

**JVR Energy Park
Legal Lot Information for
APN 661-010-02**

Prepared for:

JVR Energy Park, LLC
17901 Von Karman Avenue, Suite 1050
Irvine, California, 92614
Contact: Patrick Brown

Prepared by:

DUDEK
605 Third Street
Encinitas, California 92024
Contact: David Hochart

NOVEMBER 2018

**SDC PDS RCVD 11-16-18
GPA18-010, REZ18-007,
MUP18-022**

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(SPACE BELOW FOR FILING STAMP ONLY)

1 STICKNEY, ORTLIEB & WOODWORTH
2 ATTORNEYS AT LAW
3 430 SECURITY FIRST NATIONAL BANK BUILDING
4 SAN DIEGO 1, CALIFORNIA
5 BELMONT 9-0188

FILE/PAGE NO. _____
RECORDED AT COUNTY OF _____

SEP. 6 1960

AT _____ M. MINUTES PAST _____
SERIES 1 BOOK 1960
OFFICIAL RECORDERS
SAN DIEGO COUNTY, CALIFORNIA
ROGER NEWBLE, COUNTY RECORDER

Attorneys for Executrix

8 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 IN AND FOR THE COUNTY OF SAN DIEGO

11 IN THE MATTER OF THE ESTATE OF }
12 EDWIN O. ADAMS, also }
13 known as E. O. ADAMS, }
14 DECEASED. }

NO. 62199

ORDER APPROVING AND SETTLING FIRST
AND FINAL REPORT, WITHOUT ACCOUNT,
AND DECREE OF FINAL DISTRIBUTION,
AND DECREE ESTABLISHING FACT OF
DEATH

15
16 RUTH GERARD ADAMS, as Executrix of the Last Will and
17 Testament of EDWIN O. ADAMS, also known as E. O. ADAMS, deceased,
18 having heretofore filed her First and Final Report, without
19 account, and petition for its settlement and for final distribu-
20 tion, and for decree establishing fact of death of joint tenant
21 and terminating joint tenancy, and the Report and Petition coming
22 on this day regularly for hearing, the Court finds:

23 Due notice of the hearing of the petition has been
24 regularly given as required by law.

25 All the allegations of the petition are true.

26 EDWIN O. ADAMS, also known as E. O. ADAMS, died testate
27 on October 26, 1958, in the City of San Diego, County of San
28 Diego, State of California, being at the time of his death a
29 resident thereof.

30 On November 21, 1958, Letters Testamentary were issued
31 to RUTH GERARD ADAMS, as Executrix of decedent's Will, and ever
32 since said date she has been and now is the Executrix of

1 decedent's Will.

2 Notice to Creditors has been duly given as required by
3 law, the time for filing or presenting claims has expired, and the
4 estate now is in condition to be closed.

5 All claims filed or presented against the estate have
6 been allowed by the Executrix, approved by this Court and paid.

7 All debts of the decedent and of the estate, and all
8 expenses of administration thereof, except closing expenses,
9 attorneys' fees and costs advanced by said attorneys in connection
10 with the administration of the estate, have been paid.

11 A written report of the inheritance tax appraiser
12 appointed herein is on file, and an order fixing the inheritance
13 tax due the State of California from this estate has been entered.
14 The tax has been paid in full as evidenced by the receipts of the
15 County Treasurer of the County of San Diego on file herein.

16 All personal property taxes due and payable by this
17 estate have been paid.

18 A Federal Estate Tax Return has been filed for this
19 estate and the tax shown to be due has been paid. The return has
20 not yet been audited.

21 Any additional California Inheritance and/or Federal
22 Estate taxes which hereafter may be found to be due shall be paid
23 by the beneficiaries hereunder in accordance with their interest
24 in the estate and as determined by California law.

25 All California state and federal income taxes due and
26 payable by the estate have been paid.

27 By holographic Codicil to decedent's Will, a portion of
28 real property near Jacumba, California, was directed to pass with
29 the residue of decedent's estate. The legal description set forth
30 in said Codicil is erroneous; the correct legal description
31 appears as Item 3, Page 6 of EXHIBIT "A" attached hereto.

32 The Executrix has waived her right to compensation for

1 her services rendered in the administration of this estate.

2 The Executrix should be authorized and directed to pay
3 her attorneys, STICKNEY, ORTLIEB & WOODWORTH, the sum of \$4,429.81,
4 as their statutory fees for their services rendered in the
5 administration of this estate, together with the sum of \$92.31,
6 representing the amount of costs advanced by them during the
7 administration of this estate.

8 All of the assets of the estate are the community
9 property of the decedent and RUTH GERARD ADAMS, his surviving
10 spouse.

11 Distribution should be ordered as prayed for.

12 IT IS ORDERED AND ADJUDGED THAT:

13 1. The First and Final Report, without account, and
14 Petition of the Executrix are settled, allowed and approved as
15 filed.

16 2. All acts and transactions of the Executrix relating
17 to the matters set forth in the Petition and Report are ratified,
18 confirmed and approved.

19 3. Executrix has waived her right to compensation for
20 services rendered in the administration of this estate, and she
21 is directed to pay the attorneys for the estate, STICKNEY, ORTLIEB
22 & WOODWORTH, the sum of \$4,429.81, as their statutory fees for
23 their services rendered in the administration of this estate,
24 together with the sum of \$92.31, representing the amount of costs
25 advanced by them during the administration of this estate.

26 4. Notice to Creditors has been duly given as required
27 by law.

28 5. The California inheritance taxes due and payable by
29 the estate have been properly allocated and paid.

30 6. The Federal Estate tax due and payable by the estate
31 has been properly allocated and paid.

32 7. Any additional California inheritance and/or

22A

1 Federal Estate taxes which hereafter may be found to be due shall
2 be paid by the beneficiaries hereunder in accordance with their
3 interest in the estate and as determined by California law.

4 8. The correct legal description of the real property
5 devised by decedent's Codicil and directed to pass with the
6 residue of decedent's estate appears in Item 3, Page 3 of EXHIBIT
7 "A" attached hereto.

8 9. The estate in the possession of the Executrix re-
9 maining for distribution, is hereby ordered distributed to the
10 persons and in the shares as set forth in EXHIBIT "A" attached
11 hereto.

12 10. (a) The decedent died on October 20, 1958, and
13 at the time of his death was a resident of San Diego County,
14 California;

15 (b) The right, title and interest of the decedent
16 in the real property described in EXHIBIT "B" which is
17 attached hereto and made a part hereof by reference,
18 terminated on his death and became vested in KATH GERARD
19 ADAMS, as surviving joint tenant; and

20 (c) The State of California has no claim or
21 lien against the property for inheritance taxes, and all
22 inheritance taxes chargeable herein have been paid.

23
24 DONE IN OPEN COURT this SEP 2 1960 day of September, 1960.

25
26 **BONSALL NOON**

27 **JUDGE OF THE SUPERIOR COURT**

28
29 The foregoing instrument is a full, true and correct copy of
the original on file in this office.

30
31 R. B. JAMES, County Clerk and Clerk of the Superior Court of the State
of California in and for the County of San Diego
32 *By [Signature] Deputy*
Marjorie W. Roberts

1 THE PROPERTY ON HAND FOR DISTRIBUTION is ordered distributed as
2 follows:

3 To GLOKIA ADAMS KETCHUM:

4 An undivided one-half interest in the following described real
5 property located in the County of San Diego, State of California,
6 subject to any and all encumbrances of records:

7 (a) PARCEL 1

8 Lot Two and the Southwest Quarter of the Northeast Quarter
9 and the Southeast Quarter of the Northeast Quarter of Section
10 Five, Township Eighteen South, Range Eight East, according
11 to United States Government Survey approved December 17,
12 1884; and the Southwest Quarter of the Southeast Quarter of
13 Section Thirty-two, Township Seventeen South, Range Eight
14 East, San Bernardino Meridian, in the County of San Diego,
15 State of California, according to United States Government
16 survey approved August 27, 1880;
17 EXCEPTING from said premises that portion thereof included
18 within the Two hundred foot strip of land conveyed by Mrs.
19 Anna M. Anthony to San Diego and Arizona Railway Company, a
20 corporation, by deed dated May 24, 1917, recorded in Book
21 722, page 309 of Deeds, records of San Diego County.

22 (b) PARCEL 2

23 The Southeast Quarter of the Southeast Quarter of Section
24 Thirty-two, Township Seventeen South, Range Eight East,
25 San Bernardino Meridian, in the County of San Diego, State
26 of California, according to United States Government
27 Survey approved August 27, 1880.

28 Lot One (Northeast Quarter of Northeast Quarter) of Section
29 Five; and Lot Four (Northwest Quarter of Northwest Quarter);
30 South Half of Northwest Quarter; East Half of Southwest
31 Quarter, and Northwest Quarter of Southeast Quarter of
Section Four; in Township Eighteen South, Range Eight East,
San Bernardino Meridian, in the County of San Diego, State
of California, according to United States Government Survey
approved December 17, 1884.

32 (c) PARCEL 3

33 South Half of the Southwest Quarter of Section Thirty-three,
34 Township Seventeen South, Range Eight East, San Bernardino
35 Meridian, in the County of San Diego, State of California,
36 according to United States Government Survey approved
37 August 27, 1880.

38 Lot Two (Northwest Quarter of Northeast Quarter); Lot Three
39 (Northeast Quarter of Northwest Quarter) and Southwest
40 Quarter of Northeast Quarter of Section Four, Township
41 Eighteen South, Range Eight East, San Bernardino Meridian,
in the County of San Diego, State of California, according
to United States Government Survey approved December 17,
1884, EXCEPTING from said Lots Two and Three and Southwest

1 Quarter of Northeast Quarter of Section Four, all coal and
 2 other minerals, together with the rights to prospect for,
 3 mine and remove the same, as excepted and reserved in
 4 United States Patent.

5 (d) PARCEL 4

6 The Southeast Quarter of Southwest Quarter; Southwest Quarter
 7 of Southeast Quarter; and Northeast Quarter of Southwest
 8 Quarter of Section Twenty-nine, and Northwest Quarter of
 9 Northeast Quarter, Section 32; all in Township Seventeen
 10 South, Range Eight East, San Bernardino Meridian, in the
 11 County of San Diego, State of California, according to United
 12 States Government Survey approved August 27, 1880.

13 (e) PARCEL 5

14 Lots Seven and Eight of Section Nine, Township Eighteen South,
 15 Range Eight East, San Bernardino Meridian, in the County of
 16 San Diego, State of California, according to United States
 17 Government Survey, approved April 4, 1914.

18 (f) PARCEL 6

19 The Northeast Quarter of Northwest Quarter and Southeast
 20 Quarter of Northwest Quarter of Section Thirty-two, Township
 21 Seventeen South, Range Eight East, San Bernardino Meridian,
 22 in the County of San Diego, State of California, according
 23 to United States Government Survey approved August 27, 1880;
 24 EXCEPTING therefrom any portion thereof lying within the
 25 right of way of the San Diego and Arizona Railway Company.

26 (g) PARCEL 7

27 The Southwest Quarter of the Southwest Quarter of Section
 28 Twenty-nine, the West half of the Northwest Quarter, and
 29 the North half of the Southwest Quarter of Section Thirty-
 30 two, all in Township Seventeen South, Range Eight East,
 31 San Bernardino Meridian, in the County of San Diego, State
 32 of California.

The West Half of the Southwest Quarter of Section Four, the
 Southeast Quarter of Section Five, the Northeast Quarter, and
 the Northeast Quarter of the Northwest Quarter of Section
 Eight; the West Half of the Northwest Quarter and the North-
 west Quarter of the Southwest Quarter of Section Nine, all
 in Township Eighteen South, Range Eight East, San Bernardino
 Meridian, in the County of San Diego, State of California.

1. EXCEPTING, however, from the West Half of the Northwest
 Quarter and from the North Half of the Southwest Quarter
 of Section 32 hereinbefore described, that portion thereof
 conveyed by William M. Ruby and Pearl Ruby to the San Diego
 and Arizona Railway Company, a corporation, by that certain
 deed dated January 4, 1918, and recorded January 18, 1918,
 in Book 749, page 176 of Deeds, which said deed was re-
 recorded January 25, 1918, in Book 750, page 285 of Deeds,
 and particularly described in said deed as follows, to-wit:

A strip of land 100 feet in width through and across said
 described real property, being 50 feet in width on each
 side of the center of the road bed and location line of

1 railroad of said San Diego and Arizona Railway Company,
2 which center line is particularly described as follows,
to wit:

3 Commencing at a point known and designated on the Map and
4 Survey of said County for said railroad at Engineer's
5 Survey Station "H" 20 plus 32.9, which point is South
6 2°04' West, 215.3 feet from the Northwest corner of the
7 Southwest Quarter of the Southeast Quarter of said Section
8 32; running thence North 44°42½' West, 979.1 feet to
9 Engineer's Survey station "H" 16 plus 35.8, as shown on
10 said Map and Survey; thence curving to the right on a taper
11 curve No. ½, 450 feet to Engineer's Survey Station "H"
12 13 plus 85.8, as shown on said Map and Survey; thence
13 curving to the right with a radius of 1432.47 feet, a
14 distance of 344.6 feet to Engineer's Survey Station "H" 10
15 plus 41.2 as shown on said Map and Survey; thence curving
16 to the right on a taper curve No. ½, 450 feet to Engineer's
17 Survey Station "H" 5 plus 01.2, as shown in said Map and
18 Survey; thence North 12°55½' West, 1979.9 feet to Engineer's
19 Survey Station "K" 13 plus 88.7, as shown on said Map and
20 Survey; thence curving to the left with a radius of 5729.61
21 feet, a distance of 1000 feet to Engineer's Survey Station
22 "K" 23 plus 88.7, as shown on said Map and Survey.

23 2. ALSO EXCEPTING from the Southwest Quarter of the
24 Southwest Quarter of said Section 29, Township 17 South,
25 Range 8 East, San Bernardino Meridian, that portion thereof
26 included in the following description:

27 A strip of land 100 feet in width, through and across said
28 described property, being 50 feet on each side of the
29 following described center line:

30 Commencing at a point known and designated on the Map and
31 Survey of said Railway Company for said right of way, as
32 Engineer's Survey Station "H" 5 plus 005, which said point
is South 89°43' East, distant 1587.7 feet from the North-
west corner of said Southwest Quarter of Section 32,
Township 17 South, Range 8 East; thence running North
12°55.5' West, distant 1889.2 feet to Engineer's Survey
Station "K" 13 plus 887, as shown on said Map and Survey;
thence curving to the left with a radius of 5729.61 feet,
a distance of 1000 feet to Engineer's Survey Station "K"
23 plus 887, as shown on said Map and Survey; thence
North 22°55.5' West, distant 1325.0 feet to Engineer's
Survey Station "K" 37 plus 143, as shown on said Map and
Survey; thence curving to the right with a radius of
5729.61 feet, a distance of 470.8 feet to Engineer's Survey
Station "K" 41, plus 851 as shown on said Map and Survey,
being right of way deeded to the San Diego and Arizona
Railway Company by the Union Trust Company, a corporation,
recorded January 15, 1918 in Book 743, page 327 of Deeds.

33 3. ALSO EXCEPTING from the West Half of the Southeast
Quarter of Section 5, the Northwest Quarter of the North-
east Quarter, and the Northeast Quarter of the Northwest
Quarter of Section 8 herein described, that portion thereof
conveyed by Elizabeth Esbury, Executrix, and Lorene M. Mayer,
C. M. Gifford and Arthur A. Henderson, Executors of the
Last Will and Testament of Smith Harris Esbury, deceased,
et al, to the San Diego and Arizona Railway Company, a

1 corporation, by deed dated August 8, 1917 and recorded in
2 Book 744, page 393 of Deeds described as follows:

3 A strip of land 200 feet in width, being 100 feet in width
4 on each side of the center line of the railroad of the said
5 San Diego and Arizona Railway Company, as shown on said
6 Map and records of said Company in the office of the
7 Engineer, and also as shown on said strip of land by a
8 road bed now constructioned thereon by said Railway Company,
9 said center of said location line being described as follows:

10 Commencing at the Northeast corner of the Southeast Quarter
11 of said Section 5; thence along the North line of the
12 Southeast Quarter of said Section 5, South 87°19' West,
13 1646.8 feet from the point of beginning, said point being
14 Engineer's Survey Station "H" 68 plus 28, as shown on
15 said Maps and records; running thence South 1°14.5' West
16 2151 feet to Engineer's Survey Station "D" 49 plus 79;
17 thence curving to the right on a taper curve No. 1, a
18 distance of 330 feet to Engineer's Survey Station "D"
19 93 plus 09; thence curving to the right with a radius
20 of 955.04 feet, a distance of 216.1 feet to Engineer's
21 Survey Station "D" 95 plus 25.1, said last named point
22 being on the South line of the Southeast Quarter of
23 Section 5, North 89°24' East 834 feet from the Southwest
24 corner of the Southeast Quarter thereof; thence continuing
25 on a curve to the right, with a radius of 955.04 feet, a
26 distance of 639.5 feet to Engineer's Survey Station "D"
27 201 plus 64.6; thence curving to the right on a taper
28 curve No. 1, a distance of 330 feet to Engineer's Survey
29 Station "D" 104 plus 94.6; thence South 74°22.5' West
30 85.1 feet to Engineer's Survey Station "D" 105 plus 80.7,
31 said point being on the West line of the Northwest Quarter
32 of the Northeast Quarter of said Section 8, South 43' West,
564.2 feet from the Northwest corner of the Northeast
Quarter thereof; thence South 74°22.5' West, 1319.3 feet
to Engineer's Survey Station "D" 119 "X" 119; thence on
a curve to the right, with a radius of 22918.32 feet, a
distance of 75.2 feet to Engineer's Survey Station "X"
119 plus 75.2, said last named point being on the West
line of the Northeast Quarter of the Northwest Quarter of
said Section 8 and North 0°21'17" East, 413.4 feet from
the Southwest corner of the Northeast Quarter of the
Northwest Quarter thereof.

24 (h) PARCEL 8

25 The East Half of the Northwest Quarter of Section 9, Town-
26 ship Eighteen South, Range 8 East, San Bernardino Meridian,
27 in the County of San Diego, State of California, according
28 to United States Government Survey approved December 17,
29 1884.

30 To RUTH GERARD ADAMS:

31 All of the rest, residue and remainder of said estate (subject to
32 payment of statutory attorneys' fees and costs), consisting of the
following described property, together with any other property not

1 now known or discovered which may belong to the estate, or in which
2 the decedent or the estate may have any interest.

3 PERSONAL PROPERTY

- 4 1. Commercial account, Bank of America National
Trust and Savings Association, Hillcrest Branch \$2,299.33
- 5
- 6 2. Demand note dated August 1, 1960, from Ruth Gerard Adams
to the Estate of Edwin O. Adams, also known as E. O. Adams,
7 deceased, in the sum of \$990.75, together with interest at
6% per annum from date until paid.
- 8 3. Demand note dated August 1, 1960, from Gloria Adams Ketchum
to the Estate of Edwin O. Adams, also known as E. O. Adams,
9 deceased, in the sum of \$1,854.76, together with interest at
6% per annum from date until paid.
- 10
- 11 4. Secured Installment Promissory Note in the sum of \$59,557.14,
executed December 5, 1953, by A & M Farms Company, a
12 corporation, payable to E. O. Adams, a married man, and
William J. McKay, a married man, principal payable in in-
13 stallments of \$500.00 a month. This Note is secured by a
Trust Deed and Chattel Mortgage. On January 28, 1954, Note
14 was assigned by William J. McKay to E. O. Adams. Deed of
Trust recorded December 31, 1953, in Book 5100, Pages 587 to
15 590, inclusive, in the office of the Recorder of San Diego
County.
- 16 5. Unsecured Promissory Note in the sum of \$15,000.00, executed
on January 5, 1958 by Wm. J. McKay and Marietta McKay, pay-
17 able to E. O. Adams and Ruth G. Adams - due one year after
18 date, with 6% interest payable monthly.
- 19 6. 1953 Ford Station Wagon, Eng. #B3L4169300.
- 20 7. Cert. No. 225 of Membership in Mountain Empire Electric
Cooperative, Inc.
- 21 8. Household furniture and personal effects in residence at
22 3714 Eighth Avenue, San Diego, California.

23 REAL PROPERTY

- 24 1. Lots forty-three (43) and forty-four (44) in Block Seven (7)
of Crittenden Addition, in the City of San Diego, County of
25 San Diego, State of California, according to Map thereof
No. 303, filed in the office of the County Recorder of
26 San Diego County, October 5, 1886.
- 27 KNOWN AS 3718 to 3720 Eighth Avenue, San Diego, California.
- 28 2. Lots forty-five (45) and forty-six (46) in Block Seven (7)
of Crittenden's Addition, in the City of San Diego, County of
29 San Diego, State of California, as per official map thereof
on file in the office of the Recorder of said San Diego County.
- 30 KNOWN AS 3714-3714½ Eighth Avenue, San Diego, California.
- 31



1 3. The Northeast Quarter of the Southeast Quarter of Section 4,
 2 Township 18 South, Range 5 East, San Bernardino Meridian,
 excepting therefrom that portion thereof described as follows:

3 Beginning at the Northeast Corner of the Southeast Quarter
 4 of Section 4, thence South 528 feet; thence West 165 feet,
 to the true point of beginning; thence South 204 feet; thence
 5 West 82.5 feet; thence North 204 feet; thence East 82.5 feet
 to the true point of beginning.

6 4. Lot Fifteen, in Block Three, of Cleveland Heights, according
 7 to Map thereof No. 021, filed in the office of the County
 Recorder of said San Diego County February 4, 1890.

8 KNOWN as 3844 Front Street, San Diego, California.
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EXHIBIT "B"

The real property in the City of San Diego, County of San Diego, State of California, described as follows:

Lots 47 and 48, Block 7, Crittenden Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 303, filed in the office of the County Recorder of San Diego County, October 5, 1886.

ALSO that portion of Pennsylvania Avenue, formerly Thomson Avenue, adjoining said Lot 48, Crittenden Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 303, filed in the office of the County Recorder of San Diego County, October 5, 1886, on the South as vacated by City Ordinance No. 2899, described as follows:

Commencing at the Southeast corner of said Lot 48 in said Block 7, of Crittenden Addition; thence West on the South line of said 48, 140 feet; thence at right angles South 30 feet; thence at right angles East 140 feet; thence at right angles North 30 feet to a point of commencement.

KNOWN AS 730 Pennsylvania Avenue, San Diego, California

VIRGIL S. KIPP

Attorney for Defendant, E. O. Adams

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF SAN DIEGO

No. 124361

W. TANNHAUSER,)
Plaintiff)
vs)
E. O ADAMS: et al.,)
Defendants.)

DECREE QUIETING TITLE

The above entitled action came on duly and regularly for trial before the above entitled Court, in Department Two thereof, Honorable CHARLES C. HAINES, Judge, S^YLON S. KIPP and W. E. STARKE appearing as attorneys for the Plaintiff, and STICKNEY AND STICKNEY AND EDWARD STROP and VIRGIL S. KIPP, appearing as attorneys for the Defendant, E. O. ADAMS.

WHEREUPON, evidence, both oral and documentary, was duly and regularly introduced and stipulations entered into by and between the respective parties, and the cause was duly argued and submitted to the Court for decision, and the Court being fully advised in the premises and having made and filed herein its Findings of Fact and Conclusions of Law, and directed that Judgment be made and entered in accordance therewith;

NOW, THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED that the Defendant, E. O. ADAMS, was, at the time of the commencement of this action, ever since has been, and now is, the owner in fee, in the possession and entitled to the possession of all and singular that certain real property situate in the County of San Diego, State of California, known and particularly described as follows, to wit:

Northeast quarter of Southeast quarter of Section 4, Township 18 South, Range 8 East, S.B.M., excepting therefrom the two portions thereof described as follows:

Beginning at the Northeast Corner of the Southeast quarter of Section 4, thence South 528 feet; thence West 165 feet, to the true point of beginning; thence South 264 feet; thence West 82.5 feet; thence North 264 feet; thence East 82.5 feet to the true point of beginning.

Also, beginning at the Southeast corner of the Northeast quarter of the Southeast quarter of Section 4; thence West 495 feet to the true point of beginning; thence West 165 feet; thence North 264 feet; thence East 165 feet; thence South 264 feet to the true point of beginning.

That the Plaintiff, W. TANNHAUSER, had, at the time of the commencement of this action, and now has, no right, title, estate, interest, lien or claim, of any nature whatsoever, in, on, to or against said herein described real property or any part thereof; that the claim or claims of said Plaintiff, W. TANNHAUSER, to any right, title, estate, lien or interest in, on, to or against the herein described real property or any part thereof, adverse to the title of the Defendant, E. O. ADAMS, are, and each of them is, without right and null and void.

That the title of the Defendant, E. O. ADAMS, to all and singular said herein described real property is hereby quieted against any and all claims and assertions of title on the part of said Plaintiff, and that said Plaintiff and all persons claiming or to claim, by, through or under him, subsequent to the commencement of this action, are hereby forever enjoined and debarred from claiming or asserting any right, title, estate, lien, interest or claim of any nature whatsoever, in, on, to or against said herein described real property or any part thereof.

IT IS HEREBY FURTHER ORDERED, ADJUDGED AND DECREED that the Defendant, E. O. ADAMS, have and recover his costs and disbursements herein incurred and expended herein taxes at \$ against said Plaintiff.

DONE IN OPEN COURT this 23 day of April, 1946.

CHARLES C. HAINES
Judge of the Superior Court.

The foregoing instrument is a full, true and correct copy of the original on file in this office.

Attest: May 2, 1946
J. B. McLees, County Clerk and Clerk of the Superior Court of the State of California, in and for the County of San Diego.

By: Geo. A. Wren, Deputy

RECORDED AT REQUEST OF VIRGIL S. KIPP
May 2, 1946
55 Min. Part 2 P.M.

1.10-7
47586

ROGER N. HOWE, County Recorder
By Deputy H. I. Erb

COMPARED
A. Whit
DEPUTY CO. RECORDER

o o o o o o o o o o

NOTICE OF COMPLETION

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss

Mathew Olivera, Jr., 2903 Byron Street, San Diego, 6, California, being first duly sworn, deposes and says: that he is now, and was upon the 2nd day of February, 1946, the owner in fee simple of that certain real property situated in the city of of San Diego, County of San Diego, State of California, and particularly described as follows, to-wit: No. 3120 Keats Street in the city of San Diego, said County and State, which premises are particularly described as follows, to-wit:

Lot 4, Block 99, Roseville, City of San Diego, California, according to Map No. 165 on file in the office of the County Recorder of said San Diego County

as per map in Book page of in the office of the County Recorder of said County.

THAT as such owner of said land, affiant, about the 2nd day of February, 1946, entered into a contract with John E. Hussey as per Permit (if any) No. 6226, dated Feb. 1, 1946, for the erection and construction or work of improvement upon the land above described, of a certain building or work of improvement, to-wit:

dwelling house and garage, frame construction

THAT said building or work of improvement has been duly constructed and the same was actually completed on the 2nd day of May, 1946, by

The record owner in fee simple of the lot at the time the construction or work of improvement was commenced and accepted by the undersigned on the same day was Mathew Olivera and Emily N. Olivera, husband and wife, as jt. tnts.

THIS notice is given in pursuance of the provisions of Section 1187 of the Code of Civil Procedure of this State.

MATHEW OLIVERA, JR.

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss

Mathew Olivera, being duly sworn, deposes and says, that he is the owner of the property described in the foregoing notice; that he has read the same and knows the contents thereof, and that the same is true of his own knowledge.