

Sacramento Abstract and Title Co.

#125 -

H. M. LA RUE, JR.

JOHN R. LA RUE

ABSTRACT OF TITLE

—MADE BY—

Sacramento Abstract and Title Co.

Sacramento, Cal.

Phone: Main 856

701 I STREET

Lot Number Six (6), Block 11, FAIR OAKS CITY,
County of Sacramento, State of California.

-from-

August 3rd, 1895 at 9 o'clock A. M.

-to-

March 3rd, 1908 at 9 o'clock A. M.

Filed in the office of the Recorder of Sacramento
County, California.

Filed December 24th, 1895, Map of Portion of Clive Park Tract, Sunset Colonies, showing Blocks I to VIII inclusive, subdivided into six lots each; most of the lots being five acres, or a little more or less each, the extremes being 3.35 acres and 7.62 acres. The land shown lies immediately West of Fair Oaks City. Book 3 of Maps No. 22.

Filed December 24th, 1895. "Map of Townsite of Fair Oaks City", showing Blocks I to LVII inclusive, subdivided into lots of irregular shape, size and number. Book 3 of Maps, No. 23.

Filed December 24th, 1895. "Map of Portion of San Juan Grant, showing Public Land Surveys and Subdivision of Fair Oaks Tract", showing Blocks I to XXV inclusive, subdivided into lots of irregular shape, size and number. Book 3 of Maps, No. 24. On margin is a map of "Olive Park School Tract", showing lots 1 to 32 inclusive, said land being included within said Fair Oaks Tract.

Filed March 6th, 1896. "Plat No. 1 of Fair Oaks Addition, Sunset Colonies" subdivided into lots as follows:- Blocks 1 to VI cover same land, are substantially the same as on Map of Olive Park etc. in Note above: Blocks IX to XIII contain lots of 10 acres, a little more or less each, as follows:- Blocks IX, XII & XIII, 3 lots each, Blocks X & XI, 18 lots each: Blocks XIV to XIX contain 6 lots each, of 8 acres, or a little more or less, each. Book 3 of Maps, No. 26.

Filed February 15th, 1897. "Vehmeyers Subdivision of Lots 5, 6, 7 & 8 Block 15, Sunset Colonies", showing subdivision of land comprised in above description, subdivided into lots 1, 2, 3, & 4, Book 3 of Maps, No. 29.

Filed July 31st, 1897. "Maps of Blocks 55 & 56 Fair Oaks Townsite", Block 55 lots 1 to 4: Block 56, lots 1 & 2. Book 1 of Surveys No. _____

Filed November 30th, 1897, "Map of Fair Oaks City". Resurveyed and platted October, 1897. Showing Blocks I to V, VA, VI to XLII, XLIII to LIII, LIIIA & LIV to LVII, subdivided into lots of irregular shape, size and number: cover same land as the "Map of Townsite of Fair Oaks City", filed December 24th, 1895, but differs from it in the subdivision in various respects. Book 1 of Surveys, No. _____

Filed June 27th, 1898. "Map showing resurvey of Block 9, lots 5, 7, 9, 11, 13, 15, & 17 Block 10 and lots 1, 5, & 8 Block 17, Lots 2 & 3 Block 18, Fair Oaks Addition No. 1." Book 1 of Surveys #1.

Filed June 27th, 1898. "Map Showing Resubdivision of Lots 2 & 3 Block 3 and Lots 1, 2, 3, 4, 5, 6 Block 10, Fair Oaks Addition No. 1." Book 1 of Surveys, No. _____

Filed June 27th, 1898. "Plat showing resurvey, portions of lots 5, 6, 7 & 8, Block 24, Fair Oaks Tract." Book 1 of Surveys, No. _____

Filed July 15th, 1898. "Plat showing resurvey of Block 30, Fair Oaks City". Shows lots 1 & 5 & 6 & 11, 12, & 13. Book 1 of Surveys, No. _____

Filed Oct. 1st, 1900. "Subdivision of Lot 4, Blk. 19 Fair Oaks Addition" showing subdivision of said property into lots 1 to 5 inc. Book 4 of Maps, No. _____

Filed Oct. 1st, 1900. "Subdivision of lot 4 Block 19 Fair Oaks Addition." Showing lots 1 to 5. Book 2 of Surveys No. _____

C. W. Clarke and Frederick Cox

Agreement.

to

Howard and Wilson Publishing Co.

Dated, March 18, 1895.

RECITES: 1st parties are owners of about 8000 acres of land in the San Juan Grant, in Sacramento County, State of California, and desire to arrange for sale: 2nd party desires to advertise and attempt to sell said property:

WITNESSETH: 1st parties agree that they will, at any time prior to September 1st, 1898, sell and convey by good title, free from encumbrance, any and all of said land, except about 1000 acres including Mississippi Bar and Sailor's Bar and land adjacent there to, to second party or to such purchasers as they may obtain: 1st parties are to receive \$25 per acre before making deeds: if land is sold on contract, they will execute contracts to purchasers in subdivisions of 20 acres or more on receipt of 1/3 of price, balance to be payable annually with interest at 7%: payments to be made in gold coin: 1st parties are to receive \$25 per acre and 7% interest on deferred payments and are to pay taxes until they convey: second parties agree to advertise, and to lay out and grade all necessary roads, use best endeavors to secure purchasers, and failing to do so, this contract to be void at option of 1st parties: sale to begin in sections 15 and 16 T 9 N, R 6 E, M.D.B. & M. and all land to be sold in contiguous bodies and in such form as will not impair value of remaining lands: the lands known as the two home places and the bottom lands connected therewith are not to be sold until lands contiguous to it are sold: if parties purchase 640 acres in one transaction, they may select same at any point along North boundry: if all has not been sold by September 1st, 1898, 1st parties will extend this contract if satisfied: 1st parties are not to give possession of any land till paid for nor shall they be required to give possession of any land before September 1, 1895: if 2nd party does not by September 1, 1895 make satisfactory arrangements for water to irrigate said land, this contract to be void at its option.

(Signed) C. W. Clarke.

Fred'k Cox.

Howard and Wilson Publishing Co.

By C. H. Howard, President.

Acknowledged March 18, 1895 by C. W. Clarke and Fred'k Cox, before
Edwin K. Alsip, Notary Public in and for the County of Sac-
ramento, State of California.

(Seal)

Recorded August 3, 1895 in Book 157 of Deeds, page 61, Records of
Sacramento County, California.