

37095-

GRANT DEED

IN CONSIDERATION, of Ten & no/100ths Dollars (\$10.00) MABLE MCGEE, a single woman, does hereby Grant to D. O. STEGEMAN, a single man, all that Real property situate in the Rancho La Habra, County of Orange, State of California, described as follows:

The North 62 1/2 feet of the South 432 1/2 feet of the West 345 feet of the West one-half (1/2) of the Northeast Quarter (NE 1/4) of the Northwest quarter (NW 1/4) of Section Eight (8) Township Three (3) South, Range Ten (10) West, S. B. B. & M.

Subject to: Covenants, conditions, restrictions and reservations of record;

Subject to: Second installment of Taxes for 1926-1927;

TO HAVE AND TO HOLD, to the said grantee his heirs or assigns forever

WITNESS my hand this 10th day of December, 1926

Mable McGee

State of California, }
County of Orange } as

On this 18th day of December, A.D. 1926, before me, Charles C. Kinsler, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Mable McGee, a single woman, known to me to be the person described in, and whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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.

((SEAL))

Charles C. Kinsler Notary Public
in and for said County and State
My commission Expires March 25, 1928

Filed for record at the request of Grantee Dec 15, 1926, at 9 o'clock A.M. and recorded in Volume 586 of Deeds, page 396 Orange County Records, Justine Whitney Recorder By Edith Schmiel Deputy Recorder

Ruby Cameron COMPARED Vera Trumble

--- o o o ---

37096.

DEED

THIS INDENTURE, Made the 7th day of September, 1926

Between THE FIRST NATIONAL BANK OF SANTA ANA, a Corporation, having its principal place of Business at Santa Ana, California, the party of the first part, and SIERRA SCHOOL DISTRICT OF ORANGE COUNTY, the party of the second part;

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money 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, sell, convey and confirm unto the said party of the second part, all those certain lots, pieces or parcels of land situated, lying and being in the County of Orange State of California, bounded and particularly described as follows, to-wit:

lots One (1) to Twelve (12) both inclusive in Block Five (5) of Tract No. 735, Capistrano Beach, as shown on a Map recorded in Book 22, pages 21 et seq of Miscellaneous Maps, Records of Orange County, California.

The above described property is conveyed subject to the following express conditions and restrictions running with the land;

That said property shall be used by the party of the second part herein and its successors or assigns for public school purposes only but not for a reform school.

That all buildings erected upon said land shall cost and be fairly worth for labor and materials not less than \$40.00 per front foot or a minimum of \$1000.00 for each building.

That no outside toilet or temporary buildings shall be constructed or maintained on said land or any part thereof.

That all structures erected on any part of said land in whole or in part shall be of new materials and be of brick, stone, concrete, imitation stone, concrete blocks, terra cotta, or frame with plaster or stucco exterior.

That all roofs shall be of the flat roof type, tar and gravel composition, or sealed asphalt or asbestos shingles, with hip roof, not to exceed four-to-one pitch, or slate or tile.

That no part of any of said lots shall ever at any time be leased or rented to any person other than the White or Caucasian Race.

Upon breach of the foregoing conditions, or any of them, the whole of the land hereby conveyed shall revert to the party of the first part, its successors or assigns, each of whom respectively shall have the right of immediate re-entry upon said land, in the event of any such breach.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or 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, upon the conditions, and restrictions above set out.

IN WITNESS WHEREOF, The First National Bank of Santa Ana, has hereunto caused its Corporate name to be signed and its Corporate seal to be affixed by its Cashier and Trust Officer, thereunto duly authorized by resolution of its Board of Directors, the day and year first above written.

((CORPORATE SEAL))

THE FIRST NATIONAL BANK OF SANTA ANA
By W. B. Williams Cashier
By C. L. Pritchard Trust Officer

State of California, }
County of Orange }

On this 14th day of December, 1926, before me, E. Virginia Craig a Notary Public in and for said County and State, residing

therein, duly commissioned and sworn, personally appeared W. B. Williams, known to me to be the Cashier, and C. L. Pritchard, known to me to be the Trust Officer, of the corporation described in and that executed the annexed instrument, and known to me to be the persons who executed the annexed instrument, on behalf of the corporation therein named, 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.

((SEAL))

E. Virginia Craig Notary Public
in and for said County and State

Recorded at request of R. P. Mitchell, Dec 15, 1926, at 5 min past 9 A.M. in Book 686 Page 396 of Deeds, Orange County Records, Justice Whitney County Recorder

Ruby Cameron COMPARED Vera Trumble

--- 0 0 ---