

ASSOCIATION, 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.

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

Anna B. Wight  
Notary Public in and for the County of Ventura,  
State of California.  
(Notarial seal)

RECORDED AT REQUEST OF VENTURA ABSTRACT CO., Oct. 2, 1928, at 10 Min. past 4 P.M.

R. N. Hayden ..... Recorder.

By M. Cagnacci ..... Deputy.

No. 10490  
H.S.

COMPANY  
(1928)

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GRANT DEED.

GRANTOR: THE OJAI VALLEY COMPANY.

GRANTEE: THE PACIFIC TELEPHONE & TELEGRAPH COMPANY.

DATED: SEPTEMBER 15th, 1928.

THIS INDENTURE, Made the 15th day of September, in the year of our Lord, one thousand nine hundred and twenty-eight, between THE OJAI VALLEY COMPANY, a corporation organized and existing under the laws of the State of Ohio and lawfully transacting business within the State of California, party of the first part, and THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, a corporation, party of the second part,

W I T N E S S E T H

That for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, in hand paid by 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 successors and assigns forever, all that certain real property situate, lying and being in the City of Ojai, County of Ventura, State of California, and bounded and particularly described as follows, to-wit:

A part of Block Fourteen (14) of the City of Ojai, formerly Town of Nordhoff, as the same is designated and delineated upon that certain map entitled "Map of the Town of Nordhoff located in the Ojai Valley, Ventura County, California", and recorded in the office of the County Recorder of Ventura County in Book 1 of Miscellaneous Records at page 224, and particularly described as follows:

Beginning at the point of intersection of the North line of Ojai Street and the West line of Blanche Street, at the Southeast corner of said Block 14; thence from said point of beginning,

1st - North 150.00 feet along the West line of Blanche Street to a point; thence at right angles,

2nd - West 50.00 feet parallel with Ojai Street to a point; thence at right angles,

3rd - South 150.00 feet to a point in the North line of Ojai Street; thence at right angles,

4th - East 50.00 feet along the North line of Ojai Street to the point of beginning.

This deed is executed, delivered and accepted, and this conveyance is made and accepted upon and subject to the following conditions subsequent all of which conditions and covenants are covenants running with the land and said party of the second part assumes and agrees to perform and abide by and expressly makes said conditions and each of them binding upon its successors or assigns, to-wit:

(a) That said property shall not, nor shall any interest therein at any time be leased, sold, devised or conveyed to or be inherited by, or be otherwise acquired by or occupied or become the property of a person whose blood is not entirely that of the Caucasian race; provided, however, that persons not of the Caucasian race may be kept thereon by a Caucasian occupant strictly in the capacity of servant of such occupant.

(b) That the said property shall not be used nor shall any part thereof be used for the purpose of drilling for or developing oil, gas or any other hydrocarbon substance, or substances.

(c) That the said property shall not be used, nor shall any part thereof be used for the purpose of placing, constructing or erecting thereon any derrick or machinery of any nature or kind to be used for the purpose of drilling for or developing oil, gas or any hydro-carbon substance, or substances upon or'd property.

(d) No building shall be erected on the property hereby conveyed until exterior plans therefor shall have first been submitted to and approved by grantor or its duly authorized representative.

(e) That a breach of any of the foregoing conditions and covenants shall cause said premises, together with the appurtenances thereunto belonging to be forfeited to and revert to grantor, its successors and assigns, each of whom shall have the right to immediate entry upon said premises in the event of such breach, but the breach of any of the foregoing conditions or covenants or any re-entrance by reason of such breach shall not defeat nor effect the lien of any mortgage or deed of trust made in good faith for value upon said land; provided, however, that the breach of any of said conditions may be enjoined, abated or remedied by appropriate proceedings, notwithstanding the lien or existence of any deed of trust or mortgage; but nevertheless each and all of the foregoing conditions and covenants shall remain at all times in full force and effect as against, and shall be binding upon and shall be a part of the estate acquired by any one and the successors and assigns of anyone acquiring title under or through any such deed of trust or mortgage, and a forfeiture and re-entrance may be enforced following any breach of them or any of them.

(f) Provided further, that each and all of the restrictions, conditions and covenants herein contained shall in all respects terminate and end and be of no further effect, either legal or equitable, on and after the first day of January, 1950; but any and all forfeiture or reversions for breach for any of said conditions or covenants committed or suffered prior to the first day of January, 1950, shall be absolute.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and rever-

sions, 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 successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part, the corporation aforesaid, has caused its corporate name to be hereunto subscribed and its corporate seal affixed by its proper officers thereunto duly authorized, the day and year in this instrument first above written.

THE OJAI VALLEY COMPANY,

a corporation,

By Arthur J. Secor

Its President.

(Corporate Seal)

By C. J. Wilcox

Its Secretary.

STATE OF OHIO }  
County of Lucas } SS

On this 15th day of September, in the year nineteen hundred and twenty-eight, before me, Mary Jo Adams, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Arthur J. Secor, known to me to be the President, and C. J. WILCOX, known to me to be the Secretary of THE OJAI VALLEY COMPANY, 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.

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

Mary Jo Adams

Notary Public in and for the County of Lucas,

(Notarial seal)

State of Ohio.

RECORDED AT REQUEST OF VENTURA ABSTRACT CO., Oct. 3, 1928, at 15 Min. past 10 A.M.

R. H. Haydon ..... Recorder.

No. 10514

By M. Cagnacci ..... Deputy.

M.S.

COMPARED <sup>mk</sup>

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AGREEMENT:

BETWEEN: ROSA BOARDMAN.

AND: GEORGE D. BOARDMAN.

DATE: JULY 11, 1928.

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THIS AGREEMENT, Made and entered into and executed in duplicate this 11 day of July, A.D. 1928, by and between ROSA BOARDMAN, party of the first part, and GEORGE D. BOARDMAN, her husband, party of the second part, both of the City of Santa Paula, County of Ventura, State of California,