

**File No.:**

68E

**Name (Previous Owner):**

Benjamin F. and Frieda R. Mason

**Assessor's Parcel No.:**

**Address of Property:**

Sewer easement

**Year:**

1920

Mail

→ HARRIS P. JONES

ATTORNEY AT LAW

SAN LEANDRO, CALIF.

*Sever*

S 53121

DEED.

COMPARED

BENJAMIN F. MASON and FRI-  
EDA R. MASON (his wife),

to

*2-*  
CITY OF SAN LEANDRO,  
A Municipal Corporation.

DATED: January 3<sup>rd</sup>, 1919. 1920.

RECORDED AT REQUEST OF  
GRANTEE.

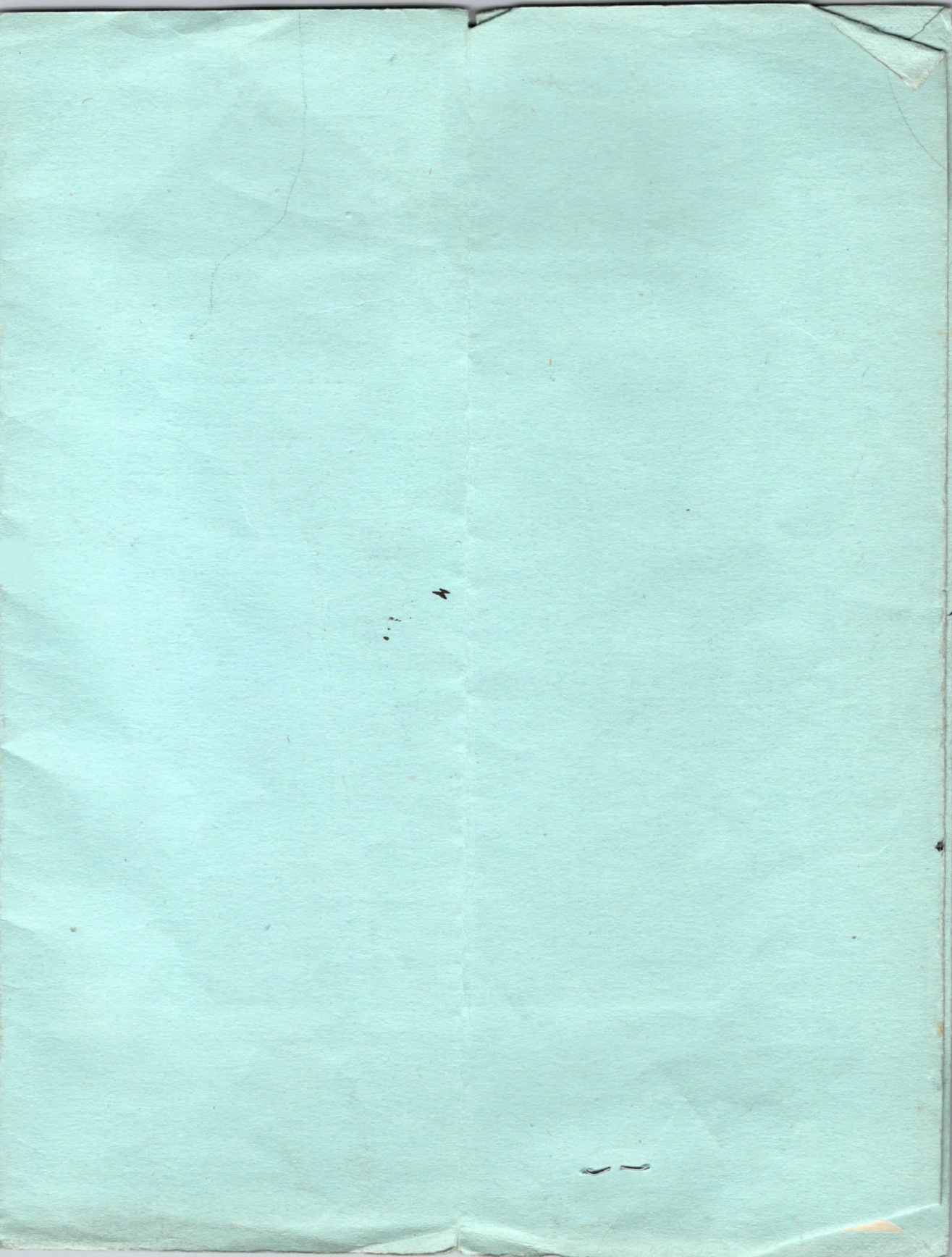
at 41 min. past 4 P. M.

IN LIBER JAN - 9 1920

*2079* OF *Deeds*  
P. *45* Records of *Mameda Co*

*Chq. Mail*  
*Harris P. Jones*  
*9 folios San Leandro D74*









THIS INDENTURE, Made and entered into this 3<sup>rd</sup> 68  
day of January, A. D. Nineteen Hundred and Twenty (1920) by  
and between BENJAMIN F. MASON and FRIEDA R. MASON, (his wife),  
of the City of San Leandro, County of Alameda, State of  
California, the parties of the first part, and the CITY OF  
SAN LEANDRO, a municipal corporation, the party of the second  
part.

W I T N E S S E T H: That the said parties of the  
first part, for and in consideration of the sum of Five  
Dollars (\$5.00) lawful money of the United States, paid by  
the party of the second part to the parties of the first  
part, the receipt whereof is hereby acknowledged, do hereby  
grant, bargain, sell, transfer and alien unto the said party  
of the second part the easement and right of way to establish,  
construct and maintain for all time a public sewer in, through,  
on and along that certain piece and strip of land situated,  
lying and being in the City of San Leandro, County of Alameda,  
State of California, and particularly bounded and described  
as follows, to-wit:

BEGINNING at a point on the southerly line of  
Peralta Avenue, in said City, distant thereon 1027 feet, South  
58° 50' West, from its intersection with the westerly line of  
East Fourteenth Street, and running thence over and upon the  
land of Benjamin F. Mason South 30° 34' East 769.4 feet;  
thence South 84° 39' East 200.4 feet to a point on the westerly  
boundary line of "San Antonio Court", distant thereon 12.61  
feet South 30° 49' 40" East, from its intersection with the  
northerly line of Toler Avenue produced South 59° 04' 40"  
West, all as shown on that certain map entitled "Map of San  
Antonio Court, San Leandro, California, 1913", and recorded  
in Book 28 of Maps, at page 38, Alameda County Records; thence  
along the westerly boundary line of San Antonio Court, South  
30° 49' 40" East, 24.78 feet; thence North 84° 39' West 225.2  
feet; thence North 30° 34' West 779.4 feet to a point on the  
southerly line of Peralta Avenue; and thence along the south-  
erly line of Peralta Avenue North 58° 50' East 20 feet to the  
place of beginning.

TO HAVE AND TO HOLD unto the said party of the  
second part forever for the sole object and purpose of laying,  
constructing, maintaining and operating thereon a public



THIS INSTRUMENT, Made and entered into this  
 day of January, A. D. Nineteen Hundred and Twenty (1920) by  
 and between BENJAMIN F. MASON and ERIKA R. MASON (his wife),  
 of the City of San Leandro, County of Alameda, State of  
 California, the parties of the first part, and the CITY OF  
 SAN LEANDRO, a municipal corporation, the party of the second  
 part.

W I T N E S S E T H : That the said parties of the  
 first part, for and in consideration of the sum of five  
 Dollars (\$5.00) lawful money of the United States, paid by  
 the party of the second part to the parties of the first  
 part, the receipt whereof is hereby acknowledged, do hereby  
 grant, bargain, sell, transfer and alien unto the said party  
 of the second part the easement and right of way to establish,  
 construct and maintain for all time a public sewer in, through,  
 on and along that certain place and strip of land situated,  
 lying and being in the City of San Leandro, County of Alameda,  
 State of California, and particularly bounded and described  
 as follows, to-wit:

BEGINNING at a point on the southerly line of  
 Peralte Avenue, in said City, distant thereon 1027 feet, South  
 32° 50' West, from its intersection with the westerly line of  
 West Fourteenth Street, and running thence over and upon the  
 land of Benjamin F. Mason South 30° 34' East 732.4 feet;  
 thence South 84° 33' East 800.4 feet to a point on the westerly  
 boundary line of "San Antonio Court", distant thereon 12.61  
 feet South 30° 49' 40" East, from its intersection with the  
 southerly line of Teller Avenue produced South 59° 04' 40"  
 East, as shown on that certain map entitled "Map of San  
 Antonio Court, San Leandro, California, 1915", and recorded  
 in Book 38 of Maps, at page 38, Alameda County Records; thence  
 along the westerly boundary line of San Antonio Court, South  
 30° 49' 40" East, 24.78 feet; thence North 84° 33' East 825.2  
 feet; thence North 30° 34' East 732.4 feet to a point on the  
 southerly line of Peralte Avenue; and thence along the south-  
 erly line of Peralte Avenue North 58° 30' East 80 feet to the  
 place of beginning.

TO HAVE AND TO HOLD unto the said party of the  
 second part forever for the sole object and purpose of laying,  
 constructing, maintaining and operating thereon a public



sewer, not to be laid less than 5 feet under the present surface of the ground, together with the necessary manholes and flush tanks, together with the right to enter upon said right of way at all reasonable times for the necessary management and repair of said sewer; and should said real property herein described be at any time used for any other purpose by the said party of the second part than for the easement and right of way for the purpose of constructing and maintaining a public sewer, then this easement and right of way granted and conveyed shall immediately lapse and become null and void and said easement and right of way shall immediately revert to the said parties of the first part, their successors and assigns.

Provided, however, that the grantors hereby reserve to themselves, their heirs and assigns, and this conveyance is accepted by said grantee upon the express condition that the said grantors, their heirs and assigns, shall have the right to connect with said sewer hereafter to be constructed on said right of way, any dwelling house hereafter erected on the land of the grantors abutting on said right of way, without the payment of any charge therefor.

IN WITNESS WHEREOF the said parties have hereunto set their hands and seals the day and year first above written.

Benjamin D. Mason  
Freda R. Mason







State of California }  
County of Alameda } ss

On this 3rd day of January, in the year One Thousand  
Nine Hundred and twenty, before me Frank L. Hain  
a Notary Public in and for the County of Alameda, State of California, residing therein, duly  
commissioned and sworn, personally appeared Benjamin F. Mason  
and Frieda R. Mason his wife

known to me to be the person S described in and whose name are subscribed to the  
within instrument, and the ~~he~~ acknowledged to me that he ~~she~~ 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.

Frank L. Hain Notary Public  
In and for said County of Alameda, State of California



# Alameda County Title Company

DIRECTORS  
JOHN MCCARTHY, PRESIDENT  
ARTHUR P. HOLLAND, VICE-PRESIDENT  
R. B. STOCKER, SECRETARY  
R. H. MCCARTHY, TREASURER  
F. L. NAYLOR

PAID UP CAPITAL, \$250,000  
AND

## Title Insurance and Guaranty Company

PAID UP CAPITAL AND SURPLUS, \$430,000

OFFICE: 426 THIRTEENTH STREET  
TELEPHONE OAKLAND 455 AND 314

SUCCESSORS TO  
Alameda County Abstract Co.  
AND  
Stocker & Holland Abstract Co.

O. A. ROULEAU  
JAMES J. FAGAN  
CHARLES F. HUNT  
DONZEL STONEY  
GAILLARD STONEY  
WALTER C. CLARK  
JOHN R. LARUE

NO.  
69978-34 D  
16/54

### Unlimited Certificate

Made at the request of CITY OF SAN LEANDRO.

After a careful examination of the Official Records of the County of Alameda, State of California, in relation to the title of that certain real property hereinafter described, the

### Alameda County Title Company

a corporation, organized and existing under the laws of the State of California, and having its principal place of business at the City of Oakland, in the County of Alameda, State of California, certifies, and the

### Title Insurance and Guaranty Company

a corporation, organized and existing under the laws of the State of California, and having its principal place of business at the City and County of San Francisco, State of California.

### Certifies

that said title as appears from said records, is vested in

BENJAMIN F. MASON.

FREE OF INCUMBRANCE.

EXCEPT:-

Second installment of State and County Taxes for the year 1916-17 which is \$150.41. (Covers also other property.)

NOTE 1:- No examination made as to Town of San Leandro Taxes or Street Assessments.

NOTE 2:- In Liber 1878 of Deeds, at page 146, appears a deed from Junior Monarch Hay Press Co., a corporation, to Charles L. Miller, dated January 14, 1910, the description in which overlaps the North Western 1.57 feet of the premises under search, but no record title

"BETTER BE SAFE THAN SORRY--YOU ARE SAFE WITH US"







to said overlapping portion was ever vested in the grantor in said deed.

DESCRIPTION.

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

Beginning at a point on the South Western line of East 14th Street (formerly called County Road from Oakland to San Leandro), as the same originally existed, at the Northerly corner of a certain 5 acre tract conveyed by William P. Toler and wife to George W. Harland, by deed dated November 10, 1856 and recorded in Liber "E" of Deeds, page 797; and running thence North Westerly along said line of East 14th Street three hundred and seventy and  $14/100$  (370.14) feet, more or less, to a point distant thereon South Easterly one hundred and forty-four (144) feet from the intersection thereof with the South Eastern line of Peralta Avenue; thence South Westerly parallel with said line of Peralta Avenue nineteen (19) feet; thence South Easterly parallel with said line of East 14th Street three hundred and seventy and  $4/10$  (370.4) feet, more or less, to the North Western line of that certain 5 acre tract heretofore conveyed to George W. Harland hereinbefore mentioned; thence North Easterly along said last named line nineteen (19) feet to the point of beginning.







This certificate does not include an examination of, nor report on:

1. Municipal taxes and assessments and the effect and operation of municipal laws, ordinances and regulations, proceedings for street, street lighting, sewer, shade tree, sidewalk, park and playground improvements, and for opening, widening and other changes in streets or alleys, if the property described herein lies within the boundaries of any incorporated city, except the Cities of Oakland, Berkeley, Alameda, Piedmont, Albany, or Town of Emeryville.

2. Proceedings and assessments by the County of Alameda, or any city therein, except the Cities of Oakland, Berkeley, Alameda, Piedmont, Albany, or Town of Emeryville, for the improvement of, or sewers in, any street, avenue, lane, alley, court or place forming the exterior boundary of a city.

3. The validity or legality of tax sales, public assessments, attachments, leases, easements, declarations of homestead and money judgments, if any are mentioned in this Certificate.

*NOTE.—The express condition upon which this Certificate of Title is issued is that the liability of this Company for the certification as herein made shall not be binding upon this Company until the fee for this Certificate of Title has been paid, as evidenced by the receipt of the Company hereto attached and made a part of this report.*

In Testimony Whereof, the

### Alameda County Title Company

has caused these presents to be duly signed by its President and its Vice President under its corporate seal, and the

### Title Insurance and Guaranty Company

has caused these presents to be duly signed by its President and by its Assistant Secretary under its corporate seal, this first day of November one thousand nine hundred and sixteen at nine o'clock A. M.

#### Alameda County Title Company

By [Signature] President

By [Signature] Vice President

#### Title Insurance and Guaranty Company

By [Signature] President

By [Signature] Assistant Secretary

Received full payment of the fee for this Certificate.

Alameda County Title Company

By \_\_\_\_\_



The following documents affecting the title to the premises treated of in the foregoing Certf were filed for record this day to-wit:

Deed:- Charles L. Miller and wife to Benjamin F. Mason (Rec. Nov. 28)

Deed:- Benjamin F. Mason and wife to City of San Leandro

Deed:- Julian Charles Toffelmier et al to City of San Leandro

NOTHING INTERVENES

No further examination made for Street Work,  
Oakland, Alameda Co., Cal.

Alameda County Title Co

November 30, 1917.

Bv.

*M. W. Sweeney*