Low brick planters run along the front portions of the porch. The original wide single Craftsman-style wood entry door has an upper glass pane with multiple lites.

The original single-car garage takes access from a short concrete driveway off the alley located east of the property. The garage roof is front gabled and the walls are clad with shiplap siding. The original wood sliding garage door has been retained.

Landscaping consists of well-maintained front and rear lawns and flower beds. The side yards and a portion of the rear of the yard are enclosed by high wood fencing and by the garage. The landscaping is in excellent condition. The Residential Building Record describes the architectural attributes and workmanship of the house as average. The house has been maintained and has been restored to excellent condition.

The current owner restored the front of the house as part of the 2010 project, which also added the new portion of the house. Views of the house prior to restoration are shown in Figure 4. The addition, which is completely obscured from public view, enclosed a previous breezeway between an older small addition constructed in 1974, the rear of the existing house, and the garage. It includes bump outs on the north and south sides of the house, a new patio leading out into the back yard, and a new pergola-covered patio on the south side of the house, and a gable-covered porch on the east side of the house.

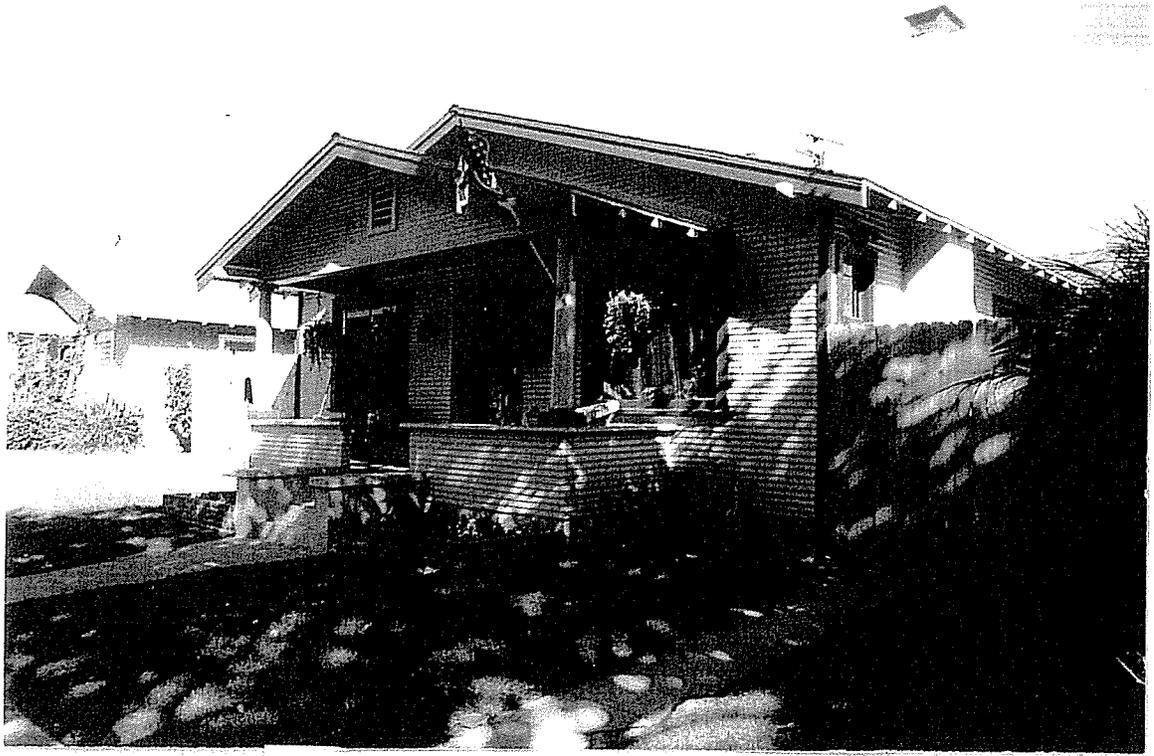


West facade, looking east

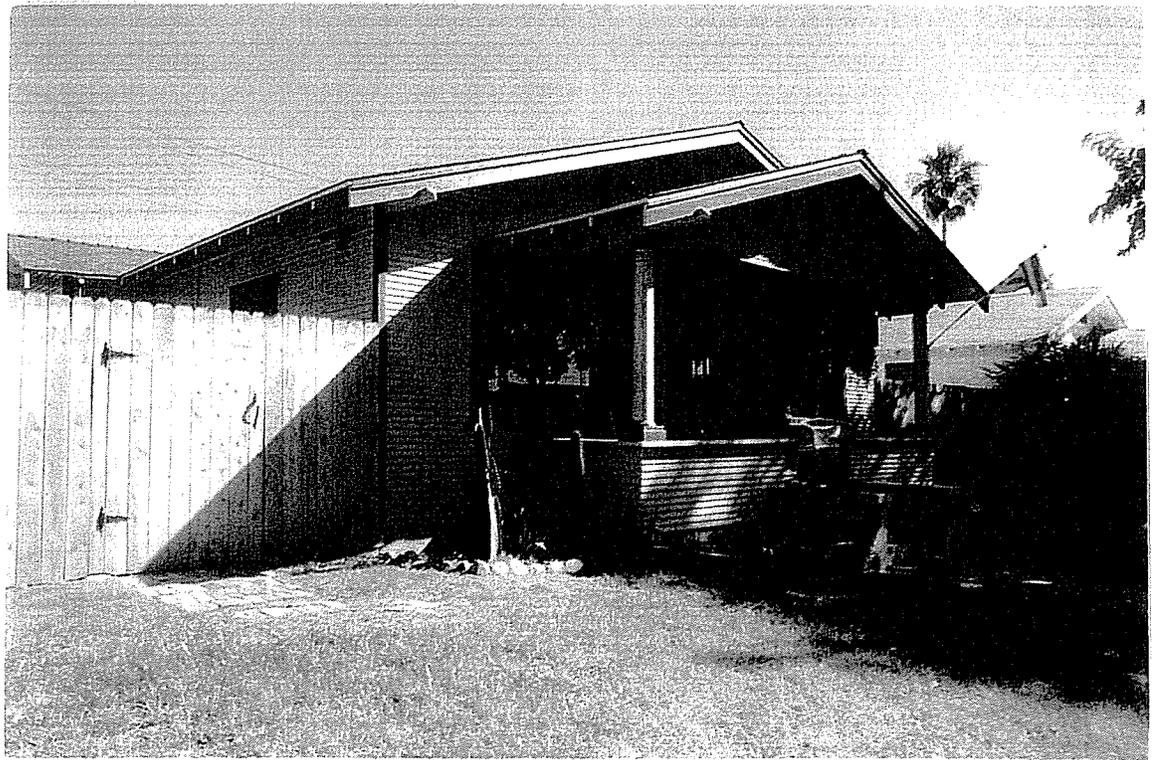
ARCHAEO S  
11209 Golden Birch Way  
San Diego, CA 92131

Views of 618 S. Freeman Street

Figure 3



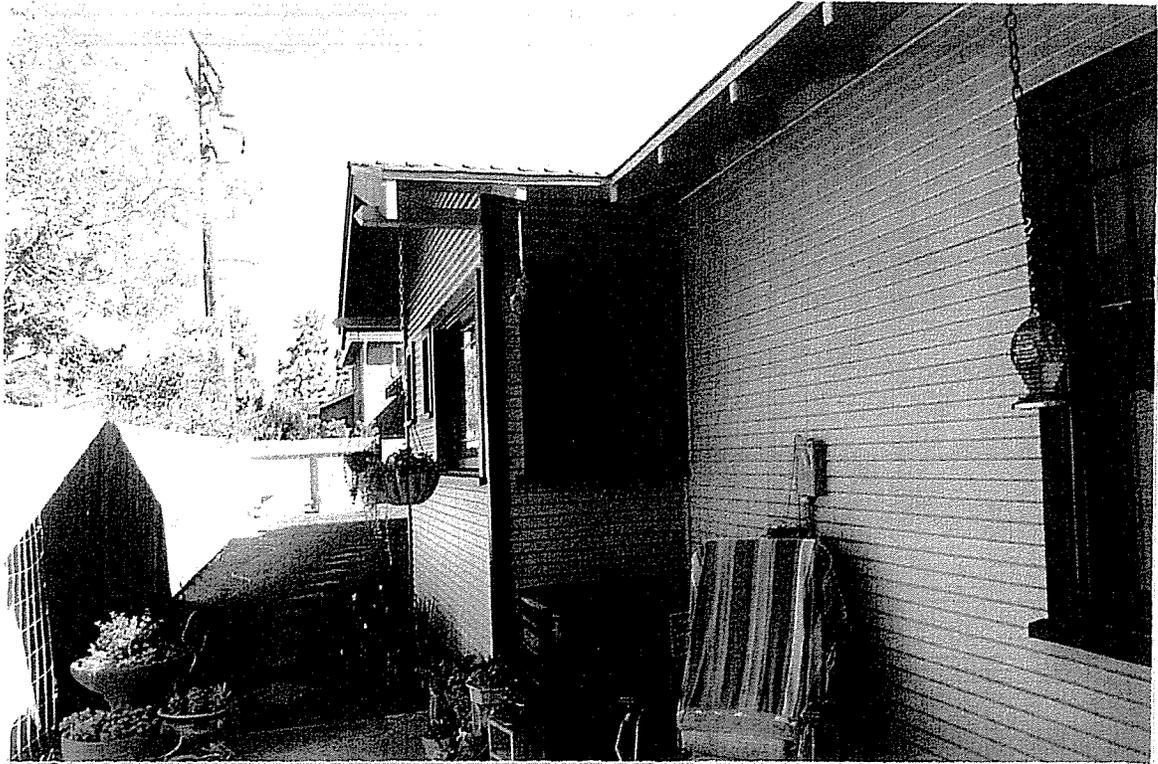
West and south facades, looking northeast



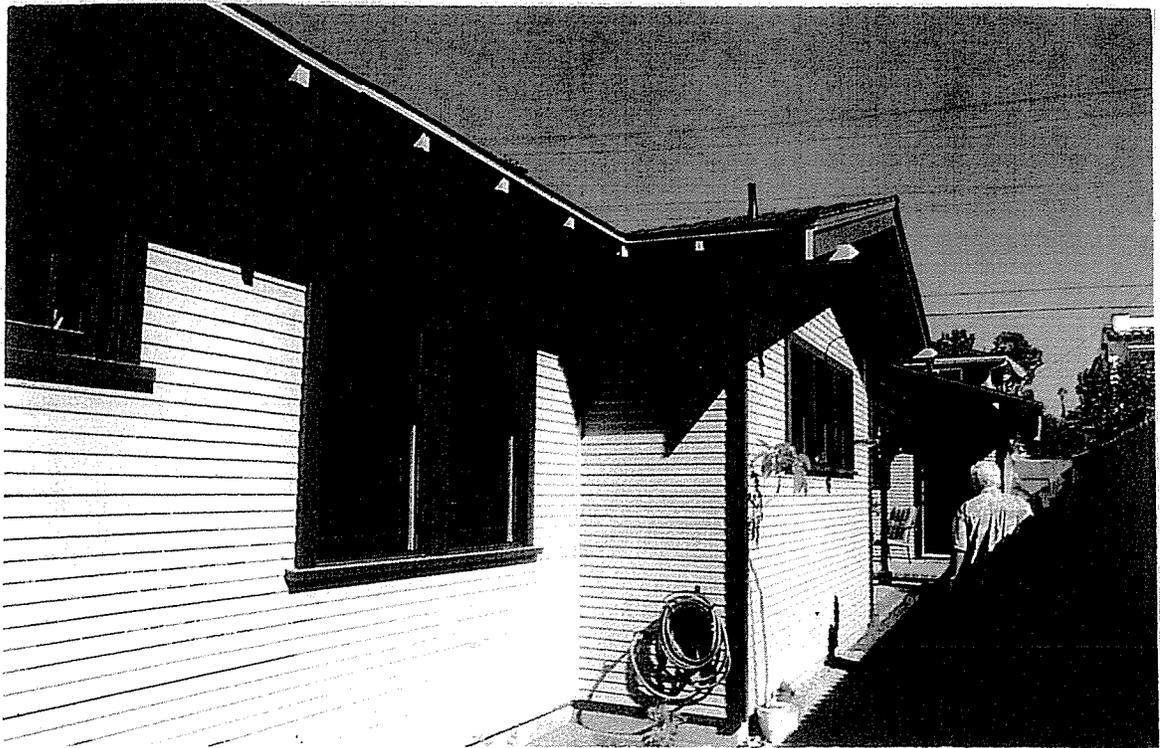
North and west facades, looking southeast

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Views of 618 S. Freeman Street continued



North facade, looking southeast



South facade, looking north east

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11209 Golden Birch Way

San Diego, CA 92131



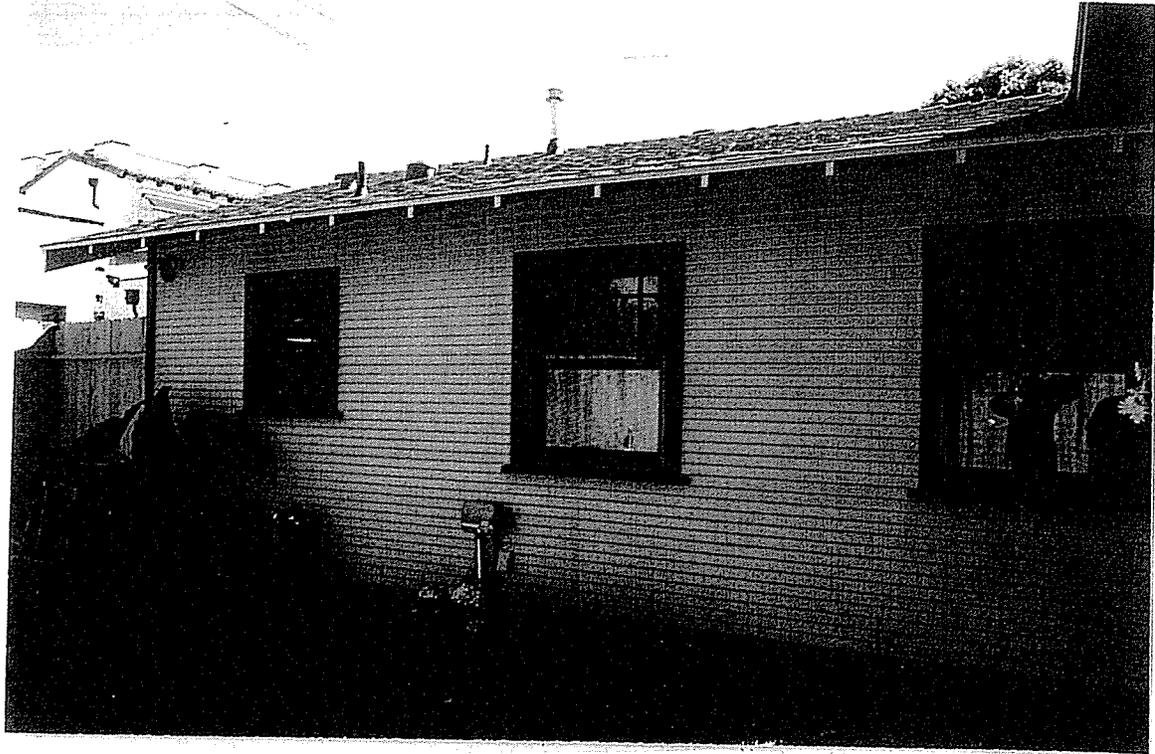
East facade, looking west



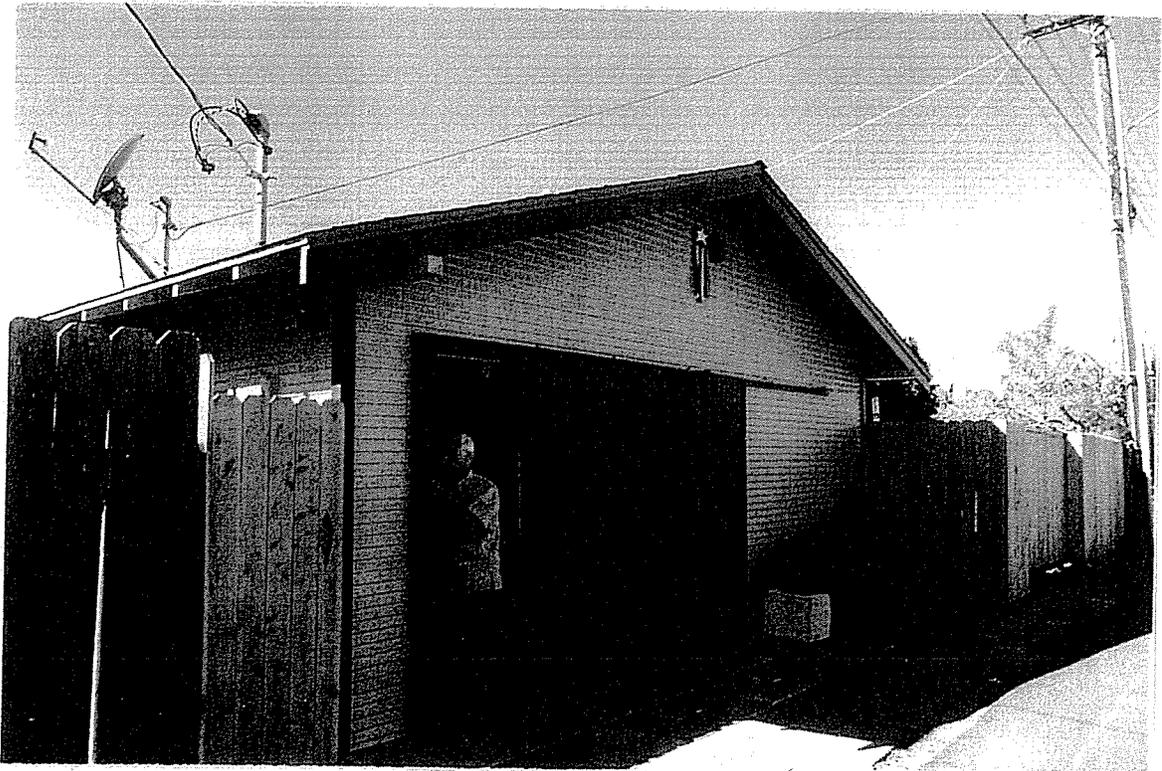
South facade, looking west

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San Diego, CA 92131

Views of 618 S. Freeman Street continued



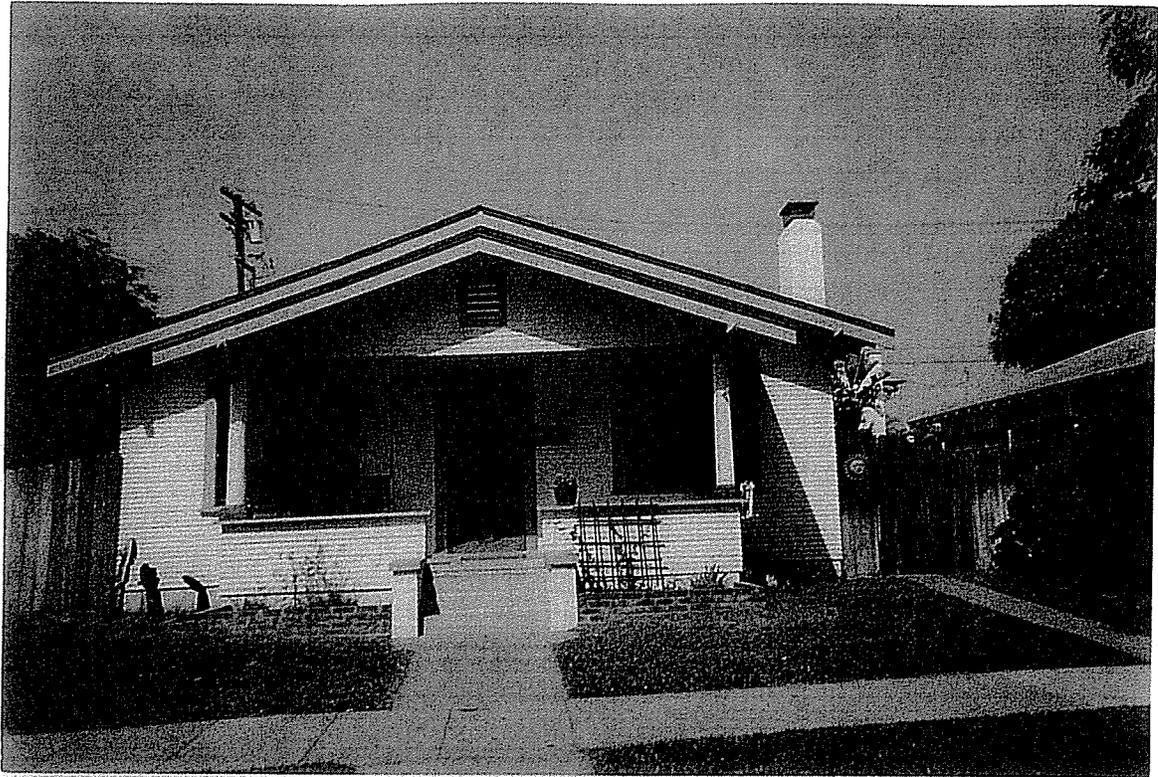
North facade, looking southeast



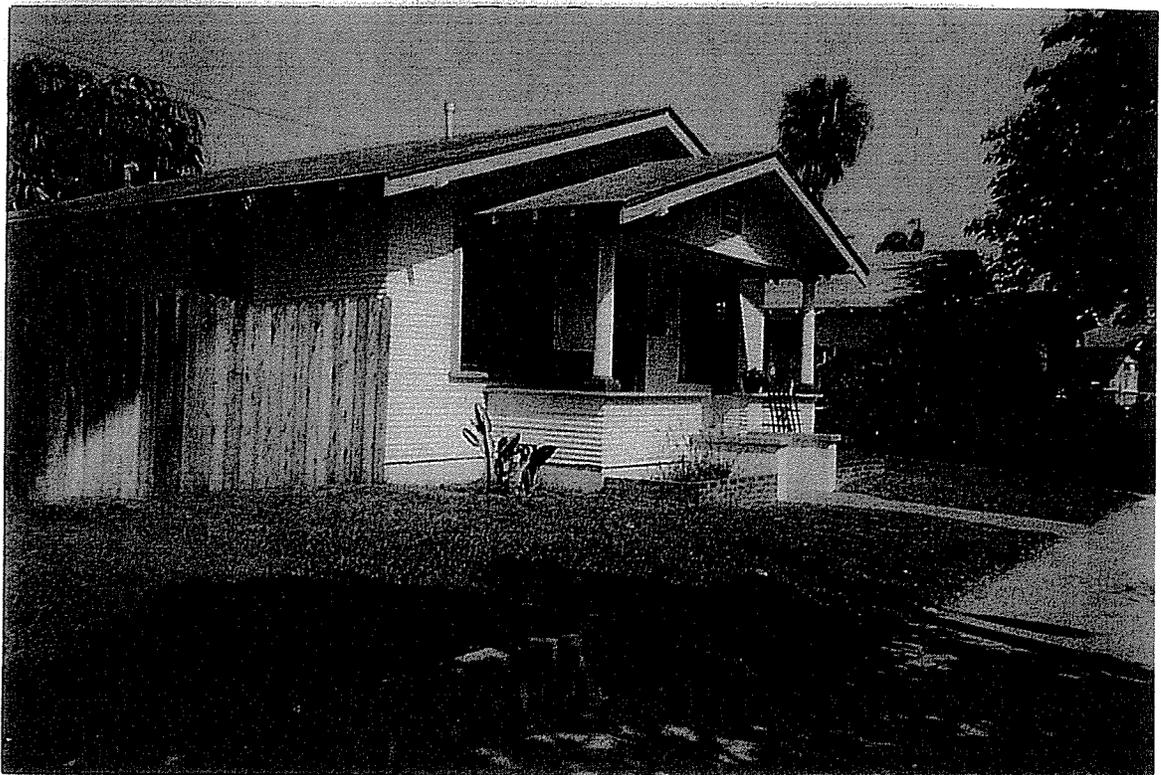
Garage on alley, looking northwest

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San Diego, CA 92131

Views of 618 S. Freeman Street continued



West facade, looking east

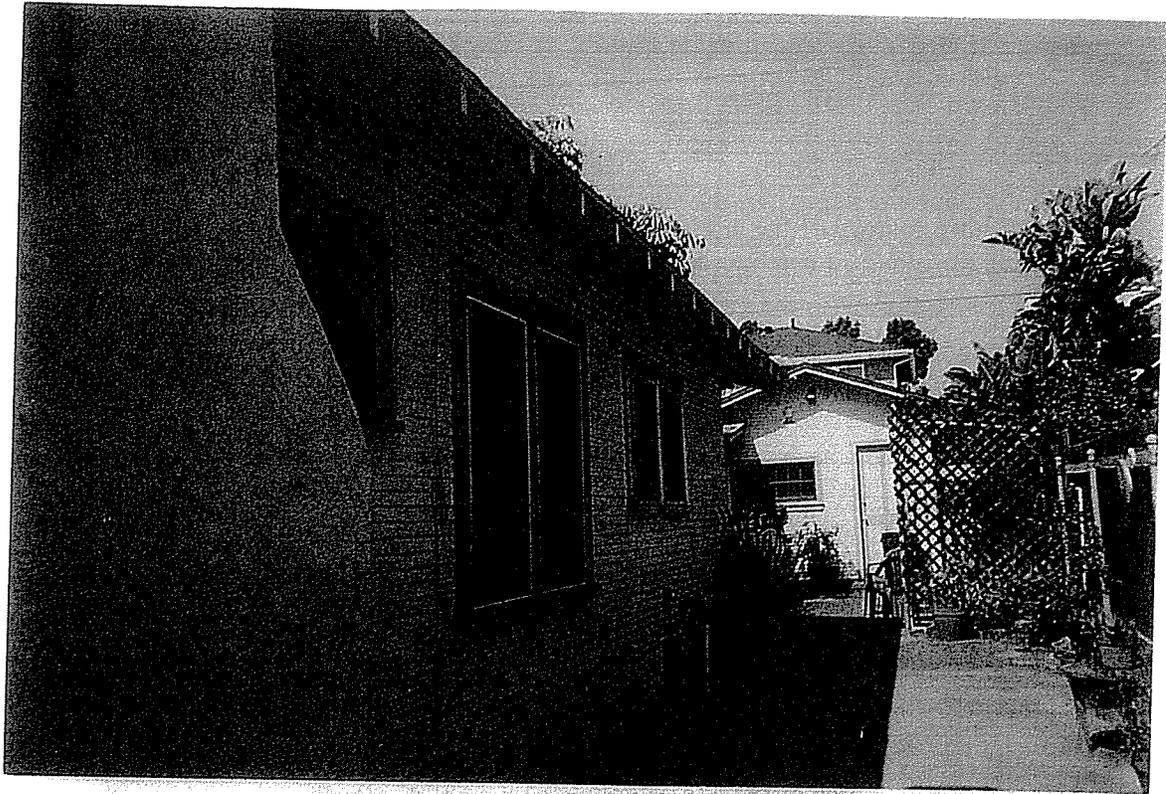


North and west facades, looking southeast

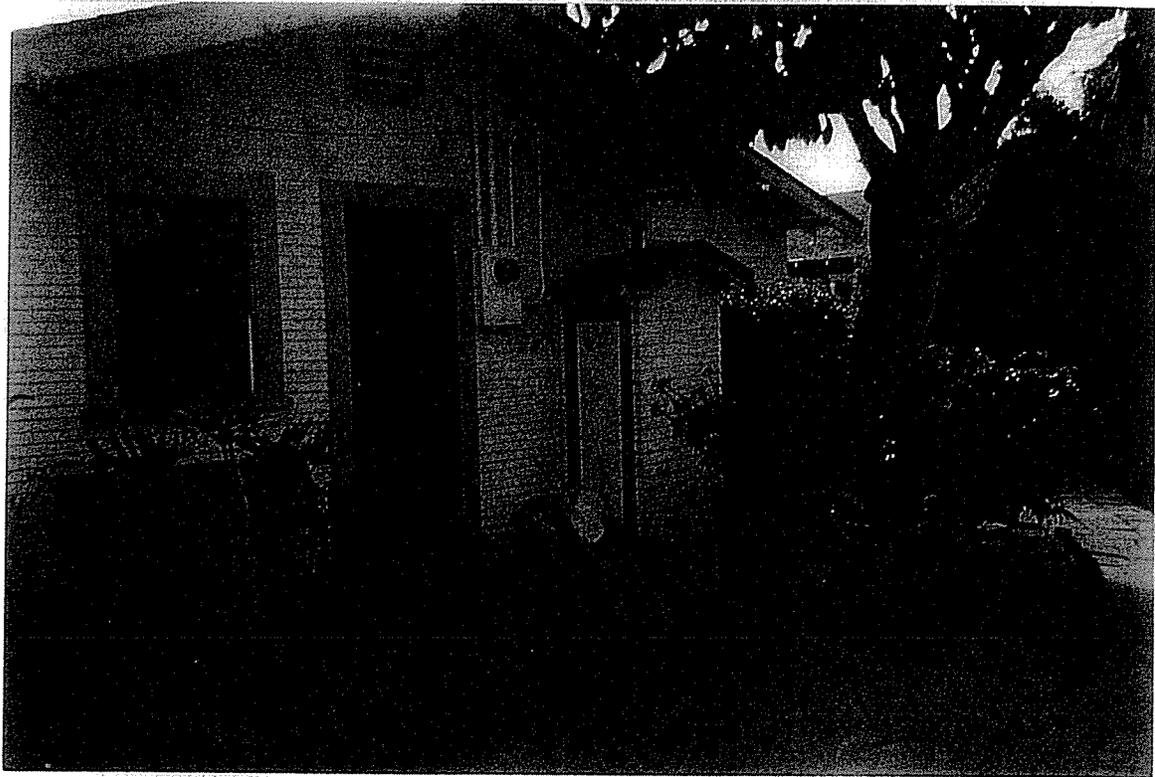
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 11209 Golden Birch Way  
 San Diego, CA 92131

Views of 618 S. Freeman prior  
 to restoration and addition

Figure 4



South facade, looking east towards garage



East facade, looking northwest

<p>ARCHAEO S 11209 Golden Birch Way San Diego, CA 92131</p>	<p>Views of 618 S. Freeman prior to restoration and addition continued</p>	
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Great Depression era.

## HISTORY OF OWNERSHIP

Most of the early history of the subject property is associated with real estate speculation. According to the chain of title prepared by California Lot Books, the first recorded deed transaction associated with the property occurred in June, 1887, when local land investor A.L. Bryan sold a half interest in a large number of holdings, including the subject lot, to David C. Reed. Mr. Bryan had previously subdivided the tract in 1885, which is named for him. Mr. Reed was a real estate developer, who purchased his interest in the property for \$35,000, a very large sum of money for the time.

The men sold all of Block 43 to W.H. Cook of Monrovia, California and C. De Roberts of Albion, Nebraska for \$4,000.00 in March, 1888. Mr. Cook and Mr. De Roberts and their wives sold the block along with other holdings to Frederick and Agnes Gregg in June, 1900. Mr. Gregg was also a real estate developer who resided in Redlands at the time of the transaction.

About two years later, Karl G. Wells and his wife Marie acquired title to the parcels previously owned by Gregg. Mr. Wells also of Redlands, was a real estate broker and investor. After selling the subject lot in 1903, Mr. Wells subsequently built the Breakers Hotel in 1904 on one of the other parcels he owned; he built himself a residence on another of his properties on Pacific Street.

The Oceanside Improvement Company bought all of Block 43 from Mr. and Mrs. Wells in July, 1903. The property was sold to Oceanside resident Orville S. Hecox in November, 1905. Mr. Hecox was the principal of O.S. Hecox & Co., a general real estate investment business that rented, collected, bought, sold and exchanged properties and also negotiated loans for ranch and city real estate. It appears Mr. Hecox and his wife Hettie, who moved to Fresno in 1911, subsequently lost their Oceanside property to the Bank of Oceanside for non-payment of loans sometime prior to December, 1915. At that time, the First National Bank of Oceanside acquired title.

Jemmie Hayes, daughter-in-law of J. Chauncey Hayes and an active member of the Hayes family real estate company, purchased four lots of Block 43, Lots 9-12, in August, 1923 for \$600.00. She and her husband Fred Hayes sold the four lots to Mabel H. Bossert the same day. Bossert only briefly held title, selling the lots less than two months later to Frances A. Boswell, in October, 1923. Mrs. Boswell and her husband, A.V. Boswell were real estate investors.

In August, 1925, Ed Rutherford and his wife Annie purchased Lots 9-12 from the Boswells. Edward Rutherford was a local building contractor. He acquired five other lots in the 600 block of S. Freeman Street, securing each for \$2,500.00 and constructed small houses on each of the

lots between 1926 and 1929. The houses were built in two styles - Spanish Eclectic, which was then at the height of popularity, and Craftsman bungalows, a more conservative style which had largely peaked about 1915.

Robert J. Harris and his wife Belle bought the subject house from Rutherford in October, 1926. Mr. Harris was an employee of Charles G. Borden and Company, a contract furnisher, but also an investment partner of Ed Rutherford. He and his wife had purchased the lot and house at 603 S. Freeman from Rutherford in 1924 as their residence. The subject property, located just down the street, may have been purchased by them as income property for their daughter Beth Harris, who took title to the house from her parents in January, 1930. This supposition is supported by an article appearing in the *Oceanside Blade* (April 24, 1924) announced that Rutherford and Harris had purchased Lots 1-8 on the block and intended to build houses for rent on them.

Beth Harris graduated from Oceanside-Carlsbad High School in 1919. As a teacher, Beth Harris French, she first taught at the Horne Street School, but went on to become a very popular teacher at the Americanization School, transferring there about 1927.

In 1928, the voter registration list shows the subject property occupied by Mrs. J.W. Weber. Title to the house was deeded back to Mr. and Mrs. Harris in April, 1932, and the house was sold to Etta W. Boucher in August, 1934. Boucher also owned the house at 626 S. Freeman Street. Henry and Lina Howe rented the house in 1934.

The property then went through a quick succession of sales. Boucher sold the house to linoleum layer Allen L. Richardson and his wife Ursula Marie as their residence in August, 1935; the Richardsons sold the property to E.M. and Alice Mills in February, 1938; the Mills sold the house to Emma L. Stewart in January, 1939. Stewart rented the house to Joseph and Carol Mitchell, who are incorrectly identified as the property owners on the Voter Registration, in 1940.

Ownership finally stabilized when the subject house was purchased by Bayard T. Boylan, Jr. and his wife Gertrude in July, 1943. The Boylans resided in the house for the next 40 or so years. Mr. Boylan had previously worked as a telephone operator and both had moved to Oceanside from South Dakota about 1942.

Mrs. Boylan died in 1984 and her husband sold the house to Dolores E. Cargill and her mother Ellen S. Cargill, a resident of La Puente, California. Dolores Cargill resided in the house. She died in 1996 and left the property to her mother and father, Orville Cargill.

The current owners, Larry and Mariana Beck acquired the house from Irene Villanueva-Smith in August, 2009.

## ANALYSIS

Examination of the chain of ownership and occupation establishes that the subject property was part of speculative real estate transactions for about forty years prior to the construction of the resource. Notable individuals associated with Oceanside history, including A.L. Bryan, O.S. Hecox, and Jemmie Hayes, owned the land prior to its development.

The subject resource was likely constructed by Edward Rutherford for rental income. Mr. Rutherford did not occupy the house, nor did subsequent owners Robert and Belle Harris. While Beth Harris could have resided in the house between 1930 and 1934, the residence is not directly associated with her. None of the subsequent owners and/or occupants were of historical importance.

## V. REGISTER STANDARDS

### ELIGIBILITY CRITERIA

California Environmental Quality Act. Under the California Environmental Quality Act (CEQA), a significant historic resource is one that is eligible for listing in the California Register of Historical Resources/National Register of Historic Places or other local historic register, or is deemed significant in a historical resource survey (Section 5024.1(g) of the Public Resources Code).

In order to be eligible for listing under the California Register/National Register (the standards of which are both very similar), a resource must be significant within a historic context and must also meet one or more of the following criteria:

- Criterion A: Be associated with an event, or series of events, that have made a significant contribution to the broad pattern of history.
- Criterion B: Have an unequivocal association with the lives of people significant in the past.
- Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant, distinguishable entity whose components lack individual distinction.
- Criterion D: Have yielded or may be likely to yield information important in local, state or national prehistory or history.

Additionally, under both the California Register and the National Register, a resource must not only meet at least one of the above criteria, but must also possess integrity, the various aspects of which include location, design, setting, materials, workmanship, feeling, and association (National Register Bulletin 15, 1991: 11,44).

### **CALIFORNIA REGISTER CRITERIA AND DESIGNATION FINDINGS**

When evaluated within its historic context, under CEQA a property must be shown to be significant for one or more of the four Criteria for Evaluation – A, B, C, or D. The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential. In addition, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity.

**CRITERION A: Event.** To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. The event or trends must clearly be important within the associated context. Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A, the property's specific association must be considered important as well.

**FINDING: The 618 S. Freeman Street property is not associated with a historical event or events. Therefore, it does not qualify under Criterion A.**

**CRITERION B: Person.** Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. The persons associated with the property must be individually significant within a historic context. Significant individuals must be directly associated with the nominated property.

Properties eligible under Criterion B are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance. Speculative associations are not acceptable. Documentation must make clear how the nominated property represents an individual's significant contributions. A property must retain integrity from the period of its significant historic associations. Architects are often represented by their works, which are eligible under Criterion C. Their homes, however, can be eligible for consideration under Criterion B, if these properties were personally associated with the individual.

**FINDING: No one of historical importance is directly associated with the subject resource. The resource is not significant under Criterion B.**

**CRITERION C: Design/Construction.** Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. Properties which embody the distinctive characteristics of a type, period, or method of construction refer to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular theme in his or her craft.

**FINDING: The subject resource is a good, local example of modest Craftsman architecture, displaying many features common to this style. It therefore qualifies for local listing under the architectural aspect of Criterion C.**

**Edward Rutherford is not recognized as a master builder and therefore the property is not eligible for listing under the master builder aspect of Criterion C.**

**CRITERION D: Information Potential.** Properties may be eligible under Criterion D if they have yielded, or may be likely to yield, information important in prehistory or history.

**FINDING: The subject property is unlikely to yield information important in prehistory or history. Therefore, the resource is not eligible for listing under Criterion D.**

**Integrity.** Integrity is the ability of a property to convey and maintain its significance. A property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The seven key aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

Location. *Location is the place where the historic property was constructed or the place where the historic event occurred.*

**FINDING: The location of the 618 S. Freeman Street residence has remained the same since its construction in 1926. The building, therefore, retains its location element for integrity purposes.**

Materials. *Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic*

*property.*

**FINDING:** As verified by the Residential Building Record, the 618 S. Freeman Street residence was constructed of average quality materials for the time. It was not built of anything exceptional or unusual. The majority of these materials remain present, and are in excellent condition.

Workmanship. *Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.*

**FINDING:** The quality of workmanship demonstrated in the construction of the 618 S. Freeman Street residence is described by the Residential Building Record as average. Since the building contains a sufficient degree of the workmanship used in its execution, the building possesses a workmanship element for integrity purposes.

Feeling. *Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.*

**FINDING:** The house retains its Craftsman style feeling.

Association. *Association is the direct link between an important historic event or person and a historic property.*

**FINDING;** The subject residence is not linked directly to an important historic event, person, or historic property.

## CONCLUSION

The subject resource has been found eligible for listing under Criterion C and retains more than sufficient integrity. Therefore, the resource is considered to be significant and eligible for historical designation and listing in the Oceanside historical register.

## IV. SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

Resources identified as eligible for listing in local, state, or federal registers may be modified and fall under the jurisdiction of the Department of the Interior. The 1992 Secretary of the Interior's Standards For the Treatment of Historic Properties discusses the manner in which historic resources are to be preserved, used, rehabilitated, and/or modified:

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**APPLICATION OF THE SECRETARY OF THE INTERIOR'S STANDARDS TO THE RESOURCE AT 618 S. FREEMAN STREET ADDITION**

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships

**FINDING: The use of the resource as a residence remains unchanged.**

2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

**FINDING: The historic character of the residence has been retained and preserved. Distinctive materials have not been removed and the character defining relationships of the building were not altered. All modifications lie behind the house and are out of public view.**

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

**FINDING: The addition to the house does not alter the physical record of the building's time, place, and use.**

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

**FINDING: Historic changes to the subject house were not present prior to construction of the addition.**

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

**FINDING; All materials, features, finishes, construction techniques, and examples of craftsmanship were preserved or restored.**

6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

**FINDING: All deteriorated historic features were repaired and/or restored.**

7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

**FINDING: Chemical and physical treatments were not used.**

8. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken

**FINDING: Archaeological resources are not present.**

9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**FINDING: Construction of the addition did not destroy historic materials, features, spaces, and spatial relationships that characterized the original building. The addition, while sympathetic in style, is discernible from the existing construction in terms of lineal footprint and the introduction of different door styles and window shapes. The addition design does not replicate that of the existing house and further is compatible in feeling, scale, and mass.**

10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**FINDING: If the addition were to be removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

## V. CONCLUSION

The subject resource at 618 S. Freeman Street has been found to be in compliance with the 1992 Secretary of the Interior's Standards for the Treatment of Historic Properties.

## VI. REFERENCES

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**APPENDIX A**  
**BUILDING FORMS**

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 5S2

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) 618 S. Freeman Street

P1. Other Identifier: Edwin and Annie Rutherford Property

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad San Luis Rey \*Date: 1975 T11S R 5W; ¼ of ¼ of Sec; B.M.: SB

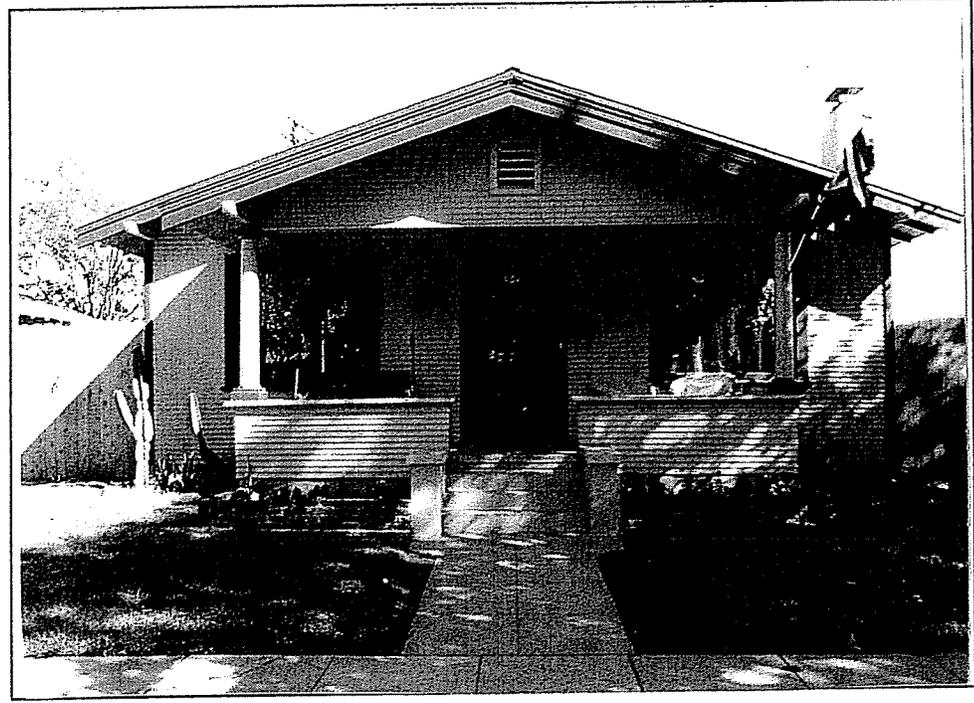
c. Address: 618 S. Freeman Street City: Oceanside Zip: 92054

d. UTM: (Give more than one for large or linear resources) Zone ; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): The subject property is located in Section 26, Township 11 South, Range 5 West, on the USGS 7.5' San Luis Rey quadrangle. The legal description of the property is Lot 12, Block 43 of Bryans Addition; the Assessor's Parcel Number is 150-302-11.

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource is an example of a small Craftsman bungalow-style single-family residence. The wood framed, rectangular one story building has a medium pitched, front gabled, composition shingled roof with narrow open eaves and exposed rafters. The roof ridges are crested and a horizontal louvered vent sits beneath the front gable apex. The shiplap-clad house has a symmetrical front facade and rests on a concrete foundation. Wood edge boards define the corners of the house. A shouldered stucco end chimney is located on the south side wall. A recently constructed addition is located behind the original house and links the dwelling to the formerly detached single-car garage at the rear of the property. The majority of the windows are original to the building and consist of single and paired, rectangular wood framed double hungs with multi-paned uppers and are set inside wide wood trim. Two front focal double hung windows flank the entry door; the multi-paned uppers are original, the lower panes have been replaced with safety glass.

Primary access to the building is from the sidewalk, along a central concrete walkway, up three pier walled concrete steps, to the concrete floored, three quarter length, half walled shiplap-clad porch. Two round columns on simple plinths support the front gabled porch roof. Low brick planters run along the front portions of the porch. The original wide single Craftsman-style wood entry door has an upper glass pane with multiple lites (see continuation sheet).



\*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family Property

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) West facade, 12/1/2010, 1139:1

\*P6. Date Constructed/Age and Source  Historic  Prehistoric  Both Constructed 1926 per Residential Building Record

\*P7. Owner and Address: Larry and Marianna Beck  
618 S. Freeman Street  
Oceanside, CA 92054

\*P8. Recorded by (Name, affiliation, and address): Ruth Alter,  
Archaeos, 11209 Golden  
Birch Way, San Diego, CA  
92131 \*P9. Date Recorded:

12/17/2010 \*P10. Type of Survey: (Describe) Intensive \*P11. Report Citation (Cite survey report and other sources, or enter "none".) Cultural Resources Report for the Evaluation Study and Historical Designation of 618 S. Freeman Street, Oceanside, California 92054. \*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 5 \*Resource Name or # (Assigned by recorder) 618 S. Freeman Street  
\*Recorded by Ruth C. Alter Date 12/17/2010  Continuation  Update

The original single-car garage takes access from a short concrete driveway off the alley located east of the property. The garage roof is front gabled and the walls are clad with shiplap siding. The original wood sliding garage door has been retained.

Landscaping consists of well-maintained front and rear lawns and flower beds. The side yards and a portion of the rear of the yard are enclosed by high wood fencing and by the garage. The landscaping is in excellent condition. The Residential Building Record describes the architectural attributes and workmanship of the house as average. The house has been maintained and has been restored to excellent condition.

The current owner restored the front of the house as part of the 2010 project, which also added the new portion of the house. The addition, which is completely obscured from public view, enclosed a previous breezeway between an older small addition constructed in 1944, the rear of the existing house, and the garage. It includes bump outs on the north and south sides of the house, a new patio leading out into the back yard, and a new pergola-covered patio on the south side of the house, and a gable-covered porch on the east side of the house.

The long, rectangular shape of the addition and the bump outs clearly delineate the new portions of the house from the old. Further, a leaded glass window, double French patio doors, and differently shaped double hung emphasize the new addition while maintaining compatibility with the original house. In all, the addition added about 500 sq ft to the existing 924 sq ft house.

CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 5 \*Resource Name or # (Assigned by recorder) 618 S. Freeman Street  
\*Recorded by Ruth C. Alter Date 12/17/2010  Continuation  Update

Most of the early history of the subject property is associated with real estate speculation. According to the chain of title prepared by California Lot Books, the first recorded deed transaction associated with the property occurred in June, 1887, when local land investor A.L. Bryan sold a half interest in a large number of holdings, including the subject lot, to David C. Reed. Mr. Bryan had previously subdivided the tract in 1885, which is named for him. Mr. Reed was a real estate developer, who purchased his interest in the property for \$35,000, a very large sum of money for the time.

The men sold all of Block 43 to W.H. Cook of Monrovia, California and C. De Roberts of Albion, Nebraska for \$4,000.00 in March, 1888. Mr. Cook and Mr. De Roberts and their wives sold the block along with other holdings to Frederick and Agnes Gregg in June, 1900. Mr. Gregg was also a real estate developer who resided in Redlands at the time of the transaction.

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Jemmie Hayes, daughter-in-law of J. Chauncey Hayes and an active member of the Hayes family real estate company, purchased four lots of Block 43, Lots 9-12, in August, 1923 for \$600.00. She and her husband Fred Hayes sold the four lots to Mabel H. Bossert the same day. Bossert only briefly held title, selling the lots less than two months later to Frances A. Boswell, in October, 1923. Mrs. Boswell and her husband, A.V. Boswell were real estate investors.

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Beth Harris graduated from Oceanside-Carlsbad High School in 1919. As a teacher, Beth Harris French, she first taught at the Horne Street School, but went on to become a very popular teacher at the Americanization School, transferring there about 1927.

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**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HR# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 5 \*Resource Name or # (Assigned by recorder) 618 S. Freeman Street  
\*Recorded by Ruth C. Alter Date 12/17/2010  Continuation  Update

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The current owners, Larry and Mariana Beck acquired the house from Irene Villanueva-Smith in August, 2009.

B1. Historic Name: Edwin and Annie Rutherford Property  
B2. Common Name: Bayard T. Boylan, Jr. and Gertrude Boylan Residence  
B3. Original Use: Single family residence B4. Present Use: Single family residence  
\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alternations, and date of alterations) This house was constructed in 1926. A small addition at the rear of the house was added in 1944. A second addition connecting the house to the detached single-car garage at the rear of the property was added in 2010. The front of the house was restored in 2010, as well.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Middle class residential development Area Oceanside, California

Period of Significance 1924 to 1929 Property Type Single family residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject resource is part of an enclave of buildings constructed by building contractor Edward Rutherford on the 600 block of S. Freeman Street from 1924-1929. Twelve of these resources were included in the City's 1992 Cultural Resource Survey, but the 618 S. Freeman Street house was overlooked, probably as an oversight, as it is clearly part of this development and was in good condition at the time the survey was conducted. All the houses built on the block by Rutherford are good, cohesive examples of middle-class residential development in Oceanside prior to the Great Depression era.

The subject building is typical of its setting. Edwin Rutherford, a local building contractor, used two architectural styles for his houses, apparently intended for use as rentals - Spanish Eclectic and Craftsman. At the time, Spanish Eclectic was in vogue stylistically, with Craftsman somewhat out of date. Rutherford may have used previously used plans for the latter, modifying each slightly to create character on the block.

No individuals of national, state or local historic standing are directly associated with the building. It is not the work of a master architect or craftsman, it is not constructed of rare or unique materials, and no known historic events are associated with it. The building is unlikely to yield important information relevant to local, state or national history. The integrity of its location, association, design, feeling, workmanship, and setting are intact; the original portions of the house have been restored. An addition completed in 2010, is located between the house and the formerly detached garage and is obscured from public view by wooden fences. The addition is differentiated from the house by use of shape, structural elements, window shapes, and door styles. The subject resource qualifies for listing in the Oceanside historical resources inventory under Criterion C. Further, the addition meets the Secretary of the Interior's Standards for the Treatment of Historic Properties.

B11. Additional Resource Attributes: (List attributes and codes) None

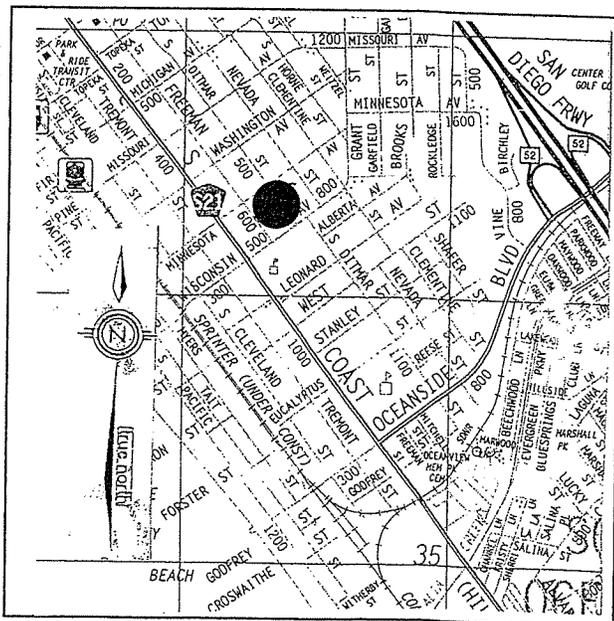
\*B12. References Oceanside Historic Resources Inventory, 1992. For others, see report.

B13. Remarks:

\*B14. Evaluator: Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Date of Evaluation December 17, 2010

(This space reserved for official comments.)



## APPENDIX B

### RESUME OF RUTH C. ALTER

#### EDUCATION

San Diego State University, M.A., Anthropology, 1980  
San Diego State University, B.A., Anthropology, 1972

#### CERTIFICATION

Register of Professional Archaeologists

#### PROFESSIONAL HISTORY

Archaeos. Principal. 1996 to present.  
Affinis. Director, Historic Studies. 2000 to 2002.  
Affinis. Senior Interpreter/Senior Archaeologist/Senior Analyst. 1991 to 2000.  
Evergreen Community College. Instructor, Anthropology (Part-time). 1983 to 1984.  
San Jose City College. Instructor, Anthropology (Part-time). 1982 to 1983.  
Manpower, Incorporated. Division Manager. 1981 to 1991.  
San Diego Museum of Man. Education Coordinator. 1975 to 1981.  
San Diego State University. Graduate Assistant. 1975.  
San Diego Museum of Man. Curatorial Assistant. 1974 to 1975.  
San Diego State University Foundation. Contract Archaeologist (Part-time). 1973 to 1975.  
San Diego State University Foundation. Coordinator, Public Archaeology Program. 1973 to 1974.

#### EXPERIENCE

Ms. Alter has worked in all phases of archaeology/anthropology including field studies, project management and report preparation. In the capacity of Senior Archaeologist for Affinis, Ms. Alter conducted background research, project supervision, field survey, excavations, monitoring, and report preparation. She has worked on prehistoric and historic projects throughout San Diego County and Southern California for numerous jurisdictions and agencies, including the City of San Diego, the County of San Diego, and the cities of Oceanside, Escondido, Chula Vista, Carlsbad, Encinitas, and Murrieta.

Large historic building assessments and inventories conducted by Ms. Alter include the Eastside Neighborhood CLG Intensive Survey for the City of Oceanside, the Historic Resources Survey of South Santa Fe Avenue for the County of San Diego Department of Public Works, and the on-going Quieter Home Program Historic Resources Survey for the Federal Aviation Administration. She prepared the Cultural Resources Preservation Element for the City of Colton and is the author of the Historic Ordinance for the City of Murrieta.

**APPENDIX C**

**CHAIN OF TITLE AND TITLE DOCUMENTS**

**California Lot Book, Inc., dba California Title Search Co.**

**Chain of Title  
618 South Freeman Street, Oceanside, California**

1. Deed

Grantor: A.L. Bryan

Grantee: D. C. Reed

Recorded: June 2, 1887, Book 88, Page 176 of Deeds

2. Deed

Grantor: D.C. Reed and A.L. Bryan

Grantee: W.H. Cook and C. De. Roberts

Recorded: March 13, 1888, Book 84, Page 402 of Deeds

3. Deed

Grantor: Frederic W. Gregg and Agnes W. Gregg

Grantee: Karl G. Wells

Recorded: June 25, 1902, Book 319, Page 102 of Deeds

4. Deed

Grantor: Karl G. Wells and Marie Wells

Grantee: Oceanside Improvement Company

Recorded: July 9, 1903 Book 323, Page 196 of Deeds

5. Deed

Grantor: Oceanside Improvement Company

Grantee: O.S. Hecox

Recorded: November 9, 1905, Book 378, Page 47 of Deeds

6. Deed (pre-recording of above document)

Grantor: Oceanside Improvement Company

Grantee: O.S. Hecox

Recorded: May 13, 1907 Book 415, Page 241 of Deeds

7. Deed

Grantor: O.S. Hecox and Etta L. Hecox

Grantee: The Bank of Oceanside

Recorded: November 8, 1905 Book 376, Page 201 of Deeds

8. Deed

Grantor: The Bank of Oceanside

Grantee: O.S. Hecox

Recorded: August 20, 1909, Book 472, Page 240 of Deeds

9. Deed

Grantor: O.S. Hecox

Grantee: Etta L.B. Hecox

Recorded: August 15, 1911, Book 529, Page 169 of Deeds

10. Deed

Grantor: O.S. Hecox and Etta L.B. Hecox

Grantee: The Bank of Oceanside

Recorded: January 5, 1912 Book 547, Page 8 of Deeds

11. Deed

Grantor: Frederic W. Gregg

Grantee: Etta L.B. Hecox

Recorded: February 2, 1912 Book 530, Page 491 of Deeds

12. Deed

Grantor: The Bank of Oceanside

Grantee: The First National Bank of Oceanside

Recorded: December 11, 1915 Book 702, Page 23 of Deeds

13. Deed

Grantor: First National Bank, Oceanside, Cal.

Grantee: Jemmie B. Hayes

Recorded: August 30, 1923, Book 949, Page 305 of Deeds

14. Deed

Grantor: Jemmie B. Hayes and Fred Hayes

Grantee: Mabel H. Bossert

Recorded: August 30, 1923, Book 949, Page 306 of Deeds

15. Deed

Grantor: Mabel H. Bossert

Grantee: Frances A. Boswell

Recorded: October 11, 1923, Book 961, Page 223 of Deeds

16. Deed

Grantor: A.V. Boswell and Frances A. Boswell

Grantee: Union Trust Company of San Diego

Recorded: December 2, 1924, Book 1051, Page 102 of Deeds

17. Deed

Grantor: Union Trust Company of San Diego

Grantee: A.V. Boswell and Frances A. Boswell

Recorded: December 2, 1924, Book 1051, Page 103 of Deeds

18. Deed

Grantor: A.V. Boswell and Frances A. Boswell

Grantee: Ed Rutherford and Annie J. Rutherford

Recorded: August 19, 1925, Book 1091, Page 378 of Deeds

19. Deed

Grantor: Ed Rutherford and Annie J. Rutherford

Grantee: Robert J. Harris and Belle Harris

Recorded: October 4, 1926, Book 1273, Page 133 of Deeds

20. Deed

Grantor: Beth F. Harris

Grantee: Ed Rutherford and Annie J. Rutherford

Recorded: October 4, 1926, Book 1273, Page 133 of Deeds

21. Deed

Grantor: Robert J. Harris and Belle Harris

Grantee: Beth F. Harris

Recorded: January 6, 1930, Book 1718, Page 386 of Deeds

22. Deed

Grantor: Beth F. Harris

Grantee: Robert J. Harris and Belle Harris

Filed: April 30, 1932, Book 116, Page 121 of Official Records

23. Deed

Grantor: Anna J. Rutherford, deceased

Grantee: Edward Rutherford

Recorded: December 8, 1933, Book 249, Page 416 of Official Records

24. Deed

Grantor: Ed Rutherford and Robert J. Harris and Belle Harris

Grantee: Etta W. Boucher

Recorded: August 31, 1934, Book 318, Page 363 of Official Records

25. Deed

Grantor: Etta Mae Boucher

Grantee: Allen L. Richardson and Ursula Marie Richardson

Recorded: August 24, 1935, Book 418, Page 384 of Official Records

25. Deed

Grantor: Etta Mae Boucher

Grantee: Allen L. Richardson and Ursula Marie Richardson

Recorded: February 17, 1938, Book 747, Page 317 of Official Records

26. Deed

Grantor: Allen L. Richardson and Ursula Marie Richardson

Grantee: E.M. Mills and Alice S. Mills

Recorded: February 17, 1938, Book 744, Page 392 of Official Records

27. Deed

Grantor: E.M. Mills and Alice S. Mills

Grantee: Emma L. Stewart

Recorded: January 18, 1939, Book 860, Page 217 of Official Records

28. Deed

Grantor: Emma L. Stewart

Grantee: Bayard T. Boylan, Jr. and Gertrude M. Boylan

Recorded: July 2, 1943, Book 1515, Page 430 of Official Records

29. Affidavit of Joint Tenant

Gertrude Mae Boylan

Recorded: April 25, 1984, Document #84-151633

30. Deed

Grantor: Bayard T. Boylan, Jr.

Grantee: Dolores E. Cargill and Ellen S. Gargill

Recorded: June 29, 1984, Document #84-246172

31. Deed

Grantor: Orville Ell Cargill

Grantee: Ellen S. Cargill

Recorded: June 29, 1984, Document #84-246173

32. Deed

Grantor: Ellen S. Cargill

Grantee: Dolores E. Cargill

Recorded: May 23, 1986, Document #86-205457

33. Order

Estate of Dolores Ellen Cargill

Recorded: December 3, 1996, Document 1996-0604812

41735-2  
 This Agreement, made the second day of June  
 Eighteen Hundred and Eighty seven, by and between  
 A. L. Boyer, party of the first part and D. C. Reed, party  
 of the second part, both of the city of San Diego, California.  
 Witnesseth. That for and in consideration of the covenants  
 and agreements hereinafter stated, to be kept and performed by the  
 said party of the second part, at the time, and in the manner  
 as herein specified, the said party of the first part has this  
 day bargained, sold, and does hereby bargain and sell, and will upon  
 the performing of the covenants hereinafter set forth grant and  
 convey unto the said party of the second part, his heirs and  
 assigns, the following described real property, situated in the  
 County of San Diego, State of California, described  
 as follows, to wit:

Lots one (1) two (2) three (3) four (4) five (5) six (6) seven (7) eight (8)  
 nine (9) ten (10) eleven (11) twelve (12) thirteen (13) fourteen (14) fifteen (15)  
 and sixteen (16) in Block number two (2); fractional lots eight (8)  
 and nine (9) in Block number three (3); Lots numbers three (3) four (4) five (5)  
 and six (6) in Block number twelve (12); Lots numbers one (1) to  
 fourteen (14) inclusive in Block number thirteen (13); fractional  
 lots six (6) seven (7) twelve (12) and thirteen (13); Lots eight (8)  
 nine (9) ten (10) and eleven (11) in Block number eighteen (18);  
 fractional lots one (1) and two (2); and lots numbered three (3) to  
 six (6) inclusive in Block number twenty one (21); Lots one  
 (1) to eight (8) inclusive and ten (10) to sixteen (16) inclusive in Block  
 number twenty two (22); Lots numbered one (1) to sixteen (16)  
 inclusive, in each of Blocks numbered respectively twenty  
 three (23), twenty four (24), twenty eight (28), thirty four (34)  
 thirty five (35), thirty six (36) and thirty seven (37); Lots one (1) and  
 two (2) and fractional lots three (3), four (4), five (5) and six (6) in Block  
 thirty eight (38); Lots one (1) thirteen (13) fourteen (14) fifteen (15)  
 and sixteen (16) and fractional lots two (2), three (3), four (4) five  
 (5) nine (9) ten (10) eleven (11) and twelve (12) in Block number  
 forty (40); Lots one (1) to sixteen (16) inclusive in each  
 Block numbered respectively forty one (41), forty two (42)  
 and forty three (43); Lots numbers one (1) to eight (8) inclusive  
 in Block number forty four (44); Lots eleven (11) to

Sixteen (16) in Block number forty five (45); Lots one (1) to six (6) inclusive and eleven (11) to fourteen (14) inclusive in Block number forty six (46); Lots one (1) two (2) three (3) in Block number Forty seven (47); Lot one (1) and fraction of lot two (2) in Block fifty one (51); Lots one (1) sixteen (16) and fractional lots two (2) and fifteen (15) in each Block numbered respectively Fifty two (52) Fifty three (53) and Fifty four (54) all in Boyars addition to Records and shown on the plat thereof of record in the County Recorder's office of San Diego County.

In consideration of the bargain and sale of the above described real property, and of the grant and conveyance thereof to be made in the manner hereinafter stated, the said party of the second part agrees to pay the said party of the first part, the sum of Thirty five thousand dollars in the United States Gold Coin, payable by the said party of the second part, his heirs or assigns, to the said party of the first part, his heirs or assigns as follows to-wit:

Five thousand Dollars upon the execution and delivery of this presents -

Seven thousand five hundred Dollars in sixty days from the date hereof -

Seven thousand five hundred dollars, in six months from the date hereof

Seven thousand five hundred dollars, in nine months from the date hereof.

Seven thousand five hundred dollars, in twelve months from the date hereof

Each of the deferred payments to bear interest from the date hereof at the rate of Ten per cent per annum until paid.

It is further agreed between the parties that the said party of the second part may at any and all times sell lots and parcels of said property at his pleasure, and upon any such sale being made by the said party of the second part, or upon the payment to the said party of the first part, or his certain attorney, heirs or assigns, the total amount of the proceeds of such sale in cash, the said party of the first part, or his heirs or assigns shall make, execute and deliver unto such purchaser a good and sufficient deed of grant, at the request and cost of the party of the second part to the pattern of the hereinbefore

described premises sold. And the amount of purchase money realized from any such sale shall thereupon be credited upon the payment of the next deferred payment herein. Upon final payment of the total amount of said sum of Thirty Five thousand dollars, together with interest thereon at the time and in the manner as hereinbefore specified, or when the proceeds arising from the sale of portions of the hereinbefore mentioned premises, and duly credited as herein specified, shall equal said sum of Thirty Five thousand Dollars, together with interest at the rate of ten per cent per annum, up to the time at which the last credit shall have been made, the said party of the first part, agrees to make execute and deliver unto the said party of the second part, a good and sufficient deed of grant to the then remaining unsold portions of said premises, bargained and sold as hereinbefore specified.

If however, default be made in the payment of any of said payments at the time and in the manner as hereinbefore specified, it being stipulated and agreed between the parties that the time of the making of such payments as hereinbefore specified is a material and essential part of this agreement, the said party of the first part, or his agent, legal representatives or assigns, may at the time of such default, or at any time thereafter proceed to sell the then remaining unsold portions of said premises in the manner following to-wit: First. A notice shall be published in a daily newspaper published in the County of San Diego, California, at least twice a week for sixty days, stating the time and place of such sale, and that the property will be sold to the highest bidder for cash.

Second. Upon the day appointed for such sale, or to which such sale may be postponed by advertisement in the same manner in which such sale shall have been first appointed, the said party of the first part, or his agent, legal representatives, or assigns, shall proceed to sell the remaining unsold portions of said premises at public auction to the highest bidder for Cash.

Third- Upon such sale being made, the said party of the first part, shall make, execute <sup>and deliver unto the</sup> purchaser a good <sup>and sufficient</sup> deed of grant, to the premises sold, <sup>and the recital therein of default <sup>and non</sup> payment shall be effectual <sup>and conclusive upon the</sup> said party of the second part, his heirs, legal representatives or assigns -</sup>

Fourth- Out of the proceeds of such sale, the said party of the first part, or the person making such sale in his interest, shall pay, 1<sup>st</sup> the legitimate <sup>and reasonable</sup> expense thereof, including Counsel fees in the sum of One Hundred dollars. 2<sup>nd</sup> The entire amount of such indebtedness then due <sup>and unpaid</sup> together with interest thereon at the rate of ten per cent <sup>per annum</sup>, shall be retained, or paid to the said party of the first part. And lastly, the balance if any, shall be paid over unto the said party of the second part, his heirs, legal representatives, or assigns. -

And it is still further stipulated <sup>and agreed</sup> that at any time after making payment of the first mentioned sum of Five Thousand Dollars, <sup>and the first deferred payment of seven thousand Five Hundred Dollars, in the aggregate Twelve Thousand, Five Hundred Dollars together with interest,</sup> that the said party of the second part may at his option, demand <sup>and receive</sup> a good <sup>and sufficient</sup> deed of grant to the remaining unsold portion of said premises, upon the execution by him of his three certain Promissory notes of the date June 1<sup>st</sup> 1887 each for the sum of seven Thousand five hundred dollars with interest from date at the rate of ten per cent <sup>per annum</sup> <sup>and pay</sup> able respectively in six, nine, <sup>and twelve</sup> months from date, secured by a first mortgage upon such unsold portion of said premises.

In Witness Whereof, said parties have hereunto set their hands and seals, this second day of June  
A.D. 1887

Signed Seals <sup>as</sup>  
delivered in the presence of

A. L. Boyan  
D. C. Reed

{Seal}  
{Seal}

State of California }  
County of San Diego }<sup>ss</sup>

On this 2<sup>nd</sup> day of June one thousand eight hundred <sup>and</sup> eighty 7 before me George M. Daniels, a Notary Public in <sup>and</sup> for the County of San Diego personally appeared A. L. Boyan, D. C. Reed, personally known to me to be the same persons described in, whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day <sup>and</sup> year in this certificate first above written



Geo. M. Daniels

Notary Public

Received for Record June 2, 1887 at 5 o'clock P.M.  
at request of D. C. Reed

E. J. Haight

County Recorder

Dec. 13 25

By Jos. L. Keplum

Deputy

~~This Indenture Witnesseth, That Boyant Howard <sup>and</sup>  
R. A. Thomas, Trustees of the La Mesa Colony tract  
and the San Diego Home Company for <sup>as</sup> in consideration  
of the sum of Five hundred dollars to them in hand  
paid, <sup>and</sup> Five hundred dollars to be paid, do hereby  
grant, sell <sup>and</sup> convey unto G. J. Thomas, J. Patterson  
<sup>and</sup> W. G. Dillon the following real estate situated in the  
County of San Diego, and State of California to-wit:  
Lot numbered Eighty three (83) as designated on the~~

We, R. L. Reid and A. L. Bryan of San Diego County State of California

for and in consideration of the sum of Four Thousand (\$4000) Dollars  
Do hereby Grant to H. H. Leach of Monrovia Cal  
and W. W. Roberts of Albion Nebraska

All that Real Property situated in the County of San Diego, State of California, bounded and described as follows:

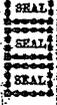
Block Forty three (43) Bryans addition to Oceanside as per official map thereof now on file in the office of the County Recorder of said County.

To Have and to Hold the above granted and described premises unto the said Grantees their heirs and assigns forever

Witness our hand and seal this 12 day of March 1888

SIGNED AND EXECUTED IN THE PRESENCE OF

R. L. Reid  
A. L. Bryan  
by his attorney in fact B. F. Boone



State of California }  
County of San Diego }

On this 12th day of March A. D. Eighteen Hundred and Eighty-eight

before me, Jose Gillmore a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared R. L. Reid known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official Seal at my office in said County of San Diego, State of California, the day and year in this certificate first above written

Jose Gillmore Notary Public

State of California }  
County of San Diego }  
On this 12th day of March in the year one thousand eight hundred and eighty-eight before me, Jose Gillmore a Notary Public in and for said County residing therein, duly commissioned and sworn, personally appeared B. F. Boone known to me to be the person described in and whose name is subscribed the within instrument as the attorney in fact of A. L. Bryan and the said B. F. Boone acknowledged to me that he subscribed the name of said A. L. Bryan therunto as principal and his own name as attorney in fact. In testimony whereof, I have hereunto set my hand and affixed my official seal at my office in the said County of San Diego the day and year in this certificate first above written.

Jose Gillmore  
Notary Public

Received for record March 13, 1888 at 10:25 min. past 11 o'clock, P. M. at request of Grantus  
E. H. Hoaght County Recorder,  
by R. L. Vanderhurst Deputy.

Fee \$1.50

THIS INDENTURE, Made the 10<sup>th</sup> day of June in the year of our Lord, one thousand nine hundred and one (1901) BETWEEN Wm. H. Cook and Jennie Cook his wife of the city of Los Angeles, County of Los Angeles, state of California and C. De.Roberts and Carrie M. Roberts his wife of Ponca City, Oklahoma by the parties of the first part, and F. W. Gregg of the City of San Bernardino County 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 sum of Four hundred (\$400.00) Dollars, Lawful money of the United States of America, to them in hand paid by said party of the second part, the receipt whereof is hereby acknowledged do by these presents, Grant, Bargain and Sell, convey and confirm, unto the said party of the second part, and to his heirs and assigns forever, all those certain lots, pieces or parcels of land, situate, lying and being in the City of Oceanside, County of San Diego State of California, and bounded and particularly described as follows, to-wit:

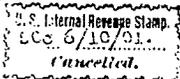
Lots Nine (9), Ten (10) and Eleven (11), in Block Twenty-seven (27) and all of Block Twenty-three (23) of Bryan's addition to Oceanside as per official map thereof now on file in the office of the County recorder of said San Diego County State of California

TOGETHER, with all and singular the tenements, hereditaments and appurtenances thereto in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

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 his heirs and assigns forever, subject to all taxes for assessment year, 1901-2.

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

WITNESSETH, SEALED AND DELIVERED IN THE PRESENCE OF)

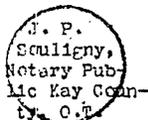


) Wm. H. Cook. (SEAL)  
 ) Jennie Cook. (SEAL)  
 ) C. De.Roberts. (SEAL)  
 ) Carrie M. Roberts. (SEAL)

Territory of Oklahoma )  
 County of Kay. ) SS.

On this 10th day of June in the year one thousand nine hundred and one before me, J. P. Souligny a Notary Public in and for said county, residing therein, duly qualified and sworn, personally appeared C. De.Roberts and Carrie M. Roberts, husband and wife known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

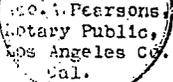


J. P. Souligny  
 Notary Public for Kay County Okla.  
 Ter. By Commission Expires Sep. 5th. 1902.  
 Notary Public in and for said Kay County, Territory of Oklahoma.

State of California, )  
 ) SS.  
 County of Los Angeles.)

On this 15<sup>th</sup> day of June in the year one thousand nine hundred and one (1901) before me, GEORGE A. PEARSONS, a Notary Public in and for said County of Los Angeles, State of California, personally appeared William H. Cook and Jennie Cook known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Geo. A. Pearsons  
 Notary Public in and for Los Angeles County, State of California.  
 Recorded at Request of F.W.Gregg, Jun 19 1901, at 40 min. past 2 o'clock P.M.  
 Jno. P. Forward, Recorder.  
 Deputy Recorder.

Fee, \$1.50

State of California, } ss.  
County of Los Angeles. }

On this 10th day of June in the year of our Lord one thousand nine hundred and two before me P. F. Hatch a Notary Public in and for said County of Los Angeles, State of California, residing therein duly commissioned and sworn, personally appeared P. M. Shutt and Emma E. Shutt, his wife known to me to be the persons described in and whose names are subscribed to the foregoing instrument and they acknowledged to me that they executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



P. F. Hatch  
Notary Public in and for the County of Los Angeles, State of California.

Recorded at Request of Grantee June 25 1902 at 35 min past 10 o'clock A. M.

By J. P. Howard Recorder  
By Wm. S. Brown Deputy Recorder

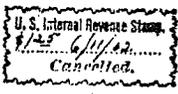
6/25/1902 BK 319 PG 102 DEEDS

Frederic W. Gregg et ux. }  
Karl C. Wells }

We, Frederic W. Gregg, and Agnes W. Gregg his wife, both of San Bernardino, County of San Bernardino, State of California, in consideration of Ten (\$10.00) Dollars, the receipt whereof is hereby acknowledged, grant to Karl C. Wells of Redlands, County of San Bernardino, State of California, all that real property situate in Oceanside, County of San Diego, State of California, bounded and described as follows:

All of tract numbered 3 of Ten Acre Tracts as per C. J. Court's map of Oceanside, filed in the office of the County Recorder of San Diego County, August 28th, 1885, and containing 10 acres, more or less, Also of Blocks 5 and 8, and Lots 5 & 7 L. E. J. G. in Block 4; Lots B and C in Block 9; Lots D and F in Block 10; Lots C and E in Block 12; Lot L in Block 1, all of Myers Addition to the City of Oceanside, as per map of C. J. Court hereinbefore referred to; Also, Blocks 42 and 43, and Lots 7, 10 and 11 of Block 27 of Bryan's Addition to Oceanside, according to the map of C. J. Court hereinbefore mentioned; Also, Lots 1 and 2 of Block 13 of Tye's Addition to Oceanside, as per map of said C. J. Court.

Witness our hands this eleventh day of June, 1902.



Frederic W. Gregg (Seal)  
Agnes W. Gregg (Seal)

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

On this 14 day of June, in the year one thousand nine hundred and two, before me, J. W. Stephenson a notary public in and for the County of San Bernardino, State of California, personally appeared Frederic W. Gregg and Agnes W. Gregg his wife known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.

Witness my hand and official seal.



J. H. Stephenson  
Notary Public in and for the County  
of San Bernardino, State of California.

Recorded at Request of Union Bank Redlands June 25 1932 at 23 min. past  
eleven P.M.

John J. Toward      Recorder  
By: M. R. [Signature]      Deputy Recorder

Frederic H. Gregg et ux. }  
To  
Carl E. Kelly

This Indenture, made this 17<sup>th</sup> day of June, 1932, by  
and between Frederic H. Gregg and Agnes H. Gregg, his wife,  
both of the City of San Bernardino, County of San Bernardino, State of Cali-  
fornia, parties of the first part, and Carl E. Kelly of the City of Redlands,  
said County, and State, party of the second part, witnesseth.

That the said parties of the first part, for and in consideration of  
the sum of \$11,000, to them in hand paid by the said second party,  
the receipt whereof is hereby acknowledged, do by these presents grant,  
bargain, sell and convey unto the said party of the second part,  
his heirs and assigns forever all that real property, situate in  
the City of Oceanside, County of San Diego, State of California, more  
particularly described as follows:

Lot numbered 52 of the Riverside Terrace Tract, according  
to the map of Oceanside, made by C. J. [Signature], and filed in the Office  
of the County Recorder of said San Diego County, on August 28<sup>th</sup>, 1925.

To Have and to hold, all and singular the above described  
premises, unto the said party of the second part, his heirs and as-  
signs forever.

And the said parties of the first part, for their heirs, executors  
and administrators, do covenant and agree with the said party of  
the second part, his heirs and assigns, that the said parties of the  
first part, at the time of the execution of this Indenture, are lawfully  
seized in fee simple absolute of and in all and singular the  
above described premises, and have good right to grant and con-  
vey the same in the manner aforesaid; and that the said party  
of the second part, his heirs and assigns, shall and may, at all  
times hereafter, peaceably have, hold, occupy and enjoy the said  
premises; and that the said premises now are free, clear and  
unincumbered of and from all former grants, titles and encum-  
brances whatsoever; and the said parties of the first part, their  
heirs, executors and administrators, the above described premises,  
and every part thereof, unto the said party of the second part,  
his heirs and assigns, against the said parties of the first part,  
and their heirs, and against all and every person and per-  
sons whomsoever, lawfully claiming or to claim the same, shall  
and well warrant, and by these presents forever defend.

In Witness Whereof, the said parties of the first part,  
have respectively hereunto set their hands and seals, the  
day and year first above written.

Frederic H. Gregg      (Seal)  
Agnes H. Gregg      (Seal)

the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written,  
J. V. Logie, Notary Public in and for the County of San Bernardino, State of California.



Recorded at request of R. Healy upon Feb 9 1903 at 40 min past 2 o'clock P.M.  
Geo. J. Hayward County Recorder  
By Walter Howard Deputy Recorder.

File 81-

This Agreement, Made and entered into this 11th day of November in the year of our Lord one thousand nine hundred and six, Between Mrs Sarah F. Childs, a widow of the City of San Diego, County of San Diego, and State of California, the party of the first part, and Mr. Cox, of the City of San Diego, County of San Diego, State of California, the party of the second part.

Witnesseth: That the said party of the first part, in consideration of the covenants, and agreements on the part of the said party of the second part hereinafter contained, agrees to sell and convey unto the said party of the second part, and said second party, agrees to buy all these certain lots, pieces or parcels of land situate in the City and County of San Diego, and State of California, and bounded and particularly described as follows, to wit:

Lots numbers Thirty-nine (39) and forty (40). Block number four (4), Manasse & Schiller's addition to the said City of San Diego, according to the official map thereof, on file in the office of the Recorder of San Diego County, for the sum of One Thousand Dollars (\$1000.00) Dollars Gold Coin of the United States, and the said party of the second part, in consideration of the premises, agrees to pay at the times and in the manner hereinafter mentioned, to the said party of the first part, the sum of One Thousand Dollars (\$1000.00) Dollars Gold Coin as follows to wit: One Hundred Dollars (\$100.00) upon the signing of these agreements, Thirty Dollars (\$30.00) on the 15th day of January 1903; Thirty Dollars (\$30.00) upon the 15th day of April 1903; and Thirty Dollars (\$30.00) every three months thereafter until the whole sum of One Thousand Dollars (\$1000.00) together with interest at the rate of 9% per annum upon all deferred payments has been fully paid. A part of each Thirty Dollar (\$30.00) payment to be applied to the payment of interest to the date of said payment, and the remainder to be applied to the reduction of the principal. It is further mutually agreed that when Five Hundred Dollars (\$500.00) shall have been paid upon this contract of sale that the party of the first part, her heirs or assigns shall deliver to the party of the second part an abstract showing the said property to be free of incumbrance, and deliver a deed conveying said property to the party of the second part, his heirs or assigns, at which time the party of the second part shall execute and deliver to the party of the first part her heirs or assigns, a good and sufficient note and mortgage secured by the property herein described and in conformity with the above named terms of this contract, for the Five Hundred Dollars (\$500.00).





Corporation that executed the within instrument, 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 the day and year in this certificate first above written.

Notary Public. San Bernardino Co. Cal.

Logan C. F. Loby. Notary Public in and for the County of San Bernardino, State of California.

(Endorsed,) Recorded at request of Bank of Oceanside. Nov. 9, 1905. At 5 min. past 4 o'clock P.M. In Book No. 378 of Deeds Page 47 et seq. Records of San Diego County, Cal. Jno. F. Forward, County Recorder, By C.G. May Deputy Recorder Fee \$ 1.40

Re-Recorded at request of Abstract Title & Trust Co. May 13, 1907. At 36 min. past 10 o'clock A. M. Fee \$1.40

John H. Ferry, County Recorder. By [Signature] Deputy Recorder.

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CHASE & LUDINGTON, A corporation, pursuant to a resolution duly passed at a meeting of its Board of Directors held at their office on May 3rd, 1907, and of Record in Minute Book I at page 54 et seq., and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, DOES HEREBY GRANT to Alice M. Chase, of San Diego, California, All That Real Property situated in the City of San Diego, County of San Diego, State of California, bounded and described as follows:- Lot Two (2) Block Forty-six (46) of La Jolla Park, according to the official map thereof on file in the office of the County Recorder of said County.

TO HAVE AND TO HOLD the above described premises unto the said grantee, her heirs and assigns, forever, subject to the State and County Taxes for 1907.

IN WITNESS WHEREOF, the said corporation has caused these presents to be subscribed by its President and Secretary and its corporate seal to be affixed this 3rd day of May, 1907.

Chase & Ludington, San Diego, Cal. Incorporated August 10, 1903.

CHASE & LUDINGTON, By W.F. Ludington, President. Attest, J.T. Chase, Secretary.

State of California,) County of San Diego, ) ss

On this 3rd day of May A.D. 1907, before me, Alice Green, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared W.F. Ludington known to me to be the President and J.T. Chase, known to me to be the Secretary of Chase & Ludington, the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Alice Green. Notary Public.

Alice Green. Notary Public in and for the County of San Diego, State of California.

Recorded at request of Paul Chase. May 13, 1907. At 2 min. past 11 o'clock A.M.

Fee \$ .80

John H. Ferry, County Recorder. By [Signature] Deputy Recorder.

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IN THE SUPERIOR COURT OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

IN THE MATTER OF THE ESTATE OF ALVAN B. DERBY, deceased.

Elizabeth B. Derby, Executrix of the Last Will and Testament of Alvan B. Derby, Deceased, having on the 1st day of June, 1898, rendered and filed herein a full account and report

Recorded at Request of Grantee, Aug. 30, 1909. At 15 Min. Past 9 O'Clock, A.M.

Fee \$1.00

*W. H. Perry*  
Notary Public

John H. Ferry, County Recorder  
By Walter Forward, Deputy Recorder

\*\*\*\*\*

Union Title and Trust Company, a corporation, of the City of San Diego, County of San Diego, State of California, For and in consideration of the sum of Ten Dollars, Does Hereby Grant to Warren W. Scott, All that Real Property Situated in the City of San Diego, County of San Diego, State of California, bounded and described as follows:

Lot Thirteen (13) in Block Two (2) of Ocean View, according to map thereof No. 1058, filed in the office of the County Recorder of said San Diego County May 25th, 1907.

To Have and to Hold the above granted and described premises, unto the said Grantee, his heirs and assigns forever, subject to City taxes for the year 1909, and State and County taxes for the fiscal year 1908-10.

In Witness Whereof, said corporation has caused this deed to be signed by its President and Assistant Secretary and its corporate seal to be affixed hereto this 17th day of August, 1909. Signed and Executed in presence of

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

Union Title and Trust Company  
San Diego, Cal.  
Incorporated September 25, 1905.

( Union Title and Trust Company  
( Jno. W. Forward, President.  
( Jno. F. Forward, Jr., Assistant Secretary

On this 17th day of August, A.D. Nineteen Hundred and nine, before me, W. Howard Ferry, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared Jno. F. Forward, and Jno. F. Forward, Jr., known to me to be the President and Asst. Secretary, respectively, of Union Title and Trust Company, the Corporation that executed the within instrument, and acknowledged to me that such Corporation executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Notarial seal at my office, in San Diego, County of San Diego, State of California, the day and year in this certificate first above written.



W. Howard Ferry,  
Notary Public in and for the County of San Diego, State of California.

Recorded at Request of Grantee, Aug. 30, 1909. At 18 Min. Past 9 O'Clock, A.M.

Fee \$1.30

*W. H. Perry*  
Notary Public

John H. Ferry, County Recorder  
By Walter Forward, Deputy Recorder

\*\*\*\*\* 8/20/1909 # 2604 BK-472 PG 240 DEEDS \*\*\*\*\*

The Bank of Oceanside, a corporation, having its principal place of business in Oceanside, County of San Diego, California, by virtue of a resolution authorizing the same passed at a meeting of its Directors, For and in consideration of the sum of Ten Dollars, Does Hereby Grant to O. S. Heock, All that Real Property Situated in the City of Oceanside, County of San Diego, State of California, bounded and described as follows:

Lots One (1), Two (2), Three (3) and Four (4) in Block Fifteen (15), Lot Sixteen (16) in Block Twenty-five (25), Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12) in Block Forty-three (43), all in Bryan's Addition to Oceanside, according to the official map thereof on file in the office of the County Recorder of said San Diego County.

Also Lots One (1) and Two (2) in Block sixty-eight (68) of Horne's Addition to Oceanside, according to the official map thereof on file in the office of the County Recorder of said San Diego County.

Also Lot Nine (9) in Block Fifty-three (53) of Myers and McComber's Addition to Oceanside, according to the official map thereof on file in the office of the County Recorder of said San Diego County.

To Have and to Hold the above granted and described premises, unto the said Grantee, his heirs and assigns forever.

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In Witness Whereof, said Corporation has caused this deed to be signed by its President and Secretary and its Corporate Seal to be affixed hereto, this 10th day of August, 1909.

State of California, } County of San Diego, }	ss.	Bank of Oceanside, Oceanside, Cal., Incorporated June 1887.	Bank of Oceanside, Geo. A. Lane, President. E. B. Johansen, Secretary.
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On this 10th day of August, A.D. Nineteen Hundred and Nine, before me, Fred Hayes, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared George A. Lane and E. B. Johansen, known to me to be the persons who subscribed the within instrument and known to me to be the President and Secretary of the Corporation that executed the within instrument, and acknowledged to me that such Corporation executed the same.

In Witness Whereof, I have heretofore set my hand and affixed my Official Seal, at my office, in Oceanside, County of San Diego, State of California, the day and year in this Certificate first above written.



Fred Hayes,  
Notary Public in and for the County of San Diego,  
State of California.

Recorded at Request of Gtee, Aug. 20, 1909. At 19 Min. Past 9 O'Clock, A.M.

Fee \$ .30  
COMPARED: John H. Ferry, County Recorder  
By Walter Forward, Deputy Recorder

Folsom Bros, Company, a corporation duly organized and existing under and by virtue of the laws of the State of California, and having its principal place of business in the City of San Diego, California, for and in consideration of the sum of Ten Dollars (\$10.00) does hereby Grant to Maud Strickler, of Vista, California, All that real property situated in the City of San Diego, County of San Diego, State of California, bounded and described as follows:

Fractional Lots Twenty-seven (27) and Twenty-eight (28) in Block Numbered One (1) of Pacific Beach Vista Tract according to map of the same filed in the office of the Recorder of said San Diego County on the 4th day of August, A.D., 1904, said map being numbered 918; also Lots Numbered Twenty-seven (27) and Twenty-eight (28) in Block Numbered One (1) of Buena Vista Tract, according to map of the same filed in the office of the Recorder of said San Diego County on the 5th day of November, A.D., 1904, said map being numbered 929.

To Have and to Hold the above granted and described premises, unto said Grantee, her heirs and assigns forever, subject, however, to the following express conditions upon which this deed is given and accepted, to-wit:

First. No intoxicating liquors of any kind shall ever be manufactured or sold upon said premises.

A violation of any or either of the above provisions and conditions shall make a forfeiture of this grant at the option of the Grantor, its successor, or assigns.

In Witness Whereof, the said Corporation has, pursuant to a resolution of its Board of Directors duly passed, caused these presents to be executed in its corporate name, by its President and attested by its Secretary, and its Corporate Seal to be hereunto affixed this 13th day of August, 1909.

State of California, } County of San Diego, }	ss.	Folsom Bros. Company San Diego, Cal. Incorporated Aug. 6, 1904.	Folsom Bros, Company, By M. W. Folsom, Its President. Attest: W. A. Folsom, Its Secretary.
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On this 13th day of August, A.D. nineteen hundred and nine, before me, Alfred R. Pease, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared M. W. Folsom and W. A. Folsom, known to me to be respectively the President and Secretary of Folsom Bros, Company, the corporation which executed the foregoing instrument, and they acknowledged to me that such corporation executed the same.

In Witness Whereof, I have heretofore set my hand and affixed my Notarial seal, at my office, in the City of San Diego, County of San Diego, State of California, the day and year in this Certificate first above written.

Recorded at request of H. M. Jackson, Nov. 9 1905 at 5 min past 4 o'clock P. M.

John E. Forward, County Recorder

Fee \$2.00

By Chetty Deputy

11/9/1905 BK 378 PG 47 DEEDS

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(DOCUMENT DATED: 8/25/1905)

This indenture made this 15th day of August 1905, by and between the Oceanside Improvement Company, a corporation, organized and existing under the laws of the State of California having its office and principal place of business at the City of Redlands, County of San Bernardino, State of California, party of the first part and C. S. Hecox of the City of Oceanside, County of San Diego, State of California, party of the second part,

Witnesseth: That whereas a certain resolution was duly passed and adopted by the Board of Directors of the Oceanside Improvement Company at an adjourned regular meeting of said Board held on the 18th day of July 1905, which resolution is in the words and figures following, to-wit:

"Resolved by the Board of Directors of the Oceanside Improvement Company at an adjourned regular meeting thereof, held at the Company's office and principal place of business, in the City of Redlands, California on Tuesday the 18th day of July 1905, that the President and Secretary of this corporation be and they hereby are authorized, empowered and directed to sell any and all of the lands and real estate belonging to this corporation in the name, under the seal, and on behalf of this corporation, in such parcels, and for prices, and upon such terms as they may deem proper; and also, to execute, and deliver to the respective purchasers in the name and under the corporate seal of this corporation, all necessary and proper contracts, bonds and deeds of conveyance for the land so sold and on such conditions as said President and Secretary may deem proper."

Now therefore; in pursuance of the resolution aforesaid and in consideration of the sum of five thousand nine hundred dollars, gold coin of the United States of America to it in hand paid by the said party of the second part the receipt whereof is hereby acknowledged does by these presents, grant, bargain and sell, convey and confirm unto the said party of the second part and to his heirs and assigns forever, all those certain lots and parcels of land situate in the said City of Oceanside in said San Diego County, State of California and bounded and described as follows, to-wit:

Lots one to six inclusive and lot 8 in block 15, lots 9 and 10 in block 16, lots 7 and 16 in block 25, lots 6, 7 and 8 in block 26, all of block 43 containing lots 1 to 16 inclusive, and fractional lots 14, 15 and 16 in block 3; all in Bryans addition to said City of Oceanside; and also lots 1 and 2 in block 68 of Hornes addition to said City of Oceanside; and also lot nine (9) in block 53 of Myers and McCoabers addition to said City of Oceanside; in all cases according to the Official Plats of said several tracts as recorded in the County Recorder's office in said San Diego County.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining and the reversion and reversions, remainder and remainders rents, issues and profits thereof.

To have and to hold all and singular the said premises together with the appurtenances unto the said party of the second part, his heirs and assigns forever.

In witness whereof the corporation aforesaid, party of the first part hereto, has hereunto caused its corporate name to be subscribed and its corporate seal affixed by its President

and Secretary this 25th day of August 1905, said officers of said corporation being thereunto duly authorized by the resolution of its Board of Directors hereinabove recited.

Oceanside Improvement Co.

By its President K.C. Wells,

By its Secretary R. Holtby Myers.

State of California, )  
County of San Bernardino, ) SS.

*Notal*

On this 25th day of August in the year of our Lord One thousand nine hundred and five before me Logan C. Whaley a Notary Public in and for the County of San Bernardino, State of California, residing therein, duly commissioned and sworn, personally appeared K. C. Wells and R. Holtby Myers known to me to be the President and Secretary of the Oceanside Improvement Co., the corporation that executed the within instrument 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 the day and year in this certificate first above written.



Logan C. Whaley

Notary Public in and for the County of San Bernardino, State of California.

Recorded at request of Bank of Oceanside Nov 9 1905 at 5 min past 4 o'clock P. M.

Jno. F. Forward, County Recorder

Fee \$1.40

By *W. Collier* Deputy

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The San Diego Investment Company, a corporation, pursuant to a resolution duly passed by its Board of Directors and in consideration of the sum of ten dollars does hereby grant to Henry Wormington all that real property situated in the City of San Diego County of San Diego, State of California, bounded and described as follows:

Lots one (1) to four (4) inclusive in block forty-two (42) Ocean Beach, according to official map thereof on file in the office of the County Recorder of San Diego County.

To have and to hold the above granted and described premises unto the said grantee his heirs and assigns forever.

In witness whereof the said corporation has caused these presents to be subscribed by its President and Secretary and its corporate seal to be affixed this 11th day of September 1905

State of California, )  
County of San Diego, ) SS.



San Diego Investment Company,

By D. G. Collier, Jr., President

Attest: Sam F. Smith, Secretary.

On this 11th day of September A. D. 1905, before me, Flora A. Frost a Notary Public in and for said County and State, personally appeared D. G. Collier, Jr., known to me to be the President and Sam F. Smith known to me to be the Secretary of the San Diego Investment Company the corporation that executed the within instrument and acknowledged to me that such corporation executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Flora A. Frost, Notary Public  
In and for the County of San Diego, State of California.

*Edna Hecox*  
*Edna L. B. Hecox*

*J. O. S. Hecox* of San Diego County,  
California.

For and in consideration of the sum of *Ten (\$10.00) Dollars,*  
DO HEREBY Grant

*Edna L. B. Hecox* of San Diego County,  
Cal. *Subject to mortgages,*  
*Oceanside,*

All Chas Real Property situated in \_\_\_\_\_ County of San Diego,  
State of California, bounded and described as follows:

Being Lot No. Nine (9) in Block Fifty-three (53) of  
Mayer & M<sup>rs</sup> Combers addition to Oceanside according to  
map No. 352, filed Nov. 30th, 1885. Lots One (1) and Two (2) in  
Block Sixty-eight (68) of Horner's add. to Oceanside accord-  
ing to map No. 323, filed April 3rd, 1886. Lots One (1) Two  
(2) Three (3) and Four (4) in Block Fifteen (15) Lot Sixteen  
(16) in Block Twenty-five (25) Lots Five (5), Six (6), Seven (7),  
Eight (8), Nine (9), Ten (10) Eleven (11) and Twelve (12) in  
Block Forty-three (43) of Bryan's addition to Oceanside, ac-  
cording to map No. 214, filed March 10th, 1887 said maps  
were filed in the office of the County Recorder of San Diego  
County. And a fractional part of an unnumbered lot in  
Block Eighty-seven (87) of Horner's addition to Oceanside.

To Have and To Hold the above granted and described premises, unto the said grantee, her  
heirs and assigns forever,

Witness my hand and seal this *1st* day of *May* 1911  
Signed and executed in presence of } *O. S. Hecox* (SEAL.)  
(SEAL.)  
(SEAL.)

STATE OF CALIFORNIA,  
COUNTY OF *San Diego* } SR

On this *14th* day of *August* A. D. nineteen hundred and *eleven*  
before me, *Geo. A. Lane* a Notary Public in and for said County, residing therein,  
duly commissioned and sworn, personally appeared *O. S. Hecox,*

known to me to be  
the person described in and whose name *is* subscribed to the within instrument, and acknowledged  
to me that *he* executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my *Official* seal at my office in  
*Oceanside* County of *San Diego*, State of California, the day and year in this  
certificate first above written.



*Geo. A. Lane*  
Notary Public in and for the County of *San Diego*, State of California.

Recorded at Request of *O. S. Hecox & Co.* *Aug 15, 1911* at *11 o'clock A.M.*

Fee, \$ *80*

*Flora T. Anderson*

*Oliver H. Hildry*, County Recorder.





State of California and bounded and described as follows, to-wit:  
Lots Five (5) Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11)  
and Twelve (12) in Block Forty-three (43) in Bryan's Addition to Ocean  
side, according to the official map thereof on file in the County Recorder's  
office of said County.

This deed is given to correct error in Deed given by Frederick H.  
Gregg and Agnes H. Gregg his wife, to the Occidental Improvement  
Company, which refers to Map of C. J. Smith, of Bryan's Addition to Ocean  
side, according to the official map thereof on file in the County Recorder's  
office of said County. Said map does not appear of record.

To gether with all the tenements, hereditaments and appurtenances  
thereunto belonging, or appertaining, and the reversion and reversions,  
remainder and remainders, rents, issues, and profits thereof.

To have and to hold, the said premises, with the appurtenances  
unto the said party of the second part, and to her heirs and assigns,  
forever.

In Witness Whereof, the said party of the first part has hereunto  
set his hand this day and year first above written.

Signed and Delivered in the presence of Frederick H. Gregg

State of California } ss.  
County of Los Angeles }

On this 26th day of December, in the year nineteen hundred  
and eleven, A. D., before me, Maude Paramore, a Notary Public in and  
for the said County of Los Angeles, State of California, residing therein,  
duly commissioned and sworn, personally appeared Frederick H. Gregg  
personally known to me to be the person whose name is subscribed  
to the within instrument, and acknowledged to me that he executed  
the same.

In Witness Whereof, I have hereunto set my hand and affixed  
my official seal this day and year in this certificate first above written.



Maude Paramore  
Notary Public in and for Los Angeles County,  
State of California

Recorded at Request of Union Title & Trust Co. (Barnes) Feb 2, 1912, at  
8 Min Past 2 O'Clock P.M.

John H. Curry, County Recorder  
By Harold Anglin, Deputy Recorder  
E. A. Woodward  
DEPUTY COUNTY CLERK

~~E. J. Sawyer and Co. a Corporation having its principal place  
of business in the City of San Diego, County of San Diego, California,  
by virtue of a resolution with regard to the same, passed at a meeting  
of its directors for and in consideration of the sum of Ten Dollars and  
other lawful consideration, do hereby consent to Elizabeth C. Miller,  
Clara Sawyer, and Mrs. M. C. Sawyer, being the said parties interested in the~~

J. S. Putten, County Clerk of the County of San Diego, State of California, and ex. officio Clerk of the Superior Court of said county, hereby certify that I have compared the foregoing copy with the original Order authorizing Mortgage in the above entitled matter now on file in my office, that the same contains a true and correct transcript therefrom and of the whole thereof.

Witness my hand and the seal of the Superior Court, this 11 day of December A.D. 1915.

J. S. Putten, County Clerk.  
By A. E. Eldredge, Deputy.



Entered: Filed Nov. 23, 1915, J. S. Putten, County Clerk.

By A. F. Duncanson, D. C. Clerk

Recorded at request of Johnson Osterbaugh  
Dec. 16, 1915. At 23 Min. past 10 o'clock A. M.

John H. Farry, County Recorder.  
By W. Howard Farry, Deputy.

22525

Fee \$1.10

COMPARED

J. W. Duncanson

COPY COUNTY RECORDER

12/11/1915 #23833 BK 702 PG 23 DEEDS

Grant Deed  
(Code Deed)

L. S. Dec. 11, 1915

The Bank of Oceanside, a corporation organized under the laws of the State of California, and having its principal place of business at Oceanside San Diego County, and State of California, for and in consideration of the sum of Ten and no/100 Dollars and other valuable consideration the receipt whereof is hereby acknowledged, does hereby Grant to The First National Bank of Oceanside California, all that real property situated in The City of Oceanside County of San Diego, State of California, described as follows:

All of the real estate in Block number Forty Three (43) in Bryan's addition to the City of Oceanside according to the map thereof No. 219, filed in the office of the Recorder of Deeds of said San Diego County March 10th, 1887, Also any and all other property or interests therein which may appear of record in said County and State.

United States National Bank  
May 27, 1915  
Incorporated in 1884

To Have and to Hold to the said grantee its heirs and assigns

In Witness Whereof, The said grantor has caused its corporate name and seal to be hereunto affixed by its President and Secretary thereunto duly authorized this 27th day of May, 1915.

Bank of Oceanside  
By W. G. Smith, President.  
Attest: E. E. Witten, Secretary.

Bank of Oceanside  
Incorporated  
1884

State of California  
County of San Diego

On this 27th day of May in the year one thousand nine hundred and fifteen, before me, Fred Hayes, a Notary Public in and for said County, personally appeared W. F. Smith, known to me to be the President and E. E. Witter, known to me to be the Secretary of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument, on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.



Fred Hayes  
Notary Public in and for the  
County of San Diego, State of California

Recorded at request of First Natl Bank  
San Diego, Dec. 11, 1915. At 11 Min. past 10 o'clock A. M.

23559 Fee \$51

COMPARED  
J. H. D. [Signature]  
COUNTY CLERK

John H. Ferris, County Recorder  
By W. Howard Ferris, Deputy

November 26th 1915 1915

For and in consideration of the sum of One (\$1.00) Dollar, receipt whereof is hereby acknowledged, a right of way is hereby granted to the Pacific Telephone and Telegraph Company, its successors and assigns with the right to erect and maintain poles, with the necessary wires and fixtures thereon, land to keep same free from foliage across that certain property belonging to W. F. Smith, and situated in the County of San Diego, State of California, and describe as follows:

S. E. 1/4 of S. 17. N. 4 of Sec. 31 T. 18 R. 37 E.

Poles to be set on east property line

The right is hereby granted the Telephone Company to place and maintain poles in fence at the points where the right of way intersects said lines.

The grantor agrees not to grant any right or permit for the erection or maintenance of any electric power transmission line or lines upon or over said property, parallel with and within Five Hundred (500) feet of the lines placed by the Telephone Company, or for the erection or maintenance of any such line or lines across the Telephone Company's lines and upon said right of way at an angle of less than thirty five (35) degrees.

It is understood that the employees of said Telephone Company shall, at any time when necessary, have access to said right of way and the poles and wires thereon for repairs, etc. provided always that said Telephone Company shall be responsible for

Granting in and for the County of San Diego

Witness my hand and seal this 27th day of May 1915

My Commission as Notary Public expires -- day of ---- 19--.



Lucille Kuapp,  
Notary Public in and for the County  
of San Diego, State of California.

Recorded at Request of Grantee, Aug. 29, 1923. At 58 Min. past 4 o'clock P.M.

31690

John H. Ferry, County Recorder,  
By H. C. Parsons, Deputy.

Fee \$ .90

*J.H.D.*

-----000000-----

8/30/1923 #31694 BK 949 PG 305 DEEDS

FIRST NATIONAL BANK, OCEANSIDE, CAL.,

For and in consideration of the sum of SIX HUNDRED DOLLARS,

DO HEREBY REMISE, RELEASE and QUITCLAIM to JEMMIE B. HAYES,

ALL THAT REAL PROPERTY situated in City of Oceanside, County of San Diego,  
State of California, bounded and described as follows:

Lots 9-10-11-12 in Block 43 Bryon's addn. Per Map #219, filed in the County  
Recorders office March 10, 1887.

TO HAVE AND TO HOLD the above quitclaimed and described premises unto the  
said Grantee her heirs and assigns forever.

WITNESS our hands and seals this 28th day of August, 1923.

Signed and Executed in presence )  
of ----- )

FIRST NATIONAL BANK, OCEANSIDE, CAL.

By Geo. L. McKeehan, (SEAL)  
President.

By Laurie Porteous, (SEAL)  
Cashier.

DOCUMENTARY  
S. T. G. Co. San Diego  
Aug 30, 1923. 509



STATE OF CALIFORNIA, )  
COUNTY OF SAN DIEGO. ) SS.

On this 28 day of August, in the year one thousand nine hundred and 23,  
before me, C. T. McKeehan, a Notary Public in and for said County, personally appeared Geo.  
L. McKeehan, known to me to be the President, and Laurie Porteous, known to me to be the  
Cashier of the Corporation that executed the within instrument, known to me to be the persons  
who executed the within instrument on behalf of the corporation therein named, and acknowledged  
to me that such corporation executed the same.



C. T. McKeehan,  
Notary Public in and for the County  
of San Diego, State of California.

Recorded at Request of Southern Title Guaranty Co. (Porteous) Aug. 30, 1923. At 9 o'clock A.M.

31694

John H. Ferry, County Recorder,  
By H. C. Parsons, Deputy.

Fee \$ .90

*J.H.D.*

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We, JENNIE B. HAYES and FRED HAYES, wife and husband,

For and in consideration of the sum of TEN & 00/100 Dollars,

DO HEREBY GRANT to MABEL H. BOSSERT,

ALL THAT REAL PROPERTY situated in the City of Oceanside, County of San Diego, State of California, bounded and described as follows:

Lots Nine (9), Ten (10), Eleven (11) and Twelve (12) in Block Forty-three (43) of Bryan's Addition to Oceanside, as per Map thereof number 219, filed in the Recorder's Office of San Diego County, March 10th, 1987.

TO HAVE AND TO HOLD the above granted and described premises unto the said Grantee her heirs and assigns forever.

WITNESS our hands and seals this 29th day of September, 1922.

(Signed and Executed in presence of ) Jennie B. Hayes, (SEAL)  
of ----- ) Fred Hayes, (SEAL)

DOCUMENTARY DOCUMENTARY  
Official State Internal Revenue Stamp  
S. T. G. Co. San Diego  
Aug. 20, 1923. 50¢

STATE OF CALIFORNIA. )  
COUNTY OF LOS ANGELES. ) SS.

On this 29th day of September, 1922, before me, A. V. Bradford, a Notary Public, in and for said County and State, personally appeared Jennie B. Hayes and Fred Hayes, wife and husband, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

WITNESS my hand and Official Seal the day and year in this certificate first above written.



A. V. Bradford,  
Notary Public in and for the said  
County and State.

Recorded at Request of Southern Title Guaranty Co. (Porteus) Aug. 30, 1923. At 9 o'clock A.M.

John H. Ferry, County Recorder,  
By N. C. Parsons, Deputy.

31595

Fee \$ .90

*FWD*

-----0000000-----

I, JACK E. BARTLETT and MABEL I. BARTLETT, husband and wife,

For and in consideration of the sum of TEN AND 00/100 Dollars,

DO GRANT to ISAAC A. BORN and LAURA B. BORN, husband and wife, as joint tenants.

ALL THAT REAL PROPERTY situated in the City of San Diego, County of San Diego, State of California, bounded and described as follows:

Commencing at the Northwesterly corner of Lot Forty-one in Block Two Hundred Seventy-nine (279) of the San Diego Land and Town Company's addition, according to the Map thereof No. 279, filed in the office of the Recorder of said San Diego County, October 30, 1886, as reformed by a Decree of the Superior Court of the County of San Diego made on the 11th day of October 1909, a certified copy of which said decree, together with a plat thereof, was recorded on October 11, 1909, in Book 467, page 453, of Deeds; thence in a north



I, Mabel H. Bossert,

Do hereby grant to Frances A. Powell,

All That Real Property Situated in the City of Oceanside, County of San Diego, State of California, bounded and described as follows:

Lots Nine (9), Ten (10), Eleven (11) and Twelve (12) in Block Forty-three (43) of Bryan's Addition to Oceanside, according to Map thereof No. 219, filed in the office of the County Recorder of said San Diego County, March 10th. 1897.

TO HAVE AND TO HOLD the above granted and described premises unto the said Grantee her heirs and assigns forever.

WITNESS my hand and seal this 4th. day of September 1923.

Signed and Executed in presence) Mabel H. Bossert. (Seal)  
of---

Notary Public, S. D.  
San Diego, Cal.  
Oct. 10, 1923

State of California )  
) ss.  
County of Los Angeles

On this 26th. day of September 1923, before me, William J. Rankin, a Notary Public in and for said County and State, personally appeared Mabel H. Bossert, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same.

WITNESS my hand and Official Seal the day and year in this certificate first above written.



William J. Rankin  
Notary Public in and for said County and State.

Recorded at Request of Union Title Insurance Co. (Whelan) Oct 11, 1923, at 9 o'clock A.M.

37984 Fee 3.80

COMPARED:

*W. J. Fegan*

John H. Ferry, County Recorder  
By H. C. Parsons, Deputy

-----000000-----

I, Kenneth Nef and Virginia Nef, husband and wife,  
For and in consideration of the sum of Ten (\$10.00) Dollars,  
Do hereby Grant to George Barney,

All That Real Property Situated in the City of San Diego, County of San Diego, State of California, bounded and described as follows:

The Southwesterly Quarter of Block One Hundred Fifty-one (151) of La Playa in the City of San Diego, County of San Diego, State of California, according to Map of Pueblo Lands of San Diego, made by Charles H. Poole in 1886, said premises being sometimes known and described as Lot One (1) in said Block One Hundred Fifty-one (151).

TO HAVE AND TO HOLD the above granted and described premises unto the said Grantee his heirs and assigns forever.

WITNESS our hands and seals this Fourth day of October 1923.

Signed and Executed in presence) Kenneth Nef (Seal)  
of---

Union Title Ins. Co.  
S. D. San Diego,  
Cal.  
Oct. 5, 1923. 32  
Virginia Nef (Seal)

Charles V. Pattee, a Bachelor.

For and in consideration of the sum of Ten Dollars. (\$10.00) Dollars,  
DO HEREBY GRANT TO Christian C. Schultz and Addie Schultz husband and wife  
as joint tenants.

ALL THAT REAL PROPERTY situated in the City of San Diego, County of San Diego  
State of California, bounded and described as follows:

Lots Five (5) and Six (6) in Block Three (3) of Eastgate, according to the  
map thereof No. 1460 filed in the office of the County Recorder of said San Diego  
County July 3d, 1912.

DOCUMENTARY  
U.T. INS. Co. of S.D. (1.00)  
San Diego, Cal. Dec. (Rev.)  
1, 1924 \$1.

WITNESS my hand and seal this 29th day of November, 1924.

Signed and Executed in presence of) Charles V. Pattee (Seal)

STATE OF CALIFORNIA, )  
) SS.  
County of San Diego.)

On this 29 day of November, 1924, before me, Elizabeth Gorman a Notary Public  
in and for said County and State, personally appeared Charles V. Pattee, a bachelor known  
to me to be the person whose name is subscribed to the foregoing instrument, and ac-  
knowledged to me that he executed the same.

WITNESS my hand and Official Seal, the day and year in this certificate first  
above written.



Elizabeth Gorman  
Notary Public in and for said County  
and State.  
My Commission Expires July 22, 1928

Recorded at Request of Union Title Insurance Co. Dec. 2, 1924 At 9 o'clock A. M.

John H. Perry, County Recorder  
By N. O. Parsons, Deputy

51172 Fee \$ .90

*J. W. M. Sample*  
COUNTY RECORDER

12/2/1924 # 51173 BK 1051 PG 102 DEEDS

A. V. Boswell and Frances A. Boswell, husband and wife,

For and in consideration of One Dollar,

DO HEREBY GRANT TO UNION TRUST COMPANY OF SAN DIEGO, a Corporation,

ALL THAT REAL PROPERTY situated in City of Oceanside, County of San Diego,  
State of California, bounded and described as follows:

Lots 9 to 12 inclusive, in Block 43 of Bryan's Addition to Oceanside, in the  
City of Oceanside, County of San Diego, according to map thereof No. 219, filed in the  
office of the County Recorder of said San Diego County, March 10, 1887

No revenue  
Required.

(In consideration of less than \$50.00)

TO HAVE AND TO HOLD the above granted and described premises unto the said  
Grantee its successors and assigns forever,

WITNESS our hands and seals this 29th day of November, 1924.

Signed and executed in presence of) A. V. Boswell (Seal)  
) Frances A. Boswell (Seal)

STATE OF CALIFORNIA, )  
) SS.  
County of San Diego.)

On this 18th day of November Nineteen Hundred and Twenty-four before me, John  
Johnston a Notary Public in and for said County and State, residing therein, duly com-

missioned and sworn, personally appeared A. V. Boswell and Frances A. Boswell, husband and wife, known to me to be the persons described in and 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 said County of San Diego, State of California, the day and year in this certificate first above written



John Johnston  
Notary Public in and for the County of San Diego, State of California.

Recorded at Request of Union Title Insurance Co. Dec. 2, 1924 At 9 o'clock A. M.

John H. Ferry, County Recorder  
By N. C. Parsons, Deputy

51173 Fee \$ .90

COMPARED:  
J. W. M. Sample  
DEPUTY COUNTY RECORDER

UNION TRUST COMPANY OF SAN DIEGO,

a corporation, of the City of San Diego, County of San Diego, State of California.

For and in consideration of the sum of Ten and No/100 Dollars,

DOES HEREBY GRANT TO A. V. BOSWELL AND FRANCES A. BOSWELL, husband and wife as joint tenants,

ALL THAT REAL PROPERTY situated in the City of Oceanside, County of San Diego State of California, bounded and described as follows:

Lots Nine (9) to Twelve (12) inclusive; in Block Forty-three (43) of Bryan's Addition to Oceanside, according to map thereof No. 219, filed in the office of the County Recorder of said San Diego County, March 10, 1887.

Subject to all existing encumbrances, and subject to any conditions restrictions, easements or rights or way of record.

No Revenue Required.

IN WITNESS WHEREOF, said corporation has caused this deed to be signed by its President and Assistant Secretary and its corporate seal to be affixed hereto this first day of December, 1924.



UNION TRUST COMPANY OF SAN DIEGO,  
By Jno. F. Forward, President  
A. B. THOMPSON, Assistant Secretary

STATE OF CALIFORNIA,  
County of San Diego.)

On this first day of December in the year one thousand nine hundred and twenty-four, before me, Anne D. Shepard, a Notary Public in and for said County, personally appeared Jno. F. Forward, known to me to be the President, and A. B. Thompson known to me to be the Assistant Secretary of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.



Anne D. Shepard  
Notary Public in and for the County of San Diego, State of California.

Recorded at Request of Union Title Insurance Co. Dec. 2, 1924 At 9 o'clock A. M.

John H. Ferry, County Recorder  
By N. C. Parsons, Deputy

51174 Fee \$ .90

COMPARED:  
J. W. M. Sample  
DEPUTY COUNTY RECORDER



**ZONING AFFIDAVIT**

*Instructions to the Applicant: Complete Items 1 - 14. Sign and date the form and submit it to ABC.*

1. APPLICANT(S) NAME (Last, first, middle)		
2. PREMISES ADDRESS (Street number and name, city, zip code) <b>656 Benet Rd., Ste. A, Oceanside 92058</b>		3. PARCEL NUMBER OF PROPERTY (Obtain from County Assessor's Office)
4. TYPE OF LICENSE APPLIED FOR <b>20 Off-Sale Beer and Wine</b>	5. UPGRADE OF LICENSED PRIVILEGES <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	6. CURRENT LICENSE TYPE AT THIS LOCATION, IF ANY <b>20 Off-Sale Beer and Wine</b>
7. TYPE OF BUSINESS (i.e., restaurant, mini-mart, gas station, etc.) <b>convenience market w/gasoline</b>		8. ARE THE PREMISES INSIDE THE CITY LIMITS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9. HOW ARE APPLICANT PREMISES ZONED? STATE TYPE (i.e., "C" commercial, "R" residential, etc.)		
10. DOES ZONING PERMIT INTENDED USE? <input type="checkbox"/> Yes <input type="checkbox"/> No		
11. IS A CONDITIONAL USE PERMIT (C.U.P.) NEEDED? (If yes, please attach copy of receipt or C.U.P.) <input type="checkbox"/> Yes <input type="checkbox"/> No		12. IF YES, DATE YOU FILED APPLICATION FOR C.U.P.
13. NAME OF PLANNER CONTACTED AT PLANNING DEPARTMENT		14. PLANNER'S PHONE NUMBER

*For answers to Questions 9 - 14, contact your local city OR county planning department (if inside the city limits, contact city planning; if outside, contact county planning).*

Under the penalty of perjury, I declare the information in this affidavit is true to the best of my knowledge.

15. APPLICANT'S SIGNATURE (One signature will suffice)	16. DATE SIGNED
--	-----------------

**FOR DEPARTMENT USE ONLY**

<input type="checkbox"/> C.U.P. Approved	IF APPROVED, EFFECTIVE DATE	FILE NUMBER
<input type="checkbox"/> C.U.P. Denied	DATE DENIED	

**GENERAL INFORMATION**

•Section 23790 of the Business and Professions Code says that ABC  may not issue a retail license contrary to a valid zoning ordinance. This form will help us determine whether your proposed business is properly zoned for alcoholic beverage sales.

•A conditional use permit (CUP) (Item 11) is a special zoning permit granted after an individual review of proposed land-use has been made. CUP's are used in situations where the proposed use may create hardships or hazards to neighbors and other community members who are likely to be affected by the proposed use. The ABC district office will not make a final recommendation on your license application until after the local CUP review process has been completed. If the local government denies the CUP, ABC must deny your license application.

**23790. Zoning ordinances.** No retail license shall be issued for any premises which are located in any territory where the exercise of the rights and privileges conferred by the license is contrary to a valid zoning ordinance of any county or city.

Premises which had been used in the exercise of those rights and privileges at a time prior to the effective date of the zoning ordinance may continue operation under the following conditions:

(a) The premises retain the same type of retail liquor license within a license classification.

(b) The licensed premises are operated continuously without substantial change in mode or character of operation. For purposes of this subdivision, a break in continuous operation does not include:

(1) A closure for not more than 30 days for purposes of repair, if that repair does not change the nature of the licensed premises and does not increase the square footage of the business used for the sale of alcoholic beverages.

(2) The closure for restoration of premises rendered totally or partially inaccessible by an act of God or a toxic accident, if the restoration does not increase the square footage of the business used for the sale of alcoholic beverages.

We, Ed. Rutherford and Annie J. Rutherford, husband and wife, as joint tenants and Robt. J. Harris and Belle Harris, husband and wife, as joint tenants, of the City of Oceanside, County of San Diego, State of California.

For and in consideration of One Dollar,

We hereby grant to Robt. J. Harris, of the City of Oceanside, County of San Diego, State of California,

All that Real Property situated in the City of Oceanside, County of San Diego, State of California, bounded and described as follows;

Lots Nine (9) to twelve (12) inclusive, in Block Forty-three (43) of Bryan's Addition to Oceanside, in the City of Oceanside, County of San Diego, State of California, according to map thereof No. 210 filed in the office of the County Recorder of said San Diego County, March 10, 1887.

Witness our hands and seals this 20th day of September, 1926.

Signed and executed  
in presence of--)

Ed Rutherford (SEAL)  
Annie J. Rutherford, (SEAL)  
Robt. J. Harris, (SEAL)  
Belle Harris

STATE OF CALIFORNIA }  
COUNTY OF SAN DIEGO } ss

On this 1st day of Oct. Nineteen Hundred and Twenty Six, before me, Lauris Porteous a Notary Public in and for said County and State residing therein, duly commissioned and sworn, personally appeared Ed Rutherford, Annie J. Rutherford, Robt. J. Harris, and Belle Harris, known to me to be the persons described in and whose name they 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 said County of San Diego, State of California, the day and year in this certificate first above written.

Lauris Porteous  
Notary Public in and for the County of San  
Diego, State of California.



Recorded at Request of Southern Title & Trust Co. Oct. 4, 1926, at 9 o'clock A.M.

John H. Ferry, County Recorder  
By L. B. Woodard, Deputy

39222 Fee \$1.10

COMPARED  
E. Hammond  
DEPUTY COUNTY RECORDER

10/4/1926 # 59823-BK 1273 PG 133-DEEDS

I, Robt. J. Harris, a single woman, of the City of Oceanside, County of San Diego, State of California,

For and in consideration of One Dollar,

Do hereby grant to Ed Rutherford and Annie J. Rutherford, husband and wife, as joint tenants, as to an undivided one-half interest and Robt. J. Harris, and Belle Harris, husband and wife, as joint tenants, as to an undivided one-half interest,

Ed. Rutherford and Annie J. Rutherford, husband and wife, as joint tenants and Robt. J. Harris and Belle Harris, husband and wife, as joint tenants, of the City of Oceanside, County of San Diego, State of California.

For and in consideration of One Dollar,

Be hereby grant to Beth F. Harris, of the City of Oceanside, County of San Diego, State of California,

All that Real Property situated in the City of Oceanside, County of San Diego, State of California, bounded and described as follows;

Lots Nine (9) to twelve (12) inclusive, in Block Forty-three (43) of Bryan's Addition to Oceanside, in the City of Oceanside, County of San Diego, State of California, according to map thereof No. 210 filed in the office of the County Recorder of said San Diego County, March 10, 1887.

Witness our hands and seals this 20th day of September, 1926.

Ed Rutherford (SEAL)

Signed and executed in presence of--

Annie J. Rutherford, (SEAL)

Robt. J. Harris, (SEAL)

Belle Harris

STATE OF CALIFORNIA }  
COUNTY OF SAN DIEGO } ss

On this 1st day of Oct. Nineteen Hundred and Twenty Six, before me, Laurie Porteous a Notary Public in and for said County and State residing therein, duly commissioned and sworn, personally appeared Ed Rutherford, Annie J. Rutherford, Robt. J. Harris, and Belle Harris, known to me to be the persons described in and whose name they 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 said County of San Diego, State of California, the day and year in this certificate first above written.



Laurie Porteous  
Notary Public in and for the County of San Diego, State of California.

Recorded at Request of Southern Title & Trust Co. Oct. 4, 1926, at 9 o'clock A.M.

John H. Ferry, County Recorder

By L. E. Woodard, Deputy

Fee \$1.10  
39232

COMPARED

*E. Hammond*  
CLERK COUNTY RECORDS

I, Beth F. Harris, a single woman, of the City of Oceanside, County of San Diego, State of California,

For and in consideration of One Dollar,

Be hereby grant to Ed Rutherford and Annie J. Rutherford, husband and wife, as joint tenants, as to an undivided one-half interest and Robt. J. Harris, and Belle Harris, husband and wife, as joint tenants, as to an undivided one-half interest,

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same.

WITNESS my hand and Official Seal, the day and year in this certificate first above written.



BENJAMIN F. TYLER  
Notary Public in and for said  
County and State.

Recorded at request of F.S. Thatcher, Jan 4 1930 at 7 Min. past 11 o'clock A.M.

542

FEES \$1.00

JOHN H. FERRY, COUNTY RECORDER  
BY N.C. PARSONS, DEPUTY

COMPANED  
*Agnese Bush*  
DEPUTY COUNTY RECORDER  
.....0000000.....

1/6/1930 #720 BK 1718 PG. 386 DEEDS

ROBERT J. HARRIS and BELLE HARRIS, husband and wife, of the City of Oceanside, County of San Diego, State of California,  
for and in consideration of the sum of Ten DOLLARS  
DO HEREBY GRANT TO BETH F. HARRIS, a single woman, of the City of Oceanside, County of San Diego, State of California,

All of our right, title and interest in and to  
ALL THAT REAL PROPERTY situated in the City of Oceanside, County of San Diego, State of California, bounded and described as follows;  
Lot Six (6) in Block Forty-two (42); Lots Nine (9), Ten (10) and Twelve (12) in Block forty-three (43); Lots One (1) Four (4), Five (5), Six (6), Seven (7) and Eight (8) in Block Forty-four (44) All in Bryan's Addition, in the City of Oceanside, County of San Diego, State of California, according to the Map thereof No. 219, filed in the office of the Recorder of said San Diego County March 10, 1887.

TO HAVE AND TO HOLD the above granted and described premises unto the said Grantee her heirs and assigns forever,

WITNESS our hands and seals this third day of January, 1930.

Signed and Executed in Presence of  
ELSIE H. BERRY  
STATE OF CALIFORNIA,  
COUNTY OF SAN DIEGO ss.  
OCEANSIDE TOWNSHIP

ROBERT J. HARRIS (Seal)  
BELLE HARRIS (Seal)

On this third day of January 1930, before me Charles L. Berry, a Justice of Peace in and for said Township County and State, personally appeared ROBERT J. HARRIS and BELLE HARRIS known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed

the same.

WITNESS my hand and official seal the day and year in this Certificate first above written.

No Seal

CHARLES L. BERRY  
Justice of Peace Oceanside Township  
County of San Diego, State of California.

STATE OF CALIFORNIA, }  
COUNTY OF SAN DIEGO } ss.

J.B. McLes, County Clerk of the County of San Diego, State of California, and ex-officio Clerk of the Superior Court thereof, which is a Court of record having a seal, hereby certify that Charles L. Berry whose name is subscribed to the annexed Grant Deed was at the date thereof, an acting Justice of the Peace in and for said County, duly Elected and qualified, that he is authorized to administer the law in said Justice's Court, that full faith and credit are due to his official acts as such. I further certify that I verily believe that the signature attached to said Grant Deed is genuine

WITNESS my hand and the official seal of the Superior Court of San Diego County hereto affixed this 3 day of Jan. 1930.



J.B. McLES,  
County Clerk and ex-officio Clerk of the  
Superior Court.  
By L.L. BAILEY, Deputy

Recorded at request of Belle Harris Jan 6 1930 at 50 Min. past 12 o'clock P.M.

JOHN H. FERRY, COUNTY RECORDER

720

F&E \$1.10

COMPAISER:  
*Agnes Bush*  
DEPUTY COUNTY RECORDER  
.....000000.....

I, M. Lerner, a single man,

For and in consideration of the sum of One Dollar

DO HEREBY QUIT-CLAIM to H. Fern Peck

ALL THAT REAL PROPERTY situated in City of San Diego, County of San Diego, State of California, bounded and described as follows;

Lots One (1) and Two (2) in Block Six (6) of Stephens Addition according to Map number 964 filed in the office of the County Recorder of said San Diego, November 9th, 1905.

TO HAVE AND TO HOLD the above quit-claimed and described premises, unto the said Grantee, her heirs and assigns forever.

WITNESS my hand and seal this Fourth day of September, 1929.

M. LERNER (SEAL)

Signed and Executed in Presence }  
of ----- }

PHOTOGRAPHED BY M. BRADLEY, DEPUTY RECORDER

WHEREAS, CORPORATION OF AMERICA is now the Trustee under said Deed of Trust; NOW, THEREFORE, the CORPORATION OF AMERICA, a corporation, as said Trustee, does hereby grant, remise, release and reconvey to the person or persons legally entitled thereto, all the estate and interest derived to it, by or through said Deed of Trust, in the lands therein described, together with the appurtenances; special reference being hereby made to said Deed of Trust and the record thereof, for a particular description of said lands.

IN WITNESS WHEREOF, said CORPORATION OF AMERICA, as such Trustee, has caused these presents to be executed by an officer, to-wit: Assistant Cashier of the BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION and ex-officio agent of said CORPORATION OF AMERICA, by virtue of a resolution of the Board of Directors of said Corporation heretofore recorded in the aforesaid County.

Dated April 20th, 1932.

CORPORATION OF AMERICA, a Corporation,  
Trustee.  
By G. R. Williamson, its Agent

STATE OF CALIFORNIA)  
COUNTY OF SAN DIEGO)

On this 20th day of April, in the year one thousand nine hundred and Thirty-two (1932) before me, F. E. Manning a Notary Public in and for the said County and State, and residing therein, duly commissioned and sworn, personally appeared G. R. Williamson, an officer, to-wit: Assistant Cashier of the BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION and ex-officio agent of CORPORATION OF AMERICA, a corporation, known to me to be the person who executed the within instrument on behalf of CORPORATION OF AMERICA, a corporation, therein named, and acknowledged to me that said CORPORATION OF AMERICA, a corporation, executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first hereinabove written.



F. E. Manning  
Notary Public in and for the County of San Diego,  
State of California.  
Recorded at Request of Apr 30 1932  
13 min past 9 A.M.  
O. M. SWOPE, COUNTY RECORDER,  
By Deputy D. Cole.

\$1.00  
24916

COMPARED  
J. [Signature]  
DEPUTY COUNTY RECORDER

4/30/1932 # 24921 BK 116 PG 121 Official Records

Beth F. Harris, a single woman, of the City of Oceanside, County of San Diego, State of California,

For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, DO HEREBY GRANT to Robert J. Harris and Belle Harris, husband and wife, of

PHOTOGRAPHED BY M. BRADLEY, DEPUTY RECORDER

122

the City of Oceanside, County of San Diego, State of California; All of our right, title and interest in and to

ALL THAT REAL PROPERTY situated in the City of Oceanside, County of San Diego, State of California, bounded and described as follows:

Lot Six (6) in Block Forty-two (42); Lots Nine (9) Ten (10) and Twelve (12) in Block Forty-three (43) Lots One (1) Four (4) Five (5) Six (6) Seven (7) and Eight (8) in Block Forty-four (44), all in Bryan's Addition, in the City of Oceanside, County of San Diego, State of California, according to the Map thereof No. 119, filed in the office of the Recorder of said San Diego County, March 10, 1897.

TO HAVE AND TO HOLD the above granted and described premises unto the said Grantee their heirs and assigns forever.

WITNESS her hand and seal this Seventh day of June, 1920.

Signed and Executed in Presence of... Beth F. Harris (Seal)

STATE OF CALIFORNIA } ss
COUNTY OF SAN DIEGO }

On this 7th day of June, 1920, before me, Rosa Fogue a Notary Public in and for said County and State, personally appeared Beth F. Harris known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.



Rosa Fogue
Notary Public in and for said County and State.
Recorded at Request of Grantee Apr 20 1920
12 min past 9 A.M.
O. M. SNOPE, COUNTY RECORDER
By Deputy D. 2012.



\$1.00
84921

I, HUGH BARKLEY, a widower, for and in consideration of the sum of Ten Dollars (\$10.00) DO HEREBY GRANT TO:

UNION TITLE INSURANCE COMPANY, a corporation,

ALL THAT REAL PROPERTY situated in the County of San Diego, State of California, bounded and described as follows:

Lot TWELVE and the East FIFTEEN feet of Lot THIRTEEN, in Block SEVENTY-SEVEN, of SHAMAN and ORDATE'S ADDITION, according to Map thereof No. 631, filed in the office of the County Recorder of said San Diego County May 14, 1890;

Lots EIGHT and NINE in Block SIXTEEN of REED and HUBBELL'S ADDITION, according to Map thereof No. 327, filed in the office of the County Recorder of said San Diego County, June 30, 1886;

416

described as follows, to-wit:  
Block One Hundred Forty-six (146) of Roseville, according to the Map thereof No. 165, filed in the office of the County Recorder of said San Diego County.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and reversion and the reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the premises hereby conveyed, or intended so to be, together with the appurtenances, unto the said parties of the second part, their successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part to these presents has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of

H.J. Place. (SEAL)  
Commissioner appointed by the Superior Court of the County of San Diego, State of California.

Notary Public in and for the County of San Diego, State of California.

STATE OF CALIFORNIA, COUNTY OF SAN DIEGO ) SS.

On this 7th day of December, nineteen hundred and thirty-three, personally appeared before me, J.A. GARDNER, a Notary Public in and for said County, residing therein, duly commissioned and sworn, the within named H.J. PLACE, Commissioner appointed by the Superior Court of the County of San Diego, State of California, known to me to be the person described in and whose name is subscribed to the within instrument, and he acknowledged to me that he, as such Commissioner, executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my Notarial Seal at my office in the County of San Diego, State of California, the day and year in this certificate first above written.

J.A. Gardner,  
Notary Public in and for the County of San Diego, State of California. My commission expires Feb. 1, 1935.

Recorded at request of Grantee DEC. 7, 1933 22 min past 11 A.M.

52900 (11)

O.M. SWOPE, COUNTY RECORDER.  
BY DEPUTY H.L. Erb.

HIJUGRAPHED BY R. MCC KINNON DEPUTY RECORDER

12/8/1933 # 53002 BK:249 PG:416 Official Records

IN SUPERIOR COURT OF THE STATE OF CALIFORNIA  
IN AND FOR THE COUNTY OF SAN DIEGO

IN THE MATTER OF THE ESTATE OF ) NO. 76221  
ANNA J. RUTHERFORD, DECEASED ) DECREE TERMINATING JOINT TENANCY.

The petition of Edward Rutherford to establish the death of Anna J. Rutherford, and to terminate the joint tenancy, came on regularly to be heard this day:

It is proved to the satisfaction of the Court that due notice of hearing has been given; that there is no inheritance tax due the State of California; that no person has appeared in opposition to any matter in said petition, the Court, after hearing the testimony of said Edward Rutherford (whose name is sometimes written as Ed Rutherford) FINDS THAT ALL THE ALLEGATIONS contained in said petition are true, and that the relief prayed for ought to be granted;

IT IS HEREBY ORDERED, ADJUDGED AND DECREED by the Court that said Anna J. Rutherford died on the 19th day of June 1933, and that the joint tenancy, under which the said deceased and Edward Rutherford held the property hereinafter described, has, by reason of the death of said Anna J. Rutherford, absolutely terminated; that by reason of said death, Edward Rutherford (or Ed Rutherford), the other joint tenant, became the owner of said property, subject to all incumbrances of record.

The property in question is situate in San Diego County, State of California, and more particularly described as follows:

- (1) Lot 13 of Block 43 of Bryan's Addition to the City of Oceanside,
- (2) Lot 4 of Block 43 of Bryan's Addition to the City of Oceanside.
- (3) An undivided half of Lot 4 of Block 44 of Bryan's Addition to the City of Oceanside.
- (4) An undivided half of Lot 5 of Block 44 of Bryan's Addition to the City of Oceanside.
- (5) An undivided half of Lot 6 of Block 44 of Bryan's Addition to the City of Oceanside.
- (6) An undivided half of Lot 7 of Block 44 of Bryan's Addition to the City of Oceanside.
- (7) An undivided half of Lot 8 of Block 44 of Bryan's Addition to the City of Oceanside.
- (8) An undivided half of Lot 9 of Block 43 of Bryan's Addition to the City of Oceanside.
- (9) An undivided half of Lot 10 of Block 43 of Bryan's Addition to the City of Oceanside.
- (10) An undivided half of Lot 13 of Block 43 of Bryan's Addition to the City of Oceanside.
- (11) An undivided half of Lot 10 of Block 39 of Horne's Addition to the City of Oceanside.
- (12) Lot 3 of Block 43 of Bryan's Addition to the City of Oceanside.

ALL according to the plat of said additions filed in the Recorder's office of San Diego County.

DONE IN OPEN COURT this 8th day of December 1933.  
By the Court.

C.N.Andrews. Judge.

The foregoing instrument is a full, true and correct copy of the original on file in this office. Attest December 8, 1933.

SUPERIOR COURT  
San Diego  
County, Cal.

J.B.Moless,  
County Clerk and Clerk of the Superior Court, of the  
State of California, in and for the County of  
San Diego.

Recorded at request of Grantee DEC. 8, 1933 22 min past 10 A.M.  
Fee \$1.20

O.M.SHOPE, COUNTY RECORDER.  
By Deputy H. Warfield.

83008

(A)

*J. W. M. - San Diego*

IN THE DISTRICT COURT OF THE UNITED STATES, FOR THE SOUTHERN  
DISTRICT OF CALIFORNIA, CENTRAL DIVISION.

EDWARD WILLIAMSON, et al,  
Complainants,  
-VS-  
L.J. HUMPHRIES CO., INC. LTD.,  
Defendant.

IN EQUITY NO. X-10-C  
ORDER APPROVING AGREEMENT AND AUTHORIZING  
RECEIVER TO SELL REAL AND PERSONAL PROPERTY.

On the 10th day of April 1933, the Petition of Wm.R.Wells, Receiver herein, for an order approving that certain agreement heretofore entered into between said Wm.R.Wells, as Receiver herein, and Montgomery Smith and Clarence S. Smith, dated March 22, 1933, a copy of which said agreement marked "Exhibit A", is attached to the petition on file herein; and for an order authorizing the Receiver to proceed with the consummation and completion of said agreement; and also for an order authorizing the Receiver herein to deed and convey that portion of the real property now owned by the above-entitled corporation defendant, described in said agreement of March 22, 1933; and for an order authorizing the Receiver herein to transfer and convey that certain personal property described in said agreement of March 22, 1933, having come on regularly for hearing, and the same having been duly considered, and it appearing for the best interests of the receivership estate that the order petitioned for by the Receiver herein be granted; and satisfactory proof having been submitted to the Court that notice of the time and place of the hearing of said petition of said Receiver was properly given, in accordance with the order for such notice heretofore made and entered in said cause, and a hearing having been had upon said petition before this Court,

NOW THEREFORE, IT IS ORDERED that said agreement, dated March 22, 1933, between Wm. R. Wells, as Receiver herein, and Montgomery Smith and Clarence S. Smith, copy of which agreement, marked "Exhibit A", is attached to the petition of the said Receiver, filed herein is hereby approved, and Wm.R.Wells, as Receiver of L.J.Humphries Co., Inc. Ltd. the corporation defendant herein, is authorized to proceed with the consummation and completion of said agreement, and the said Wm.R.Wells, as such Receiver, is hereby authorized to execute and deliver any and / or all instruments or do any act or thing that may be necessary or required in or about the consummation and completion of said agreement, including the execution and delivery of any instrument or instruments necessary to transfer and convey the personal property described in said agreement of March 22, 1933.

IT IS FURTHER ORDERED that Wm.R.Wells, as Receiver of L.J.Humphries Co., Inc. Ltd., the corporation defendant herein, is hereby authorized to execute and deliver deeds and conveyances for all or any part or portion of the real property now owned by said L.J. Humphries Co., Inc. Ltd. the corporation defendant herein, more particularly described as follows:

That certain real property known as Kew Gardens, located in the County of San Diego, State of California, according to the Map thereof Numbered 2046, filed in the office of the Recorder of San Diego County, State of California, July 15, 1927.

DATED this 11th day of April 1933.

(ENDORSED) FILED APR. 11, 1933  
R.S. ZIGHERMAN, CLERK.  
BY THEODORE HOCKE, DEPUTY CLERK.

GEO. COSGRAVE,  
JUDGE OF THE UNITED STATES DISTRICT COURT.

PHOTOGRAPHED BY R. MCKINNON DEPUTY RECORDER

Recorded at request of Security Trust & Savings Bank Aug 31 1934 28 Min. past 10 A. M.  
Fee \$5.20 -27- O. M. Swops, County Recorder.  
By Deputy M. I. Erb.

363

44936

8/31/1934 # 44792-BK 318 PG 363 Official Records

IN CONSIDERATION Of Ten and no/100 Dollars  
Ed Rutherford, a widower, and Robt. J. Harris and Belle Harris, his wife, of Oceanside,  
Calif.

DO HEREBY GRANT TO Etta M. Boucher all that Real Property situate in the City of  
Oceanside, County of San Diego, State of California, described as follows:

Lot Twelve (12) in Block Forty-three (43) of Bryan's Addition to Oceanside, accord-  
ing to the Map thereof No. 219, filed in the office of the County Recorder of San Diego,  
California, March 10, 1887.

Also, Lot Ten (10), in Block Forty-three (43) of Bryan's Addition to Oceanside, in  
the City of Oceanside, County of San Diego, State of California, according to Map thereof  
No. 219, filed in the office of the County Recorder of said San Diego County, March 10,  
1887.

"This deed is an absolute conveyance, the grantors having sold said land to the grantee  
for a fair and adequate consideration, such consideration, in addition to that above re-  
cited, being full satisfaction of all obligations secured by the Mortgages executed by  
Ed Rutherford and Annie J. Rutherford, husband and wife, and Robt. J. Harris and Belle  
Harris, husband and wife, of Oceanside, California, as mortgagee, recorded in Book 561,  
page 362, and Book 567, Page 280, of Mortgages, records of San Diego County, California."

"Grantors declares that this conveyance is freely and fairly made, and that there are  
no agreements, oral or written, other than this deed between grantors and grantee with  
respect to said land."

WITNESS our hands this 2nd day of December, 1933.

U S I Co  
3 Dollars 1 Dollar 1 Dollar

Ed Rutherford  
Robert J. Harris  
Belle Harris

State of Arizona )  
County of Yavapai ) ss

On this 14 day of December in the year one thousand nine hundred thirty three before  
me, H.W. Cole a Notary Public in and for said County and State, personally appeared Robert  
J. Harris and Belle Harris known to me to be the persons described in and whose names  
are subscribed to the within instrument, and acknowledged that they executed the same.  
WITNESS my hand and official seal the day and year in this certificate first above  
written.

H.W. Cole  
Notary Public  
Yavapai County,  
Arizona

H.W. Cole  
Notary Public in and for said County  
and State.  
My Commission Expires Nov. 1 1934.

State of California )  
County of San Diego ) ss

On this 17th day of Dec. A.D. 1933 before me, Laurie Porteous a Notary Public in and  
for the said County of San Diego, State of California, residing therein, duly commission-  
ed and sworn personally appeared Ed Rutherford personally known to me to be the person  
whose name is subscribed to the within instrument, and he duly acknowledged to me that he  
executed the same.

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

Laurie Porteous

Laurie Porteous  
Notary Public in and for said County  
and State.  
My Commission Expires May 12, 1936.

44792

Recorded at request of Union Title Insurance Co. Aug 31 1934 at 9 A. M.  
Fee \$1.20 -6- O. M. Swops, County Recorder.  
By Deputy D. Cole.

SATISFACTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That I, Etta M. Boucher, of Colton, California, do  
hereby certify and declare that a certain mortgage, dated October 4, 1928, made and exe-  
cuted by Ed Rutherford and Annie J. Rutherford, husband and wife, and Robert J. Harris  
and Belle Harris, husband and wife, mortgagors in favor of Anna T. O'Neil, mortgagee,  
and assigned to me on the 16th day of April, 1929, by the said Anna T. O'Neil, mortgagee,  
said mortgage is recorded in Book 567, page 280 of Mortgages, County of San Diego, State  
of California, and which said assignment is recorded in Book 48, page 172 of Assignments  
of Mortgages, County of San Diego, State of California, together with the debt thereby

TIPOGRAPHED BY R. MC KINNON DEPUTY RECORDER

MICROGRAPHED BY R. MC KINNON DEPUTY RECORDER

1. (a) Expenses of sale; (b) all costs, fees, charges and expenses of Trustee and of these Trusts, including cost of evidence of title and Trustee's fee in connection with sale.
  2. All sums expended under the terms hereof, not then repaid, with accrued interest, at the rate of ten per cent per annum.
  3. Accrued interest on said note or notes.
  4. Unpaid principal of said note; or if more than one, the unpaid principal thereof pro rata and without preference or priority; and
- I. This Deed of Trust in all its parts applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, Administrators, executors, successors and assigns.
- J. Trustee accepts these trusts when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law.

In this Deed of Trust, whenever the context so requires the masculine gender includes the feminine and/or neuter and the singular number includes the plural.

WITNESS the hand of Trustor, the day and year first above written.

STATE OF CALIFORNIA)  
COUNTY OF SAN DIEGO) ss. MRS. AGNES BROWN

On this 12th day of August, 1935, before me, Katherine R. Titus, a Notary Public in and for said County, personally appeared Mrs. Agnes Brown, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same. WITNESS my hand and official seal.

KATHERINE R. TITUS  
Notary Public in and for said County and State.  
My commission expires Oct. 27, 1935

Recorded at request of Golden A. Heard Aug 23 1935 2 min past 1 P.M.  
O.M. SWOPE, COUNTY RECORDER  
By Deputy H. Zervas

3.50 29 43270

8/24/1935 # 43944 BK 418 PG 384 Official Records

AGREEMENT FOR SALE

THIS AGREEMENT, Made the 26th day of July, 1935, Between Etta Mae Boucher, hereinafter designated as SELLER, and Allen L. Richardson & Ursula Marie Richardson, husband & wife as joint tenants, hereinafter designated as BUYER, Witnesseth:

That the seller, in consideration of the covenants and agreements on the part of the buyers, hereinafter contained, agree to sell and convey unto the buyers, and said buyers agree to buy all the certain lot, piece or parcel of land situate in the City of Oceanside, County of San Diego, State of California, bounded and described as follows, to-wit:

Lot 12, Block 43, Bryan's Addition

- Subject to
- a) conditions, restrictions, reservations, rights, rights of way and easements now of record
  - b) taxes for the fiscal year 1935-6 now a lien but not yet payable,
  - c) improvement assessments due hereafter

for the sum of Two Thousand & no/100 (\$2,000.00) Dollars, in lawful money of the United States, and the buyers, in consideration of the premises, agree to pay to the seller the sum of Two Thousand & No/100 (\$2,000.00) Dollars, as follows, to-wit:

\$ 200.00 cash, receipt of which is hereby acknowledged - \$100.00 having been paid direct to Ray Wilcox acct. of commission on this sale; and \$100.00 paid to me direct at time of signing this contract.

\$1800. to be paid in monthly payments of \$20.00 or more, at the Bank of America N.T. & S.A., Oceanside, California; said payment to be applied first on interest at the rate of 6% on deferred payments, and the balance to the principal sum. Said payments will so continue until the total sum is paid in full, provided that after the principal sum has been reduced to \$1500.00 or less, interest paid to that date, the Buyers may demand a deed which will be recorded in their favor and the usual policy of title issued at the expense of the Seller; the Buyers giving back at that time a note for the balance due and on the same and on the same terms as the payments called for in this contract, secured by a trust deed against the property conveyed, which shall be placed of record at the same time as the deed is recorded, and a joint protection policy issued showing the trust deed a first lien subject only to the usual reservations and current taxes and assessments

And the Buyers agree to pay all state, City and County taxes and assessments of whatsoever nature which may become due on the premises above described, beginning with the taxes for the fiscal year of 1935-6. All prior taxes and assessments due at this time are to be paid by the Seller.

385

PHOTOGRAPHED BY R. MC KINNON DEPUTY RECORDER

Payments called for above shall be due the first of each month beginning with Sept. 1 1935. Buyers shall also maintain insurance for at least \$2,000. on the property described herein with proper clauses attached protecting both Seller and Buyers under this contract.

Time is declared to be the essence of this contract and should the buyers fail or neglect to make said deferred payments, or any of them, or to pay any of said indebtedness at the times and in the manner herein provided, then, and in that event, this receipt and contract shall be and become at once null and void and of no further force and effect, and the said seller shall be at once released from any and all obligations at law or in equity to make any conveyance hereunder or to convey the property described to said buyers.

And it being agreed that it is impossible to fix and determine the actual damages arising out of the failure of said buyers to make said deferred payments or to pay said indebtedness, it is hereby agreed that all moneys paid upon the purchase price of said property shall in the event of such default be retained by said seller and held as and for liquidated damages arising and caused by the failure of said buyers to comply with the terms hereof, and the seller shall have the right of immediate re-entry and possession of the said premises.

And the buyers herein do hereby expressly waive any right to demand or receive from the seller notice to pay any of said deferred payments, or, in the event of default, to demand or receive notice of such default, or notice of declaration of forfeiture or of the annulment of this Agreement.

And the seller, on receiving such payments, at the time and in the manner above mentioned, agree to furnish to the buyers a policy of title insurance issued by the SOUTHERN TITLE & TRUST COMPANY as of such date, showing title to said premises to be vested in Seller, free from all encumbrances except those made, suffered or permitted by the buyers and also except conditions, restrictions and easements of record, and --- and the seller further agree at such time to execute and deliver to the buyer or to --- or assigns, a good and sufficient deed

And it is understood that the stipulations aforesaid are to apply to and bind the heirs, executors, administrators and assigns of the respective parties

WITNESS our hands and seals this 26th day of July, 1935.

Signed and executed in presence of ---

ETTA MAE BOUCHER (SEAL)  
 ALLEN L. RICHARDSON (SEAL)  
 URSULA MARIE RICHARDSON (SEAL)

STATE OF CALIFORNIA)

COUNTY OF SAN DIEGO)ss. On this 26th day of July, in the year one thousand nine hundred and thirty-five before me, Margaret E. Zelear, a Notary Public in and for the County of San Diego, State of California, residing therein, duly commissioned and sworn, personally appeared Allen L. Richardson and Ursula Marie Richardson, 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, in the County of San Diego, the day and year in this certificate first above written.

MARGARET E. ZELEAR

Notary  
 Public  
 San Diego Co.  
 California

Notary Public in and for the County of San Diego, State of California

Recorded at request of Bank of America Aug 24 1935 8 min past 9 A.M.

2.10 16 43944

O.M. SCOTT, COUNTY RECORDER  
 By Deputy H. Zervas

CHattel Mortgage

THIS MORTGAGE, made this 21st day of August, A.D. nineteen hundred and thirty-five, By Wayne Wallace of La Jolla, County of San Diego, State of California, by occupation householder, Mortgagor, To James Lillis and Merle Lillis, joint tenants, of San Diego, County of San Diego, State of California, by occupation caterers, Mortgagees, WITNESSETH:

That the said Mortgagor mortgages to said Mortgagees all that certain personal property situate and described as follows, to-wit: 1 Coca-Cola Cabinet 1 counter and stools all stock on hand 15 malt glasses 2 mixers 8 syrup bottles 6 fruit jars

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

STATE OF CALIFORNIA,  
COUNTY OF ORANGE

ss.  
On this 7th day of February 1938, before me, Geo. F. Ravenkamp, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Ross R. Reeder, known to me to be the person whose name is subscribed to the foregoing instrument as Administrator with the Will Annexed of the Estate of Le. W. Stump, also known as L. W. Stump, deceased, and acknowledged to me that he executed the same as such Administrator with the Will Annexed.

WITNESS my hand and official seal.

Geo. F. Ravenkamp  
Notary Public  
Orange County, Cal.

Geo. F. Ravenkamp  
Notary Public in and for said County and State.  
My commission expires Oct. 18, 1938.

RECORDED AT REQUEST OF UNION TITLE INSURANCE CO. FEB. 17, 1938 at 9 A.M.  
O.M. SWOPE, COUNTY RECORDER  
BY DEPUTY H. ZERVAS  
FEE \$1.40--- 7  
7535

2/17/1938 # 7538 BK 747 PG 317 Official Records

GRANT DEED

ETTA MAE BOUCHER, a married woman, in consideration of Ten and No/100 (\$10.00) Dollars to her in hand paid, receipt of which is hereby acknowledged, does hereby GRANT TO ALLEN L. RICHARDSON and URSULA MARIE RICHARDSON, husband and wife, as joint tenants, the real property in the City of Oceanside County of San Diego, State of California, described as follows:

Lot Twelve (12) in Block Forty three (43) of Bryan's Addition to the City of Oceanside, County of San Diego, State of California.

SUBJECT TO:  
a. Conditions, restrictions, reservations, rights, rights of way and easements now of record  
b. Taxes for the fiscal year 1935-36 and subsequent.

U.T.I. Co.  
San Diego, Calif.  
FEB. 17, 1938  
2 Dollars

WITNESS my hand this 4th day of February 1938.

Etta Mae Boucher

U.T.I. Co.  
San Diego, Calif.  
FEB. 17, 1938  
50 Cents

STATE OF CALIFORNIA,  
COUNTY OF SAN BERNARDINO

ss.  
On this 8th day of February 1938, before me, Fred O. Lewis, a Notary Public in and for said County, personally appeared Etta Mae Boucher known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same.

WITNESS my hand and official seal.

Fred O. Lewis  
Notary Public  
San Bernardino County  
Cal.

Fred O. Lewis  
Notary Public in and for said County of San Bernardino, State of California.  
My commission expires 4/2/41

RECORDED AT REQUEST OF UNION TITLE INSURANCE CO. FEB. 17, 1938 at 9 A.M.  
O.M. SWOPE, COUNTY RECORDER  
By Deputy H. Zervas  
FEE \$1.00---4  
7538

DECLARATION OF HOMESTEAD

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, JEFFREY R. TOWNSEND AND MARY L. TOWNSEND, do hereby certify and declare, as follows:

- (1) That we are husband and wife.
- (2) That we are now residing on the land and premises hereinafter described, consisting of land and a dwelling house thereon.
- (3) That we claim the land and premises hereinafter described as a homestead.
- (4) That we estimate the actual cash value of the land and premises hereinafter described to be \$8,000.00.
- (5) That the property and premises herein referred to and which are herein claimed as a Homestead, are situated in the city of San Diego, County of San Diego, State of California, and are described as follows:

Lot Eleven (11), and all those portions of

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

392

20. This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors, and assigns. The term beneficiary shall include not only the original Beneficiary hereunder but also any future owner and holder, including pledgees, of the note secured hereby. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural. All obligations of each Trustor hereunder are joint and several.

21. Trustee accepts this Trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party unless brought by Trustee.

The Undersigned Trustor Requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the mailing address opposite his signature hereto. Failure to insert such address shall be deemed a waiver of any request hereunder for a copy of such notices.

Mailing Address for Notices

Street and Number	City and State	Signature of Trustor
---	---	Hardin P. Heizlip Hazel D. Heizlip

State of California )  
County of San Diego ss.  
On this 15th day of February, 1938, before me, Max Gundry, a Notary Public in and for said County, personally appeared Hardin P. Heizlip and Hazel D. Heizlip, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.

Witness my hand and official seal.



Max Gundry  
Notary Public in and for said County and State.  
My commission expires July 13, 1941

Recorded at request of Union Title Insurance Co Feb 17 1938 at 9 A. M.

5:40 - 48  
7546

O. M. Swope, County Recorder  
By Deputy H. Zervas

*H. Zervas*  
DEPUTY COUNTY CLERK

--00000000-- 247/1938 # 7539 BK 744 PG 392 Official Records

Grant Deed

Allen L. Richardson and Ursula Marie Richardson, husband and wife in consideration of Ten and no/100 (\$10.00) Dollars, to them in hand paid, receipt of which is hereby acknowledged, do hereby grant to E. M. Mills and Alice S. Mills, husband and wife as joint tenants, the real property in the City of Oceanside County of San Diego, State of California, described as follows:

Lot Twelve (12) of Block Forty-three (43), Bryan's Addition to the City of Oceanside, County of San Diego, State of California.

Subject to: a. Conditions, restrictions, reservations, rights, rights of way and easements now of record.

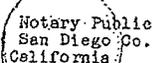
Witness our hands this 4th day of February, 1938.

U. T. Co. San Diego	17 1938	Ursula Marie Richardson
2 Dollars	50-cents	Allen L. Richardson

State of California )  
County of San Diego ss.

On this 4th day of February, 1938, before me, Margaret E. Zealeer a Notary Public in and for said County, personally appeared Allen L. Richardson and Ursula Marie Richardson known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

Witness my hand and official seal.



Margaret E. Zealeer  
Notary Public in and for said County of San Diego,  
State of California.

Recorded at request of Union Title Insurance Co. Feb 17, 1938. at 9 A. M.

1.00  
7539

O. M. Swope, County Recorder  
By Deputy H. Zervas

--00000000--

*H. Zervas*  
DEPUTY COUNTY CLERK





PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

430

~~TO HAVE AND TO HOLD to said Grantee heirs or assigns.~~

WITNESS our hands this 25th day of June, 1943.

Ike Glasser  
Lena Glasser

STATE OF CALIFORNIA, )  
COUNTY OF SAN DIEGO, ) ss. On this 26th day of June 1943, before me, Margaret E. Zealor, a Notary Public in and for said County, personally appeared Ike Glasser and Lena Glasser known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.

WITNESS my hand and official seal.  
Margaret E. Zealor  
Notary Public in and for said San Diego County and State.



Recorded at request of UNION TITLE INSURANCE & TRUST CO  
Jul 2 1943 at 9 A.M.  
Fee \$1.00-4  
39846

ROGER N. HOWE, County Recorder  
By Deputy H. Zervas

7/2/1943 # 39848 BK 1515 PG 430 Official Records

GRANT DEED

U.T.I. & T. CO. San Diego, Calif. Jul 2 1943 Series 1943  
3 Three Dollars 5 25 Cents 25 50 Cents 50 10 Cents 10

EMMA L. STEWART, a widow, in consideration of Ten and no/100 (\$10.00) Dollars, to her in hand paid, receipt of which is hereby acknowledged, does hereby GRANT TO BAYARD T. BOYLAN, Jr., and CECILIA M. BOYLAN, husband and wife, as joint tenants, the real property in the City of Oceanside County of San Diego, State of California, described as follows:

Lot Twelve (12) in Block Forty-three (43) of Hyran's Addition, in the City of Oceanside, County of San Diego, State of California, according to the Map thereof No. 219, filed in the office of the County Recorder of San Diego County March 10, 1927.

SUBJECT TO:

- a. Conditions, restrictions, reservations, rights, rights of way and easements now of record.
- b. Taxes for the fiscal year 1943-4, now a lien.

~~TO HAVE AND TO HOLD to said Grantee heirs or assigns.~~

WITNESS my hand this 14th day of April 1943,

Emma L. Stewart

TERRITORY OF ALASKA ) ss. On this 28th day of April, 1943, before me, a postmaster a Notary Public in and for said Territory County, personally appeared Emma L. Stewart known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same.

WITNESS my hand and official seal.  
Mrs. Linda Frank  
Postmaster Notary Public in and for said  
Hydaburg Alaska County and State,  
My Commission Expires

Apr 29 1943  
Hydaburg  
Alaska U.C.B.

Recorded at request of UNION TITLE INSURANCE & TRUST CO  
Jul 2 1943 at 9 A.M.  
Fee \$1.00-4  
39848

TRUSTEE'S DEED

THIS INSTRUMENT, Made this 2nd day of June, 1943, between UNION TITLE INSURANCE AND TRUST COMPANY, a corporation, of San Diego, California, party of the first part, and HARVEY H. AHERTON, party of the second part;

WITNESSETH: WHEREAS, by a deed of trust, dated October 17, 1939, executed by RAY A. BURTON and JANE E. BURTON, also known as Jane Burton, husband and wife, parties of the first part, Union Title Insurance and Trust Company, a corporation, party of the second part, and HARVEY H. AHERTON, party of the third part, and recorded October 23, 1939 in Book 964, page 109 of Official Records of San Diego County, California, said parties of the first part in said deed of trust did grant and convey the property hereinafter described to said Union Title Insurance and Trust Company, as trustee, for the uses and pur-

RECORDING REQUESTED BY

FEIST, VETTER, KNAUF & LOY

749

84-151633

RECORDED IN  
OFFICIAL RECORDS  
OF SAN DIEGO COUNTY, CA.

1984 APR 25 PM 1:38

VERIFIED  
COUNTY RECORDER

AND WHEN RECORDED MAIL TO

NAME FEIST, VETTER, KNAUF AND LOY  
ADDRESS P.O. Box 240  
CITY & STATE Oceanside, CA 92054

RF  
MG

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIDAVIT-DEATH OF JOINT TENANT

Misc-119

STATE OF CALIFORNIA,

County of San Diego.

} ss.

BAYARD T. BOYLAN, JR., of legal age, being first duly sworn, deposes and says:  
That Gertrude Mae Boylan, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as Gertrude M. Boylan named as one of the parties in that certain Grant Deed dated April 14, 1943 executed by Emma L. Stewart, a widow, to Bayard T. Boylan, Jr., and Gertrude M. Boylan, husband and wife as joint tenants, recorded as Instrument No. 39848, on July 2, 1943, in book 1515, page 430, of Official Records of San Diego County, California, covering the following described property situated in the City of Oceanside, County of San Diego, State of California:

Lot Twelve (12) in Block Forty-three (43) of Bryan's Addition, in the City of Oceanside, County of San Diego, State of California, according to the Map thereof No. 219, filed in the office of the County Recorder of San Diego County March 10, 1887.

That the value of all real and personal property owned by said decedent at date of death, including the full value of the property above described, did not then exceed the sum of \$ 100,000.00.

Dated April 10, 1984

*Bayard T. Boylan Jr.*  
Bayard T. Boylan, Jr.

SUBSCRIBED AND SWORN TO before me, the undersigned, a Notary Public in and for said County and State, this 10<sup>th</sup> day of April, 1984.

*Gwendolyn E. Randall*

FOR NOTARY SEAL OR SIGNATURE



Title Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_

DEPT. OF HEALTH SERVICES

750

CERTIFICATE OF DEATH  
STATE OF CALIFORNIA

8009

003897

1A. NAME OF DECEDENT - FIRST <b>Gertrude</b>		1B. MIDDLE <b>Mae</b>		1C. LAST <b>Boylan</b>		2A. DATE OF DEATH (MONTH, DAY, YEAR) <b>April 1, 1984</b>		2B. HOUR <b>2200</b>					
3. SEX <b>Female</b>		4. RACE/ETHNICITY <b>White</b>		5. SPANISH/HISPANIC NO <input checked="" type="checkbox"/>		6. DATE OF BIRTH <b>April 1, 1900</b>		7. AGE <b>84</b>					
8. BIRTHPLACE OF DECEDENT (STATE OF U.S. & COUNTRY) <b>Geddes, SD</b>		9. NAME AND BIRTHPLACE OF FATHER <b>J. Lyman Wood - Illinois</b>				10. BIRTH NAME AND BIRTHPLACE OF MOTHER <b>Mary Jane Phillips - Kansas</b>							
11. CITIZEN OF DECEASED <b>USA</b>		12. SOCIAL SECURITY NUMBER <b>504-01-5074</b>		13. MARITAL STATUS <b>Married</b>		14. NAME OF SURVIVING SPOUSE (IF WIFE ENTER BIRTH NAME) <b>Bayard Taylor Boylan, Jr.</b>							
15. OCCUPATION <b>Teacher/3 yrs Sales Clerk</b>		16. NO. YEARS IN TRADE <b>10</b>		17. EMPLOYER (IF SELF EMPLOYED, SO STATE) <b>Wedeking Bakery</b>		18. KIND OF INDUSTRY OR BUSINESS <b>Bakery</b>							
19A. USUAL RESIDENCE - STREET ADDRESS (STREET AND NUMBER OR LOCATION) <b>618 South Freeman Street</b>				19B. <b>Oceanside</b>		19C. CITY OR TOWN <b>Oceanside</b>							
19D. COUNTY <b>San Diego</b>		19E. STATE <b>CA</b>		20. NAME AND ADDRESS OF INFORMANT - RELATIONSHIP <b>Bayard T. Boylan, Jr. - husband 618 South Freeman Street Oceanside, CA 92054</b>									
21A. PLACE OF DEATH <b>Sharp's Hospital</b>		21B. COUNTY <b>San Diego</b>		21C. STREET ADDRESS (STREET AND NUMBER OR LOCATION) <b>7901 Frost Street</b>									
21D. CITY OR TOWN <b>San Diego</b>		22. DEATH WAS CAUSED BY: (ENTER ONLY ONE CAUSE PER LINE FOR A, B, AND C) IMMEDIATE CAUSE (A) <b>Pneumonia</b> <b>1WK</b> CONDITIONS, IF ANY, WHICH CAME BEFORE THE IMMEDIATE CAUSE, STATING THE UNDERLYING CAUSE LIST (B) <b>CVA Cerebrovascular Accident</b> <b>1MKS</b> (C) <b>CHF Congestive Heart Failure</b> <b>1yr</b>											
23. OTHER CONDITIONS CONTRIBUTING BUT NOT RELATED TO THE IMMEDIATE CAUSE OF DEATH <b>NOTE</b>				27. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEMS 22 OR 23? TYPE OF OPERATION <b>Gas. Intubation</b> DATE <b>2/84</b>				24. WAS DEATH REPORTED TO CORONER? <b>NO</b>		25. WAS RIDING PERFORMED? <b>NO</b>		26. WAS AUTOPSY PERFORMED? <b>NO</b>	
28A. I CERTIFY THAT DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED. I ATTENDED DECEDENT SINCE (ENTER MO. DA. YR.) <b>3-10-84</b> I LAST SAW DECEDENT ALIVE (ENTER MO. DA. YR.) <b>7-30-84</b>				28B. PHYSICIAN - SIGNATURE AND DEGREE OR TITLE <b>Daniel L. Hiser, M.D.</b>				28C. DATE SIGNED <b>4-3-84</b>		28D. PHYSICIAN'S LICENSE NUMBER <b>6017797</b>			
29. SPECIFIC ACCIDENT, SUICIDE, ETC.				30. PLACE OF INJURY		31. INJURY AT WORK		32A. DATE OF INJURY - MONTH DAY YEAR		32B. HOUR			
33. LOCATION (STREET AND NUMBER OR LOCATION AND CITY OR TOWN)				34. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)									
35A. I CERTIFY THAT DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED AS REQUIRED BY LAW I HAVE HELD AN (INQUEST- INVESTIGATION)				35B. CORONER - SIGNATURE AND DEGREE OR TITLE				35C. DATE SIGNED					
36. MODE OF BURIAL <b>Burial</b>		37. DATE - MONTH DAY YEAR <b>4-4-84</b>		38. NAME AND ADDRESS OF CEMETERY OR CREMATORY <b>Eternal Hills Cemetery, Oceanside</b>				39. EMBALMER'S LICENSE NUMBER AND SIGNATURE <b>6891 David A. McCombs</b>					
40A. NAME OF FUNERAL DIRECTOR NOW PERSON ACTING AS SUCH <b>Eternal Hills Mortuary</b>		40B. LICENSE NO. <b>234</b>		41. REGISTRAR'S SIGNATURE <b>Ronald L. Combs, M.D.</b>				42. DATE ACCEPTED BY REGISTRAR OF DEATH <b>APR 03 1984</b>					
STATE REGISTRAR		A.		B.		C.		D.		E.		F.	

COUNTY OF SAN DIEGO - DEPT. OF HEALTH SERVICES 1700 PACIFIC HWY.  
THIS IS TO CERTIFY THAT, IF BEARING THE OFFICIAL SEAL OF THE SAN  
DEPT. OF HEALTH SERVICES, THIS IS A TRUE COPY OF THE ORIGINAL  
DOCUMENT FILED.  
FEE PAID: \$4.00  
DATE ISSUED: April 16, 1984  
REGISTRAR OF VITAL STATISTICS  
*Ronald L. Combs, M.D.*

NO 151633

That the value of all real and personal property owned by said decedent at date of death, including the full value of the property above described, did not then exceed the sum of \$ 100,000.00.

*Bayard T. Boylan Jr*

Dated April 10, 1984

Bayard T. Boylan, Jr.

SUBSCRIBED AND SWORN TO before me, the undersigned, a Notary Public in and for said County and State, this 10<sup>th</sup> day of April, 1984.

*Gwendolyn E. Randall*

FOR NOTARY SEAL OR STAMP

Title Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_

RECORDING REQUESTED BY

1651

FOUNDERS TITLE CO.

AND WHEN RECORDED MAIL TO

NAME Dolores E. Cargill  
ADDRESS 618 So. Freeman  
CITY & STATE Oceanside, CA 92054

84-246172

RECORDED IN  
OFFICIAL RECORDS  
OF SAN DIEGO COUNTY, CA.

1984 JUN 29 AM 8:00

VERA L. LYLE  
COUNTY RECORDER

RF 3-  
MG 1-  
UF -  
TXPD 80.33

MAIL TAX STATEMENTS TO

NAME Same as above  
ADDRESS  
CITY & STATE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$80.30  
 Computed on full value of property conveyed, or  
 Computed on full value less liens & encumbrances  
remaining thereon at time of sale.

Signature of declarant or agent determining tax - firm name  
 Unincorporated area City of Oceanside

Grant Deed

PARCEL NO. 150-302-11

58991-3

THIS FORM FURNISHED BY CALIFORNIA LAND TITLE COMPANY OF SAN DIEGO

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

BAYARD T. BOYLAN, JR., A WIDOWER

hereby GRANT(S) to DOLORES E. CARGILL, AN UNMARRIED WOMAN, AND ELLEN S. CARGILL,  
A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, AS TENANTS IN COMMON,

the following described real property in the City of Oceanside  
county of San Diego, state of California:

Lot 12 in Block 43 of Bryan's Addition, in the City of Oceanside,  
County of San Diego, State of California, according to Map thereof  
No. 219, filed in the Office of the County Recorder of San Diego  
County March 10, 1887.

*Bayard T. Boylan, Jr.*

Dated June 1, 1984

Bayard T. Boylan, Jr.

STATE OF CALIFORNIA }  
COUNTY OF San Diego } SS.

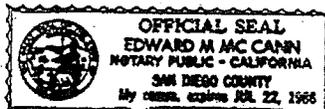
On June 1, 1984 before me, the under-  
signed, a Notary Public in and for said County and State, personally  
appeared Bayard T. Boylan, Jr.

and proved to me on the basis of satis-  
factory evidence *known to me*  
to be the person whose name is subscribed to the within  
instrument and acknowledged that he executed the same.

*Edward M. MacCann*  
Signature of Notary

Name (Typed or Printed) of Notary

FOR NOTARY SEAL OR STAMP



607 Vista Way, Oceanside, CA 92054

Title Order No. Escrow No. E184-20198

MAIL TAX STATEMENTS AS DIRECTED ABOVE

No 246172

84-

RECORDING REQUESTED BY

0-1652

FOUNDERS TITLE CO.

84-246173  
RECORDED IN  
OFFICIAL RECORDS  
OF SAN DIEGO COUNTY, CA.

1984 JUN 29 AM 8:00

VERA L. LYLE  
COUNTY RECORDER

RF 3-  
MG 1-  
UF -  
TXPD -

AND WHEN RECORDED MAIL TO

NAME  
ADDRESS  
CITY & STATE

Ellen S. Cargill  
P. O. Box 2185  
La Puente, Ca. 91746

MAIL TAX STATEMENTS TO

NAME  
ADDRESS  
CITY & STATE

N/A

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
DEED TO CONFIRM TITLE.

Documentary transfer tax GRANTOR NOT IN TITLE.  
 Computed on full value of property conveyed, or  
 Computed on full value less liens & encumbrances  
remaining thereon at time of sale.

*Orville Dell Cargill*  
Signature of declarant or agent determining tax - firm name  
 Unincorporated area City of Oceanside.....

### Quitclaim Deed

PARCEL NO. 19-302-11

58991-3 THIS FORM FURNISHED BY CALIFORNIA LAND TITLE COMPANY OF SAN DIEGO

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ORVILLE DELL CARGILL, a married man

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

ELLEN S. CARGILL, a married woman, as her sole and separate property,

the following described real property in the City of Oceanside  
county of San Diego, state of California:

Lot 12 in Block 43 of Bryan's Addition, in the City of Oceanside,  
County of San Diego, State of California, according to Map thereof  
No. 219, filed in the Office of the County Recorder of San Diego  
County March 10, 1887.

Dated May 22, 1984

*Orville Dell Cargill*  
Orville Dell Cargill

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS.

On MAY 31, 1984 before me, the under-  
signed, a Notary Public in and for said County and State, personally  
appeared Orville Dell Cargill

who proved to me on the basis of satisfactory  
evidence or \_\_\_\_\_, known to me  
to be the person whose name is subscribed to the within  
instrument and acknowledged that he executed the same.

*Philip E. Shura*  
Signature of Notary

PHILIP E. SHURA  
Name (Typed or Printed) of Notary

FOR NOTARY SEAL OR STAMP

OFFICIAL SEAL  
PHILIP E. SHURA  
NOTARY PUBLIC, CALIFORNIA  
LOS ANGELES COUNTY  
MY COMMISSION EXPIRES 2-21-86

Title Order No. \_\_\_\_\_ Encrow No. E184-20198

MAIL TAX STATEMENTS AS DIRECTED ABOVE

No 246173

84

54

RECORDING REQUESTED BY

RECORDED REQUEST OF FIRST AMERICAN TITLE CO.

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO.

86-205457

RECORDED IN OFFICIAL RECORDS OF SAN DIEGO COUNTY, CA.

1986 MAY 23 AM 8:00

VERA L. LYLE COUNTY RECORDER

NAME DOLORES E. CARGILL  
ADDRESS 618 S. Freeman St.  
CITY & STATE Oceanside, Calif. 92054  
ZIP

Title Order No. 91053-21 Escrow No. 1915 EB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APR 156-302-11

# Quitclaim Deed

The undersigned declares that the documentary transfer tax is \$ NONE, INTER-FAMILY TRANSFER and is computed on the full value of the interest or property conveyed, or is computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in unincorporated area  city of OCEANSIDE.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

ELLEN S. CARGILL, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY,

do hereby remise, release and forever quitclaim to

DOLORES E. CARGILL, AN UNMARRIED WOMAN,

the following described real property in the city of Oceanside county of San Diego state of California

Lot 12 in Block 43 of BRYAN'S ADDITION, according to Map thereof No. 219, filed in the office of the County Recorder of San Diego County, March 10, 1987.

WITNESSED January 21, 1986

*Ellen S. Cargill*  
Ellen S. Cargill

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES  
I, \_\_\_\_\_, Notary Public in and for said County and State, do hereby certify that Ellen S. Cargill--

86 -

No 205457

personally known to me  
I have on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and she executed the same

*Michelle Perry*  
Signature of Notary

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE IF NO PARTY SO SHOWN MAIL AS DIRECTED ABOVE

Name Street Address City & State  
SAFECO Stock No. CAL-0011A (Rev. 12-83)

PLEASE COMPLETE THIS INFORMATION.

RECORDING REQUESTED BY:

LAW OFFICES OF JAN, SMITH

AND WHEN RECORDED MAIL TO:

Mr. and Mrs. Cargill  
P. O. Box 2185  
La Puente, CA 91746

F6  
5P  
#

1913

DOC # 1996-0604812  
03-DEC-1996 10:36 AM

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY SMITH, COUNTY RECORDER  
RF: 9.00 FEES: 19.00  
AF: 9.00 OC  
MF: 1.00

150-300-11-00  
THIS SPACE FOR RECORDER'S USE ONLY

ORDER SETTLING FIRST AND FINAL REPORT OF ADMINISTRATOR  
(Please fill in document title(s) on this line)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(Additional recording fee applies)

1914

FILED  
PROBATE EXAMINING  
VISTA, CA

OCT 28 1996

KENNETH E. MARTONE  
CLERK-SUPERIOR COURT  
SAN DIEGO COUNTY, CA

1 LAW OFFICES OF JAN SMITH  
2 JAN SMITH, Esq.; Bar No. 94334  
3 25283 Cabot Road, Suite 104  
4 Laguna Hills, CA 92653  
5 (714) 951-3060

6 Attorney for Administrator Danny Wayne Cargill

7  
8 SUPERIOR COURT OF THE STATE OF CALIFORNIA

9 FOR THE COUNTY OF SAN DIEGO

10	ESTATE OF	)	CASE NO. PN021243
11		)	ORDER SETTLING
11	DOLORES ELLEN CARGILL AKA	)	FIRST AND FINAL REPORT AND
12	DOLORES E. CARGILL AKA	)	ACCOUNT OF ADMINISTRATOR;
12	DEE DEE CARGILL,	)	PETITION FOR ALLOWANCE OF
13		)	STATUTORY ATTORNEY'S FEES;
13	Deceased.	)	PETITION FOR ORDER FOR
14		)	DISTRIBUTION OF THE ESTATE
15		)	
15		)	HEARING DATE: 10-17-96
16		)	TIME: 1:30 p.m.
16		)	DEPT: E

17  
18 Petitioner, DANNY WAINE CARGILL, as Administrator of the Estate  
19 of DOLORES ELLEN CARGILL, deceased, for Order Settling First and Final  
20 Report of Administrator; Petition for Allowance of Statutory  
21 Attorney's Fees and for Distribution of the Estate came on regularly  
22 to be heard in Department E of the above entitled Court at 1:30 p.m.  
23 on October 17, 1996, The Honorable ETTA OELTMAN GILLIVAN <sup>COMMISSIONER</sup> of  
24 the Superior Court presiding.

25 The Court, after examining the petition and hearing the evidence,  
26 finds that due notice of the hearing of such petition was given as  
27 required by law; that notice of death was duly given as required by  
28

1 law; that the Decedent died intestate; that all of the allegations of  
 2 said petition are true; that all taxes and personal property taxes due  
 3 and payable by said estate have been paid, or have been provided for,  
 4 and that said account should be settled and that the estate be  
 5 distributed.

6 IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by this Court that  
 7 Notice of Death has been duly given as required by law, all acts and  
 8 transactions of the Administrator of the Estate of DOLORES ELLEN  
 9 CARGILL, deceased, during the period of the account are hereby  
 10 approved and the administration is brought to a close, and that the  
 11 Administrator has in his possession belonging to said estate,  
 12 \$128,845.86, consisting of the following:

13	1. Cash in the sum of	\$69,994.97
14	2. 4028 shares of SDG&E Common Stock	54.96
15	3. 2.4449 shares of Enova Corp. Common Stock	55.93
16	4. 1992 Toyota Extended Cab Pickup	8,200.00
17	5. Household furniture and furnishings	2,640.00
18	6. Clothing/costume jewelry	400.00
19	7. 1/2 interest in lot 12 in Block 43 of	
20	Bryan's Addition, in the City of Oceanside,	
21	County of San Diego, State of California,	
22	according to Map thereof No. 219, filed in	
	the Office the County Recorder of San Diego	
	County march 10, 1887 more commonly known	
	as: 618 S. Freeman St., Oceanside, CA	47,500.00

23 TOTAL ASSETS ON HAND \$128,845.86

24 Distribution of Fees and Costs:

25	Jan Smith, Attorney at Law, statutory fee	\$ 3,729.92
26	Danny Waine Cargill, statutory commission (waived)	0.00
27	Beneficiaries, reimbursement of costs (waived)	0.00

28 TOTAL FEES AND COSTS: \$ 3,729.92

1 NET ASSETS ON HAND FOR DISTRIBUTION SHOULD BE  
 2 DISTRIBUTED AS FOLLOWS:

3 ELLEN S. CARGILL

3 cash in the amount of \$ 33,132.52  
 4 1.2014 shares of SDG&E stock 27.48  
 4 1.2224 shares of Enova Corp. Stock 27.97  
 5 1/2 furniture/furnishings/personal effects 1,320.00  
 5 1/2 clothing/costume jewelry 200.00  
 6 1/2 interest in 1992 Toyota Extended Cab Pickup 4,100.00  
 6 1/2 of 1/2 interest in lot 12 in Block 43 of  
 7 Bryan's Addition, in the City of Oceanside,  
 7 County of San Diego, State of California,  
 8 according to Map thereof No. 219, filed in  
 8 the Office the County Recorder of San Diego  
 9 County march 10, 1887 more commonly known  
 9 as: 618 S. Freeman St., Oceanside, CA 23,750.00

10 ORVILLE D. CARGILL

10 cash in the amount of \$ 33,132.53  
 11 1.2014 shares of SDG&E stock 27.48  
 11 1.2224 shares of Enova Corp. Stock 27.96  
 12 1/2 furniture/furnishings/personal effects 1,320.00  
 12 1/2 clothing/costume jewelry 200.00  
 13 1/2 interest in 1992 Toyota Extended Cab Pickup 4,100.00  
 14 1/2 of 1/2 interest in lot 12 in Block 43 of  
 14 Bryan's Addition, in the City of Oceanside,  
 15 County of San Diego, State of California,  
 15 according to Map thereof No. 219, filed in  
 16 the Office the County Recorder of San Diego  
 16 County march 10, 1887 more commonly known  
 17 as: 618 S. Freeman St., Oceanside, CA 23,750.00

17 Any known or undiscovered assets should be distributed one-half  
 18 (1/2) to ELLEN S. CARGILL one-half (1/2) to ORVILLE D. CARGILL.  
 19

20 Petitioner shall be entitled to discharge upon the filing of  
 21 receipts of distributees and submitting an Affidavit or Declaration  
 22 for Final Discharge.

23 The names, relationships and residences of heirs are as follows:

24 NAME	RELATIONSHIP	AGE	ADDRESS
25 Ellen S. Cargill	Mother	Adult	336 Workman Mill Rd. La Puente, CA 91746
26 Orville D. Cargill	Father	Adult	336 Workman Mill Rd. La Puente, CA 91746

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The estate is now in a condition to be closed, and may be distributed at this time, without loss to creditors or injury to the estate or any person interested in it. The entire rest, residue and remainder is hereby distributed as follows:

A. The entire estate is to be distributed to ELLEN S. CARGILL and ORVILLE D. CARGILL, in equal shares, in cash or in kind.

B. In addition, the Court orders any estate assets now not known or discovered to be distributed to ELLEN S. CARGILL and ORVILLE D. CARGILL, in cash or in kind, in equal shares.

C. The Administrator is authorized to pay, to the extent there is cash on hand to do so, to Attorney JAN SMITH, as statutory attorney's fees, the sum of \$3,729.92.

Dated: OCT 28 1996

*Etta Oeltman Gillivan*  
COMMISSIONER OF THE SUPERIOR COURT  
ETTA OELTMAN GILLIVAN *g*

The foregoing instrument is a full, true and correct copy of the original on file in this office.

Attest: NOV 12 1996  
KENNETH E. MARTONE  
Clerk of the Superior Court of the State of California,  
in and for the County of San Diego.

By: *M. Galvan* Deputy  
M. GALVAN

**APPENDIX D**

**RESIDENTIAL BUILDING RECORDS**



MISCELLANEOUS STRUCTURES

Structure	Found	Cons	Ext.	Roof	Floor	Int.	Size, etc.
FLAT		CONC					200' x 120'
STEPS		CONC					

**D** COMPUTATIONS New 128.  
 B.F. 865  
 28 X 30 840  
 14 X 6 84  
924  
 783  
 255  
 R.F. 170 8.30  
 20 X 12 240  
 480  
536

Remarks. ① GINS BOOR STEEL ON-USED FOR STAIRS.

