

## CORPORATION GRANT DEED

CALIFORNIA-MICHIGAN LAND & WATER COMPANY, a corporation organized under the laws of the State of California and having its principal place of business at Los Angeles, California, the party of the first part, in consideration of the sum of Ten Dollars, does hereby grant to Mrs. A.M. Van Patten, the party of the second part, all that real property, situate in the County of Los Angeles, State of California, described as follows:

Lot Seven (7) Block E. Michillinda Tract, according to a map of said tract recorded in Book 21, pages 14 and 15, of Maps in the office of the County Recorder of said Los Angeles County, said lot fronting on a private street known as Woodward Boulevard, and having a twenty (20) foot private alleyway on the westerly side thereof, it being understood that said private street and alleyway are the property of the Michillinda Improvement Company, a corporation, hereinafter referred to.

This conveyance is made subject to taxes for the year 1921-23 and subject to the following reservations and restorations:

It is provided and covenanted by the party of the second part as a condition of this conveyance, said covenants running with the land herein described, that said land shall be used for residence and agricultural purposes exclusively, and that no building to be used as a dwelling erected or moved upon said premises shall be of the cost and value of less than [sic] Four Thousand (\$4000.00) Dollars;

That only one residence and customary out-buildings shall be erected or contemporaneously located upon the said lot, and that no part of said residence shall be located less than fifty feet from the front line or less than ten feet from any street lot or from the line of any adjoining lot

owner, except rear or alley line of said lot, and that no outbuilding shall be erected within one hundred feet of the front line of said lot or within ten feet of any street lot;

That no lodging house, flat, apartment house, laundry, restaurant, saloon, store, cigar, fruit or candy stand or other business building used or designed for use for commercial purposes, nor any billboard, signboard, or advertisement other than the name of the occupant or occupants or name adopted for the premises, or a "for sale or rent" signboard not exceeding three feet square, nor any derrick, machinery, fixtures, or equipment for conducting any kind of business whatever shall be at any time moved upon or erected or maintained upon said premises (reserving the right to said first party of its successors or assigns to erect and maintain on its adjoining lands wells, pumps, pump houses and reservoirs, tract houses and other structures and equipment necessary to the conduct of its business, without in any manner waiving the restrictions herein contained).

No building on said premises shall be occupied for residence purposes until the completion thereof and full compliance with said requirements as to location and cost. It is further distinctly covenanted and agreed, said covenant running with the land, that said property or any part thereof, shall not be sold or rented to or occupied by any person or persons than those of the Caucasian Race.

If at any time the said party of the second part, her heirs, assigns or successors in interest, or those claiming or holding thereunder, shall violate any of the provisions herein mentioned, either directly or under some evasive guise, thereupon the rights and title hereby granted shall revert to the party of the first part, its successors and assigns shall be entitled to the immediate possession thereof.

**The foregoing restrictions shall, however, cease to be operative after January 1, 1950.**

Said premises shall be subject to rights of way across same as may by said party of the first part be deemed reasonably necessary or convenient for water, gas, electricity, or other utilities. It is further covenanted and agreed by and between the the [sic] parties hereto that all water, gas and oil rights of every kind and character are reserved and excepted to remain the property of the first party, and the party of the second part shall have no right to develop water, gas or oil, or any other similar product in any manner on the premises herein described.

It is further understood and agreed between the parties hereto that, the first party having deeded all of the private parks, parkways streets and alleys of the Michillinda Tract to the Michillinda Improvement Company for parks, parkways streets and alleys only, title to be forfeited to first party if used for any other purpose, and the said Michillinda Improvement Company, having issued to the party of the first part a share of stock for each lot in said tract, the party of the first part hereby delivers to the party of the second part one share of stock in said Michillinda Improvement Company, and the party of the second part hereby acknowledges receipt of same. It is understood that Michillinda Improvement Company is a corporation organized for the maintenance and care of parks, parkways, streets and alleys in the Michillinda Tract and any tracts that may be added thereto. The by-laws of said corporation provide that each share of stock shall be appurtenant to each lot and transferable only on the books of the company to the owner in fu [sic] of the lot to which said stock is appurtenant, and that the rights of way over the streets and alleys of said tract are contingent on the ownership and lawful possession of the said share of stock in the Michillinda Improvement Company, appurtenant to said lot. Said by-laws also provide that said corporation shall enter into no other business than the care and maintenance of parks, parkways, streets and alleys in said Michillinda Tract or

additions thereto, and only such funds shall be raised by the Board of Directors, through the stockholders thereof, as is sufficient to maintain said parks, parkways, streets and alleys.

It is understood and agreed that the stipulation aforesaid are to apply to and bind the heirs, executors, administrators, successors and assigns of the respective parties hereto.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto the said party of the second part, her heirs, and assigns forever.

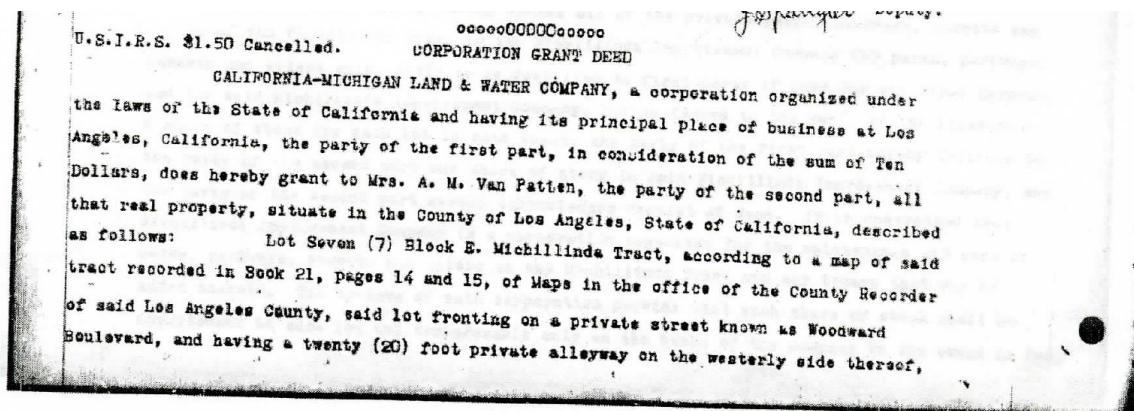
IN PURSUANCE of a resolution of the Board of Directors of said corporation at a legal meeting thereof duly convened and held, said California-Michigan Land & Water Company hereunto caused its corporate name and seal to be affixed by its Vice President and Secretary, thereunto duly authorized, this 23<sup>rd</sup> day of October, 1922.

(Corporate Seal)

California-Michigan Land & Water Co.

By W.E. McCarty Vice-President

By Richard C. Goodspeed Secretary



It being understood that said private street and alleyway are the property of Michillinda Improvement Company, a corporation, hereinafter referred to. This conveyance is made subject to taxes for the year 1921-22 and subject to the following reservations and restrictions: It is provided and covenanted by the party of the second part as a condition of this conveyance, said covenants running with the land herein described, that said land shall be used for residence and agricultural purposes exclusively, and that no building to be used as a dwelling erected or moved upon said premises shall be of the cost and value of less than Four Thousand (\$4000.00) Dollars; that only one residence and customary out-buildings shall be erected or contemporaneously located upon the said lot, and that no part of said residence shall be located less than fifty feet from the front line or less than ten feet from any street lot or from the line of any adjoining lot owner, except a rear or alley line of said lot, and that no outbuilding shall be erected within one hundred feet of the front line of said lot or within ten feet of any street lot; that no lodging house, flat, apartment house, laundry, restaurant, saloon, store, cigar, fruit or candy stand or other business building used or designed for use for commercial purposes, nor any billboard, signboard, or advertisement other than the name of the occupant or occupants or name adopted for the premises, or a "for sale or rent" signboard not exceeding three feet square, nor any derrick, machinery, fixtures, or equipment for conducting any kind of business whatever shall be at any time moved upon or erected or maintained upon said premises (reserving the right to said first party of its successors or assigns to erect and maintain on its adjoining lands, wells, pumps, pump houses and reservoirs, tract houses and other structures and equipment necessary to the conduct of its business, without in any manner waiving the restrictions herein contained.). No building on said premises shall be occupied for residence purposes until the completion thereof and full compliance with said requirements as to location and cost. It is further distinctly covenanted and agreed, said covenant running with the land, that said property or any part thereof, shall not be sold or rented to or occupied by any other person or persons than those of the Caucasian Race. If at any time the said party of the second part, her heirs, assigns or successors in interest, or those claiming or holding thereunder, shall violate any of the provisions herein mentioned, either directly or under some evasive guise, thereupon the rights and title hereby granted shall revert to and be vested in the said party of the first part, its successors or assigns, and said party of the first part, its successors and assigns shall be entitled to the immediate possession thereof. The foregoing restrictions shall, however, cease to be operative after January 1, 1950. Said premises shall be subject to rights of way across same as may be by said party of the first part be deemed reasonably necessary or convenient for water, gas, electricity, or other utilities. It is further covenanted and agreed by and between the parties hereto that all water, gas and oil rights of every kind and character are reserved and excepted to remain the property of the first party, and the party of the second part shall have no right to develop water, gas or oil, or any similar product in any manner on the premises herein described. It is further understood and agreed between the parties hereto that, the first party having deeded all of the private parks, parkways, streets and alleys of the Michillinda Tract to the Michillinda Improvement Company for parks, parkways, streets and alleys only, title to be forfeited to first party if used for any other purpose, and the said Michillinda Improvement Company, having issued to the party of the first part a share of stock for each lot in said tract, the party of the first part hereby delivers to the party of the second part one share of stock in said Michillinda Improvement Company, and the party of the second part hereby acknowledges receipt of same. It is understood that Michillinda Improvement Company is a corporation organized for the maintenance and care of parks, parkways, streets and alleys in the Michillinda Tract and any tracts that may be added thereto. The by-laws of said corporation provide that each share of stock shall be appurtenant to each lot and transferable only on the books of the company to the owner in fee

of the lot to which said stock is appurtenant, and that the rights of way over the streets and alleys of said tract are contingent on the ownership and lawful possession of the said shares of stock in the Michillinda Improvement Company, appurtenant to said lot. Said by-laws also provide that said corporation shall enter into no other business than the care and maintenance of parks, parkways, streets and alleys in said Michillinda Tract or additions thereto, and only such funds shall be raised by the Board of Directors, through the stockholders thereof, as is sufficient to maintain said parks, parkways, streets and alleys.

It is understood and agreed that the stipulations aforesaid are to apply to and bind the heirs, executors, administrators, successors, and assigns of the respective parties hereto.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto the said party of the second part, her heirs, and assigns forever.

IN PURSUANCE of a resolution of the Board of Directors of said corporation at a legal meeting thereof duly convened and held, said California-Michigan Land & Water Company has hereunto caused its corporate name and seal to be affixed by its Vice-President and Secretary, thereunto duly authorized, this 23rd day of October, 1922.

(Corporate Seal)

CALIFORNIA-MICHIGAN LAND & WATER CO.

By W. E. McCarty

Vice-President

By Richard C. Goodspeed

Secretary

State of California, County of Los Angeles ) ss On this 9 day of November, A.D. 1922, before me, the undersigned, a Notary Public in and for said County, personally appeared William E. McCarty, known to me to be the Vice-President and Richard C. Goodspeed, 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 in behalf of the corporation within named, and each acknowledged to me that said corporation executed the same.

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

(Notarial Seal)  
in and for the County of Los Angeles, State of California.

G. Roy Pendell, Notary Public

#975-Copy of original recorded at request of Grantee Nov. 20, 1922 at 2 min. past 1 P.M.  
Copyist #130. Compared. C.L. Logan, County Recorder. By

*J. Spangler* Deputy.

oooooooooooo