

Legal

For record after
instrument, see B.
page 64 Official records.

also see Book 657-65-O.P.

THIS INSTRUMENT, Made the 27th day of May, in the year of our Lord, one thousand nine hundred thirty-two, between PROPERTIES, INC., a corporation, party of the first part and STATE OF CALIFORNIA, party of the second part,

WITNESSETH, that for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, the said party of the first part does by these presents grant, bargain, sell, convey and confirm unto the said party of the second part, and to its assigns forever, all that certain lot or parcel of land described as follows, to-wit:

Part of the Rancho Guadaluca, in the County of Ventura, State of California, as granted by the United States of America to Isabel Yorba, by Letters Patent dated September 1, 1873, recorded in the office of the County Recorder of said Ventura County in Book 1, Page 153, et seq., of Patents; particularly described as follows:

Beginning at a 6-inch iron pipe filled with concrete, 2 1/2 feet below the surface of the ground, set at Corner No. 1 of the final survey of the Rancho Guadaluca and corner No. 19 of the final survey of the Rancho El Rio de Santa Clara o' La Colonia, at the extreme Southerly corner of Tract No. 2 of the Rancho Ex-Mission; thence from said point of beginning, along the boundary line between said Rancho Guadaluca and Tract No. 2 of Rancho Ex-Mission,

- 1st - North 42° 37' East 6809.82 feet to a 2-inch iron pipe; thence,
- 2nd - South 47° 23' East 40.00 feet to a 2-inch iron pipe set on the East line of a certain public road locally known as and called "Somis Road", described in the deed to Ventura County recorded in Book 114 page 40 of Deeds, said point being the point of beginning of that certain right of way for road purposes described in the deed to Ventura County recorded in Book 148, page 171 of Deeds; thence along the Southeasterly line of Somis Road, above referred to,
- 3rd - North 42° 37' East 4793.33 feet to a 2-inch iron pipe, which bears South 47° 23' East 40.00 feet from a point in the Northwesterly line of Rancho Guadaluca, which said point is South 42° 37' West 1659.67 feet distant from Corner No. 8 of the final survey of said Rancho Guadaluca and Corner No. 3 of the final survey of the Rancho Calleguas; thence,
- 4th - South 47° 23' East 2810.79 feet, parallel to and 30.00 feet distant from the Southwesterly line of the lands described in the deed to Lulu Lewis, recorded in Book 148, page 31 of Deeds, to a 2-inch iron pipe, from which the most Southerly corner of the lands described in the deed to Lulu Lewis, above referred to, bears North 40° 09' East 30.03 feet distant; thence,
- 5th - North 40° 09' East 750.96 feet, along the Southeasterly line of the lands described in the deed to Lulu Lewis above referred to, and the prolongation thereof, to a 2-inch iron pipe; thence,
- 6th - South 16° 26' East 465.13 feet to a 2-inch iron pipe; thence,
- 7th - South 56° 20' East 159.97 feet to a 2-inch iron pipe; thence,
- 8th - North 72° 20' East 158.45 feet to a 2-inch iron pipe; thence,
- 9th - North 80° 08' East 203.19 feet to a 2-inch iron pipe; thence,
- 10th - South 78° 22' East 141.80 feet to a 2-inch iron pipe; thence,
- 11th - South 83° 01' East 414.73 feet to a 2-inch iron pipe; thence,
- 12th - South 59° 56' East 142.54 feet to a 2-inch iron pipe; thence.

*Original
Hospital
Land
358/371*

*CSUCI
Historical doc
Rec. June 9, 1932
1932 DEED*

13th - South 44° 58' East 741.74 feet to a 2-inch iron pipe; thence,
 14th - South 55° 39' East 309.68 feet to a 2-inch iron pipe; thence,
 15th - South 47° 33' West 318.92 feet to a 2-inch iron pipe; thence,
 16th - South 10° 10' East 144.49 feet to a 2-inch iron pipe; thence,
 17th - South 29° 22' East 225.83 feet to a 2-inch iron pipe; thence,
 18th - South 69° 32' East 326.95 feet to a 2-inch iron pipe; thence,
 19th - South 3° 06' East 354.43 feet to a 2-inch iron pipe; thence,
 20th - South 24° 27' East 196.71 feet to a 2-inch iron pipe; thence,
 21st - South 55° 05' East 161.52 feet to a 2-inch iron pipe; thence,
 22nd - South 68° 52' East 199.77 feet to a 2-inch iron pipe; thence,
 23rd - South 30° 28' West 231.49 feet to a 2-inch iron pipe; thence,
 24th - South 16° 23' East 297.48 feet to a 2-inch iron pipe; thence,
 25th - South 87° 46' West 182.76 feet to a 2-inch iron pipe; thence,
 26th - North 87° 15' West 257.69 feet to a 2-inch iron pipe; thence,
 27th - North 40° 23' West 390.56 feet to a 2-inch iron pipe; thence,
 28th - North 30° 31' West 369.26 feet to a 2-inch iron pipe; thence,
 29th - North 61° 52' West 677.39 feet to a 2-inch iron pipe; thence,
 30th - South 52° 52' West 3210.77 feet to a 2-inch iron pipe; thence,
 31st - South 20° 56' West 2071.80 feet to a 2-inch iron pipe; thence,
 32nd - South 82° 49' West 502.88 feet to a 2-inch iron pipe; thence,
 33rd - South 34° 07' West 79.20 feet to a 2-inch iron pipe; thence,
 34th - South 8° 07' East 1232.70 feet to a 2-inch iron pipe; thence,
 35th - South 46° 15' East 252.70 feet to a 2-inch iron pipe; thence,
 36th - South 55° 26' East 345.66 feet to a 2-inch iron pipe; thence,
 37th - South 55° 03' East 664.37 feet to a 2-inch iron pipe; thence,
 38th - North 83° 07' East 290.37 feet to a 2-inch iron pipe; thence,
 39th - South 0° 31' East 524.36 feet to a 2-inch iron pipe; thence,
 40th - South 89° 29' West 410.39 feet to a 2-inch iron pipe; thence,
 41st - North 21° 31' West 114.36 feet to a 2-inch iron pipe; thence,
 42nd - North 38° 19' West 70.17 feet to a 2-inch iron pipe; thence,
 43rd - North 62° 01' West 80.23 feet to a 2-inch iron pipe; thence,
 44th - North 86° 09' West 194.30 feet to a 2-inch iron pipe; thence,
 45th - North 68° 54' West 261.74 feet to a 2-inch iron pipe; thence,
 46th - South 59° 55' West 2189.54 feet to a 2-inch iron pipe; thence,
 47th - South 16° 38' West 30.00 feet to a 2-inch iron pipe set at the Westerly terminus
 of the third course and distance of that certain parcel of land described as
 Parcel "B" in the deed to the American Beet Sugar Company, recorded in Book
 38, page 450 of Official Records; thence along the land described in said
 Parcel B in the deed to the American Beet Sugar Company above referred to, by
 the following three courses and distances,
 48th - South 16° 33' West 714.30 feet to a 2-inch iron pipe; thence,
 49th - South 82° 36' West 520.45 feet to a 2-inch iron pipe; thence,
 50th - North 73° 29' West 1539.97 feet to a 2-inch iron pipe; thence,
 51st - North 16° 31' East 320.50 feet to a 2-inch iron pipe; thence,
 52nd - North 35° 50' West 269.86 feet to a 2-inch iron pipe; thence,
 53rd - North 65° 14' West 211.41 feet to a 2-inch iron pipe; thence,
 54th - South 76° 39' West 357.32 feet to a 2-inch iron pipe; thence,
 55th - South 86° 16' West 175.15 feet to a 2-inch iron pipe; thence,

56th - North 52° 11' West 34.31 feet to a 2-inch iron pipe; thence,
57th - North 3° 16' West 160.22 feet to a 2-inch iron pipe; thence,
58th - North 13° 31' East 241.05 feet to a 2-inch iron pipe; thence,
59th - North 43° 15' West 314.12 feet to a 2-inch iron pipe; thence,
60th - South 41° 50' West 146.32 feet to a 2-inch iron pipe; thence,
61st - South 73° 11' West 251.28 feet to a 2-inch iron pipe; thence,
62nd - South 59° 15' West 189.98 feet to a 2-inch iron pipe; thence,
63rd - South 33° 45' West 252.97 feet to a 2-inch iron pipe; thence,
64th - South 56° 36' West 642.99 feet to a 2-inch iron pipe; thence,
65th - South 69° 18' West 262.95 feet to a 2-inch iron pipe; thence,
66th - North 86° 13' West 325.02 feet to a 2-inch iron pipe; thence,
67th - North 85° 37' West 316.78 feet to a 2-inch iron pipe; thence,
68th - South 82° 34' West 326.96 feet to a 2-inch iron pipe; thence,
69th - South 75° 39' West 254.88 feet to a 2-inch iron pipe; thence,
70th - South 43° 52' West 260.09 feet to a 2-inch iron pipe; thence,
71st - North 86° 21' West 115.14 feet to a 2-inch iron pipe; thence,
72nd - North 48° 40' West 200.31 feet to a 2-inch iron pipe; set at the Northerly
terminus of the 7th course and distance of that certain parcel of land described
as Parcel "A" in the deed to the American Beet Sugar Company, recorded in Book 38,
page 450 of Official Records; thence along the Easterly line thereof, by the
following eight courses and distances,

73rd - North 1° 27' East 374.66 feet to a 2-inch iron pipe; thence,
74th - North 9° 05' West 524.90 feet to a 2-inch iron pipe; thence,
75th - North 8° 40' East 234.79 feet to a 2-inch iron pipe; thence,
76th - North 5° 35' West 344.49 feet to a 2-inch iron pipe; thence,
77th - North 34° 20' West 274.92 feet to a 2-inch iron pipe; thence,
78th - North 11° 11' East 419.81 feet to a 2-inch iron pipe; thence,
79th - North 13° 41' East 154.87 feet to a 2-inch iron pipe; thence,
80th - North 26° 24' East 158.52 feet to the point of beginning and containing 1561.386
acres, more or less, and being designated "State of California 1561.386 acs."
on Licensed Surveyor's map filed in the office of the County Recorder of said
Ventura County in Book 5, page 49, Records of Surveys.

SUBJECT TO:

1: County real property taxes for the fiscal year 1932-33.
2: Rights of Way for road purposes, as granted to the County of
Ventura by deeds recorded in Book 114, page 40; Book 148, page 170; and Book 148, page
171, respectively of Deeds.

3: Rights of way for electric light and power lines, as now con-
structed on said land.

4: The right, privilege and easement of the American Beet Sugar
Company of conducting flood, storm, surface and other waters over and along a strip
of land 110 feet wide, measured at right angles from and situate adjacent to, and
Easterly from the 73rd, 74th, 75th, 76th, 77th, 78th, 79th, and 80th courses and
distances of the description of the lands hereby conveyed, as granted to American
Beet Sugar Company by deed recorded in Book 38, page 450 of Official Records; together
with the right of constructing, maintaining and repairing a levee or embankment across
and at or near the Southerly end of said 110 foot strip of land, for the purpose of
diverting waters across and upon the lands described in the above mentioned deed.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto 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 and to its assigns forever.

IN WITNESS WHEREOF, said PROPERTIES, INC., has, on the day and year first above written, hereunto caused its corporate name to be subscribed and its seal affixed by its President and Secretary, thereunto duly authorized by resolution of its Board of Directors.

PROPERTIES, INC., a corporation,
By L. O. IVEY, President
By H. W. UNDERHILL, Secretary

(Corporate Seal)

STATE OF CALIFORNIA }
COUNTY OF VENTURA } ss

On this 7th day of June, in the year one thousand nine hundred thirty-two, before me, the undersigned, a Notary Public in and for said County and State, personally appeared L. O. IVEY known to me to be the President, and H. W. UNDERHILL, known to me to be the Secretary of the Corporation that executed the within instrument, and 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.

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

LESTER A. JONES, Notary Public in and for said County and State.

(Notarial Seal)

The State of California hereby accepts the within deed and consents to the recordation thereof.

IN WITNESS WHEREOF, the State of California has caused this acceptance and consent to be signed in its behalf, by the Director of Finance thereunto duly authorized, this 8th day of June, 1932.

STATE OF CALIFORNIA
By ROLLAND E. VANDEGRIFT, Director of Finance.

The title to the land and water rights thereunto appertaining acquired by the State of California by the within deed, and pursuant to an act of the legislature of the State of California entitled "An act to provide for the establishment of a State hospital for the insane, providing for commitments thereto and the management thereof, and making an appropriation therefor" approved June 4th, 1929, is hereby approved.

U.S. WEBB, Attorney General of the State of California.
By ROBERT W. HARRISON, Chief Deputy Attorney General.

RECORDED AT REQUEST OF SOUTHERN CALIFORNIA TITLE CO. JUN 9, 1932 at 9 A. M.

R. N. HAYDON, Recorder
By Marjorie Cagnacci, Deputy

No...192 - O.M.

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