File No.:	124
Name (Previous Owner):	Manuel Silveria Freitas, Maria S. Freitas, Manuel S. Freitas Jr., Joseph S. Freitas, Antone S. Freitas, Edward J. Freitas, Mary S. Raymond, Iva Caldera, Leone Freitas, and Madeline Freitas
Assessor's Parcel No.:	
Address of Property:	Glen Dr.
Year:	1930

D E E D

This Indenture, Made this 21st., day of July, 1930, between Manuel Silveria Freitas, Maria S. Freitas, Manuel S.Freitas Jr., Joseph S. Freitas, Antone S. Freitas, Edward J. Freitas, Mary S. Raymond, Iva Caldera, Leone Freitas, and Madeline Freitas, a minor by Margaret Freitas, her guardian ad litem, parties of the first part, and City of San Leandro, a municipal corporation, party of the second part,

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Witnesseth, that the said parties of the first part, for and in consideration of the sum of TEN DOLLARS, the receipt whereof is hereby acknowledged, do grant, bargain, sell and convey unto the said party of the second part and to its successors and assigns forever, all that land with the appurtenances situate in the city of San Leandro, Alameda County, California, and particularly described as follows, to wit:

Beginning at the Northeasterly corner of Lot I in Block G of "Bancroft Gardens" as per map thereof filed in the office of the Recorder of the County of Alameda on April 11, 1927 in Book 12 of Maps at page 67; thence North 15° 56' 50" West along the Easterly boundary of said Bancroft Gardens fifty-two and twenty-eight hundredths (52.28) feet more or less, to the Southeasterly corner of Lot 18 in Block "F" of said Bancroft Gardens; thence North 68° 07' East fourteen and six-tenths (14.6) feet; thence along a curve to the right with a radius of six hundred and four (604) feet tangent to said last named course a distance of forty-two and eight-tenths (42.8) feet, more or less, to the Easterly line of that certain parcel of land conveyed to Manuel S. Freitas and Maria S. Freitas, by deed dated May 6, 1910 and recorded in Book 1760 of Deeds, page 104, Alameda County Records; thence South 1° 27' East fifty-four (54) feet, more or less, along the Easterly line of the said Manuel S. and Maria S. Freitas property to a point five hundred fifty-four (554) feet from the center of the curve described above; thence on a curve to the left with a radius of five hundred and fifty-four (554) feet with a common center with the curve described above, a distance of twenty-four and two-tenths (24.2) feet, more or less, to the point of intersection with the Southerly line of Glen Court as the same now exists and as shown on the said map of Bancroft Gardens produced Easterly; thence South 68° 07' West twenty and five-tenths (20.5) feet, more or less, to the Northeasterly corner of Lot I, Block G. of said Bancroft Gardens and the place of beginning.

In Witness Whereof, the said parties of the first part

ARTHUR M. CARDEN
ATTORNEY AT LAW
1150 EAST 14TH STREET
SAN LEANDRO, CALIF.

D E E D

This Indenture, Made this 31st day of July, 1930, between Manuel Silverio Freitas, Maria S. Freitas, Manuel S. Freitas Jr., Joseph S. Freitas, Antone S. Freitas, Edward J. Freitas, Mary S. Raymond, Ive Calderc, Leone Freitas, and Madeline Freitas, a minor by Margaret Freitas, her guardian ad litem, parties of the first part, and City of San Leandro, a municipal corporation, party of the second part,

Witnesseth, that the said parties of the first part, for and in consideration of the sum of TEN DOLLARS, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto the said party of the second part and to its successors and assigns forever, all that land with the appurtenances situate in the city of San Leandro, Alameda County, California, and particularly described as follows, to wit:

Beginning at the Northeasterly corner of Lot 1 in Block G of "Bancroft Gardens" as per map thereof filed in the office of the Recorder of the County of Alameda on April 11, 1927 in Book 12 of Maps at page 67; thence North 15° 58' 50" West along the Easterly boundary of said Bancroft Gardens fifty-two and twenty-eight hundredths (52.28) feet more or less, to the Southeasterly corner of Lot 18 in Block "F" of said Bancroft Gardens; thence North 88° 07' East fourteen and six-tenths (14.6) feet; thence along a curve to the right with a radius of six hundred and four (604) feet tangent to said last named course a distance of forty-two and eight-tenths (42.8) feet, more or less, to the Easterly line of that certain parcel of land conveyed to Manuel S. Freitas and Maria S. Freitas, by deed dated May 6, 1910 and recorded in Book 1760 of Deeds page 104, Alameda County Records; thence South 1° 27' East fifty-four (54) feet, more or less, along the Easterly line of the said Manuel S. and Maria S. Freitas property to a point five hundred fifty-four (554) feet from the center of the curve described above; thence on a curve to the left with a radius of five hundred and fifty-four (554) feet with a common center with the curve described above, a distance of twenty-four and two-tenths (24.2) feet, more or less, to the point of intersection with the Southerly line of Glen Court as the same now exists and as shown on the said map of Bancroft Gardens produced Easterly; thence South 88° 07' West twenty and five-tenths (20.5) feet, more or less, to the Northeasterly corner of Lot 1, Block G. of said Bancroft Gardens and the place of beginning.

In Witness Whereof, the said parties of the first part

have hereunto set their hands and seals the day and year first above written.

Manuel Silveria Freitas being unable to write his name J. Margaret Freitas at his request and in his presence wrote his name and he made his mark, we signing as witnesses thereto

Witnesses
Margaret Freitas.
J. S. Freitas

His
Manuel Silveria + Freitas (SEAL)
Mark
Maria S. Freitas (SEAL)
Manuel S. Freitas Jr. (SEAL)
Joseph S. Freitas (SEAL)
Antone Freitas (SEAL)
Iva Caldera (SEAL)
Mary S. Raymond (SEAL)
Leone E. Freitas (SEAL)
Mr. E. J. Freitas (SEAL)
Madeline Freitas by Margaret Freitas her guardian ad litem (SEAL)

State of California)
) ss
County of Alameda)

On this 21st day of July, in the year 1930, before me, a Notary Public, in and for the county of Alameda, state of California, residing therein, duly commissioned and sworn, personally appeared Manuel Silveria Freitas, Maria S. Freitas, Manuel S. Freitas, Jr., Joseph S. Freitas, Antone S. Freitas, Edward J. Freitas, Mary S. Raymond, Iva Caldera, Leone Freitas, and Madeline Freitas, a minor, by Margaret Freitas, her guardian ad litem, known to me to be the persons described in and whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, at my office in said county, the day and year in this certificate first above written.

Wm. J. Mentz
Notary Public in and for the county of Alameda, state of California.

Not to be recorded
title acquired by condemnation
E.F.H.

ARTHUR M. CARDEN
ATTORNEY AT LAW
1150 EAST 14TH STREET
SAN LEANDRO, CALIF.

have hereunto set their hands and seals the day and year first above written.

Manuel Silveira Freitas (SEAL)

Manuel J. Freitas (SEAL)

Manuel J. Freitas (SEAL)

Emily J. Freitas (SEAL)

Celina Freitas (SEAL)

Mary Calderas (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

Madeline Freitas by Mercedes Freitas her guardian ad litem (SEAL)

State of California }
County of Alameda } ss

On this 31st day of July, in the year 1930, before me, a Notary Public, in and for the county of Alameda, state of California, residing therein, duly commissioned and sworn, personally appeared Manuel Silveira Freitas, Maria S. Freitas, Manuel S. Freitas, Jr., Joseph S. Freitas, Antone S. Freitas, Edward J. Freitas, Mary S. Hayward, Iva Calderas, Leone Freitas, and Madeline Freitas, a minor, by Mercedes Freitas her guardian ad litem, known to me to be the persons described in and whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, at my office in said county, the day and year in this certificate first above written.

Notary Public in and for the County of Alameda, state of California.

Amount, $ 2100.00

Number 195878 I 34/49

ALAMEDA COUNTY TITLE INSURANCE COMPANY

ASSETS OVER $1,000,000.00

IN BUSINESS CONTINUOUSLY SINCE 1861

14TH AND FRANKLIN STREETS
OAKLAND, CALIFORNIA

Policy of Title Insurance

BY THIS POLICY OF TITLE INSURANCE the **ALAMEDA COUNTY TITLE INSURANCE COMPANY,** a corporation, herein called the Company, does hereby insure

CITY OF SAN LEANDRO, a municipal corporation,

herein called the Insured, against all loss or damage not exceeding the sum of

Twenty-one hundred and no/100 (2100.00)

Dollars, which the Insured shall sustain by reason of any incorrect statement in this Policy concerning the title to the real property hereinafter described, herein called the insured property; or by reason of any defect in, or lien or encumbrance upon, the title of the vestee to said property, excepting only such defects, liens or encumbrances and other matters to which said property is subject, as are hereinafter specified; subject to the exceptions and conditions herein contained.

This Policy shall and does expressly insure any Insured mortgagee, trustee or beneficiary against any defect or invalidity, existing at the time of the record thereof, in any mortgage or deed of trust to which said property is subject as herein set forth, in which said Insured shall have an interest, and shall and does expressly insure the priority as herein set forth of any such mortgage or deed of trust; subject always to the Exceptions and Conditions herein specified.

The Title to the insured property is vested in:

CITY OF SAN LEANDRO, a municipal corporation

FREE OF ENCUMBRANCE

EXCEPT:

1- Second Installments of Taxes for 1929-30 which are now a lien and payable as follows:

State and County $11.64 Bill #146320
City of San Leandro $3.71 Bill #4599

2- Conditions as contained in the deed from American Trust Company, a corporation, to City of San Leandro, a municipal corporation, dated December 19, 1929 and recorded January 17, 1930 in Recorder's Series AA/3336, to which reference is hereby made for particulars.

DESCRIPTION OF THE PROPERTY COVERED BY THIS POLICY OF INSURANCE

All that lot of land situated in the City of San Leandro, County of Alameda, State of California, and described as follows, to-wit:

Lot "B", as said lot is delineated and so designated upon that certain map entitled, "Broadmoor Park, San Leandro, Alameda County, California" filed March 24, 1926 in Liber 3 of Maps, page 74, in the office of the County Recorder of Alameda County.

THIS POLICY DOES NOT INSURE AGAINST:

1. Instruments, trusts, liens, easements, roads or highways, encumbrances, or rights or claims of parties in possession of any portion of the insured property, not shown by any public record of the County, or City and County, or by the records of the Federal offices of the Division of the Federal District in which said property is situate.

2. The invalidity of tax sales, street assessments, leases, attachments, easements, declarations of homestead, building restrictions or money judgments mentioned as encumbrances in this policy.

3. Secret trusts, equities or defects in, or encumbrances upon, the title to the insured property known to the Insured, not disclosed to the Company in writing, or the invalidity in whole or in part of any mortgage or deed of trust by reason of the violation of the usury law.

4. Overlapping improvements, or any state of facts which a correct survey would show. City Zone or Set-Back Ordinance Restrictions.

5. Taxes of every character not yet payable.

6. Municipal taxes, or municipal and/or District proceedings for any public improvement, or any tax or assessment therefor unless otherwise herein specified, and then only when the amount of the assessment therefor has become fixed and shown as a lien at the date hereof, in the public office designated by law.

7. Mining claims and/or water rights and all matters relating thereto.

CONDITIONS OF THIS POLICY

1. The Company hereby insures a marketable title such as a court of competent jurisdiction would uphold in an action for specific performance.

2. The Company may and will, at its own expense, defend the Insured in all actions or proceedings founded on a record claim of title or encumbrance prior in date and time to this policy and thereby insured against.

3. In case any action or proceeding described in Paragraph 2 of these conditions is begun, or in case of the service of any paper or pleading, the object or effect of which shall or may be to impugn, attack, or call in question, the validity of the title hereby insured, as insured, or to raise any material question relating to a claim of encumbrance hereby insured against, or to cause any loss or damage for which the Company shall or may be liable under or by virtue of any of the terms or conditions of this Policy, the Insured shall at once notify the Company thereof in writing. In such cases, and in all cases where this Policy permits or requires the Company to prosecute or defend actions, the Insured shall secure to it the right and opportunity to maintain or defend the actions or proceeding, and all appeals from any determination therein, and to give it all reasonable aid therein, and permit it to use, at its option, the name of the Insured for such purpose. If such notice shall not be given to this Company within five days after the service of the summons in such action or proceeding, then this Policy shall be void; provided that no failure to give such notice shall effect the Company's liability if such failure has not prejudiced, and can not in the future, prejudice the Company; provided also that nothing contained herein shall be construed to avoid this Policy as to an insured mortgagee, trustee, or beneficiary in case of failure, other than the failure of such mortgagee, trustee, or beneficiary, to give notice as required by this paragraph.

4. No right of action shall accrue against the Company under this Policy until there has been a final determination by a court of competent jurisdiction adverse to the title as insured, unless such right of action shall be based upon a matter of record not noted herein as a defect, encumbrance, or exception to which the insured property is subject.

5. The Company will pay, in addition to any loss, all costs imposed on the Insured in litigation carried on by it for the Insured under the requirements of this policy, but in no case will it be liable for the fees of any counsel or attorney employed by the Insured. Any loss under this Policy shall be paid to the respective parties hereby insured as their interests may appear in the order of priority of their respective encumbrances upon or interests or estates in the insured property. The liability of the Company to any Insured under this Policy shall in no case exceed the amount of the pecuniary interest of such Insured in the insured property. In no case shall the total loss, including all costs, paid to all of the Insured exceed the amount of this Policy.

6. The Company reserves the option to settle any claim insured against by this Policy, or to pay this Policy in full; and the payment to the full amount of this Policy shall terminate all liability of the Company thereunder. All payments under this Policy shall reduce the amount of the insurance pro tanto. No payment or settlement can be demanded of the Company without producing this Policy for indorsement of the fact of such payment or settlement. If this Policy be lost, indemnity must be furnished to the satisfaction of the Company.

7. Whenever the Company shall have settled a claim under this Policy, it shall be entitled to all of the rights and remedies which the Insured would have against any other person or property in respect to such claim, had this Policy not been made, and the Insured will transfer or cause to be transferred to the Company such rights, and permit it to use the name of the Insured for the recovery or defense thereof. If the payment does not cover the loss of the Insured, this Company shall be subrogated to such rights, in the proportion which said payment bears to the amount of said loss not covered by said payment. And the Insured warrants that such right of subrogation shall vest in the Company unaffected by any act of the Insured.

8. The term "the Insured" includes (a) all persons claiming an estate or interest under the Insured by will or descent, including the community interest of the wife of the Insured; (b) each successor in interest of any Insured trustee or beneficiary named in any trust deed herein described; (c) each successor in interest of any Insured mortgagee named in any mortgage herein described; and (d) the purchaser at a mortgage or trust deed foreclosure sale, where the property sold is bought in by or for any Insured named in this Policy. No transfer of this Policy shall be valid unless the approval of the Company is endorsed hereon by its proper officers. Such approval may, in any case, be refused at the option of the Company, and all interest in this Policy (saving for damage accrued) shall cease by its transfer without such approval so endorsed.

9. Nothing contained in this Policy shall be construed as an insurance to any Insured herein named against claims, liens or encumbrances created or suffered by such Insured, nor as an insurance to anyone against defects, liens or encumbrances created subsequent to the date and time hereof.

IN TESTIMONY WHEREOF, **ALAMEDA COUNTY TITLE INSURANCE COMPANY**, has caused its corporate seal to be hereunto affixed, and these presents to be signed by two of its officers thereunto duly authorized this

17th day of January, 19~~x~~30 at 9:00 o'clock, A. M.

Alameda County Title Insurance Company,

By ..... President.

Countersigned

..... Assistant Secretary.

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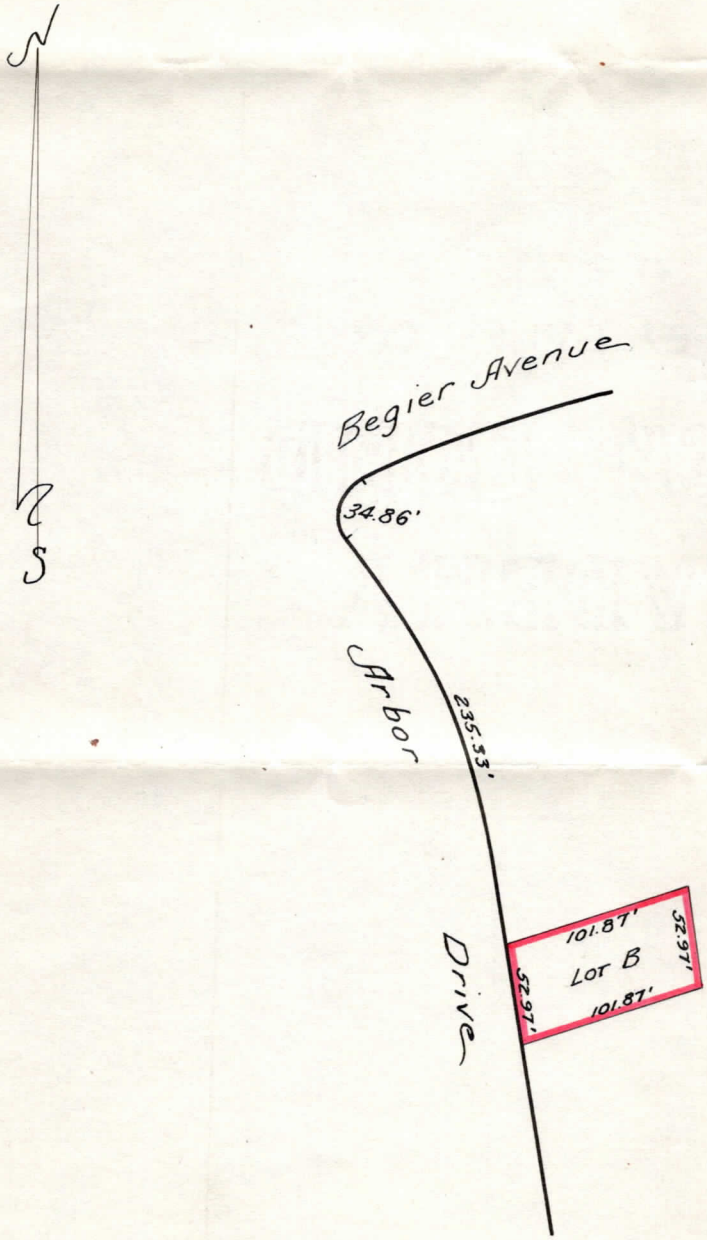

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