

Official Record 243

RECORDED AT REQUEST OF W. Stuart Smith, Aug. 12, 1931 at 30 min. past 10 o'clock A.M. File No. 6933 YRIS COVARRUBIAS, County Recorder Compared by: L.E. STROTHER By [Signature] Deputy Recorder

GUADALUPE GROVE NO. 100, UNITED ANCIENT ORDER OF DRUIDS TO COUNTY OF SANTA BARBARA

Correction made by S. V. Campodonico, June 24, 1931

THIS INDENTURE, made this 24th day of June, 1931, by and between Guadalupe Grove No. 100, United Ancient Order of Druids, an unincorporated benevolent association, by ... its trustees, Charles L. Campodonico, George McBane, and P. J. Antognazzini, who constitute the Executive Board of said Grove, the parties of the first part, and the County of Santa Barbara, a body corporate and politic, the party of the second part,

WITNESSETH: That the said parties of the first part, in consideration of the sum of Ten Dollars, lawful money of the United States of America, to them paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said party of the second part, and to its successors and assigns, all that certain lot, piece or parcel of land, situate in the County of Santa Barbara, State of California, and particularly described as follows, to wit:

That portion of Block 3 of the Town of Guadalupe, in the County of Santa Barbara, State of California, according to the map thereof filed in the office of the County Recorder of said County, March 8, 1880, described as follows:

Beginning at the southeasterly corner of said block 3, and running thence northerly along the westerly line of Guadalupe Street, fifty (50) feet to the point of beginning; thence at a right angle westerly 130 feet; thence at a right angle northerly 100 feet to a point; thence at a right angle easterly 130 feet to the westerly line of Guadalupe Street; thence at a right angle southerly along said westerly line of Guadalupe Street, 100 feet to the point of beginning.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, its successors and assigns forever, subject, however, to the additional covenants and conditions herein contained, viz:

- 1. That the party of the second part shall build upon said lot within four (4) years FROM THE DATE OF THIS DEED.
2. That said building shall cost not less than Fifteen Thousand Dollars (\$15,000.00).
3. That said building shall be a memorial building for American Veterans, and suitable portions thereof may be used as meeting places by American Veterans, without cost, it being understood that the party of the second part may make any other reasonable use of said building.
4. If any of said conditions 1, 2 or 3 are broken, the said real property may be re-purchased by the grantor, its successors or assigns, at the price or sum of Twenty-two Hundred Dollars (\$2200.00).

IN WITNESS WHEREOF, the parties of the first part, Guadalupe Grove No. 100, United Ancient Order of Druids, by its Trustees, constituting its Executive Board, thereunto duly authorized by resolution of said Executive Board, has caused its name to be hereunto

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Deed O.K. Percy C. Heckendorf.

RECORDED AT REQUEST OF County Clerk, Aug. 12, 1931 at 32 min. past 10 o'clock A.M.
File No. 6935
YRIS COVARRUBIAS, County Recorder
Compared by: E. STROTHER
E. COGNAZZINI
By Yris Covarrubias Deputy Recorder

MARY W. DELEREE, ET CON., FIRST PARTIES
TO
CORPORATION OF AMERICA, SECOND PARTY
AND
BANK OF AMERICA NATIONAL TRUST AND SAVINGS
ASSOCIATION, THIRD PARTY

For RECONVEYANCE of the same see
Book 397 of Official Records, Page 133
YRIS COVARRUBIAS
By Yris Covarrubias Deputy Recorder

THIS DEED OF TRUST, made August 6, A.D. 1931.

BETWEEN Mary W. Deleree and Charles A. Delereo, her husband, as trustor, and Corporation of America, a corporation duly organized and existing under and by virtue of the laws of the State of California, as trustee, and Bank of America National Trust and Savings Association, a corporation organized and existing under and by virtue of the laws of the United States of America, as beneficiary. (It is distinctly understood that the word "trustor" and the word "his" referring to the trustor, as herein used, are intended to and do include the masculine, feminine and neuter genders and the singular and plural numbers.)

WITNESSETH: That said trustor hereby grants, conveys and confirms unto said trustee in trust with power of sale the following described real property situated in the City of Santa Barbara, County of Santa Barbara, State of California, to wit:

That portion of Lots One (1) and Two (2) in Block "B" of Fairbanks Subdivision of Pierces Addition in Oak Park, in the City of Santa Barbara, County of Santa Barbara, according to the map of said subdivision recorded July 26th, 1905 in Book 3, at page 76 of Maps and Surveys, in the office of the County Recorder of said County, bounded as follows:

Beginning at the most easterly corner of said block; running thence southwesterly along the street line of Fourth Street 100 feet; thence at right angles northwesterly 75 feet; thence at right angles northeasterly 100 feet; thence at right angles southeasterly 75 feet to the point of beginning.

TOGETHER with the appurtenances thereto and the rents, issues and profits thereof, and warranting the title to said premises.

TO HAVE AND TO HOLD the same unto said trustee, and its successors, upon the trusts hereinafter expressed, namely:

FIRST: As security for the payment of Three Thousand and no/100 Dollars, in United States gold coin of the present standard of weight, fineness and value, with interest thereon in like gold coin according to the terms of the promissory note or notes for said sum executed and delivered by the trustor to the beneficiary.

SECOND: As security for the payment of such additional amounts as may be hereafter loaned by the beneficiary, or its successor, to the trustor, or any of them, or any successor in interest of the trustor, with interest thereon, and for the payment of any other indebtedness or obligation of the trustor, or any of them, and for all present or future demands of any kind or nature, which the beneficiary, or its successor, may have against the

Recording requested by
and to be returned to:
GENERAL SERVICES
PROPERTY MANAGEMENT DIVISION
ATTN: R. Carlentine

74-092834 :
: Rec Fee .00
: Total .00
Recorded :
Official Records :
County of :
Santa Barbara :
Kenneth A Pettit :
Recorder :
8:36am 28-Dec-94 : COSB MM 3

No fee pursuant to

Project: Annexation of Guadalupe
Veteran's Memorial
Building

Government Code §6103

Folio: WA 2964
APN: 115-051-07
Agent: RC

No Tax Due

GRANT DEED

The COUNTY OF SANTA BARBARA, Grantor, a political subdivision of the State of California, does hereby grant to the City of Guadalupe, Grantee, all that certain real property in the County of Santa Barbara, State of California, as described in Exhibit "A" attached hereto and by reference made a part hereof.

This conveyance is subject to the use conditions in the Agreement Between The County Of Santa Barbara And The City Of Guadalupe For The Exchange Of Property Tax Revenues, The Conveyance Of Real Property, And The Transfer Of Responsibility For Services Of The Guadalupe Lighting District executed on July 26, 1994, as follows: (1) City of Guadalupe shall take said property AS IS in all respects, including, but not limited to the rights of any and all third parties, and shall assume all obligations of County therein; and (2) City of Guadalupe shall use the building primarily for veterans' activities and incidentally for nonveterans' activities, that City shall provide space in the building for County library services for the benefit of local residents without charge and if ever City, or any successor in interest, shall discontinue such uses, then City shall, at County's option, forfeit to County all right, title and interest in this property.

COUNTY OF SANTA BARBARA

ATTEST:
ZANDRA CHOLMONDELEY
CLERK OF THE BOARD

Thomi Schwartz
Chair, Board of Supervisors

By *Elizabeth Martinez*

DATE: 11-22-94

**LEGAL DESCRIPTION
GUADALUPE VETERAN'S BUILDING
APN: 115-051-07**

That portion of Block 3 of the town of Guadalupe, as the same is delineated on the Map entitled "Map of the town of Guadalupe and subdivisions 143 and 145 of the Rancho Guadalupe in the County of Santa Barbara, State of California, compiled by G.H. Thompson, C.E. & Surveyor, September 1875" filed March 8, 1880 in the Office of the County Recorder of said County, described as follows:

Parcel 1.

Commencing at the southeasterly corner of said Block 3; thence northerly fifty (50) feet along the westerly line of Guadalupe Street to the southeasterly corner of lot 2 of said Block 3 Being the true POINT OF BEGINNING;

Thence, westerly one hundred and thirty (130) feet along the southwesterly line of said lot as described in Book 243, Page 469 of Official Records filed in the Office of the County Recorders of said County to the southwesterly corner of said lot;

Thence, northeasterly one hundred (100) feet along said northwesterly line of said lot to the most northerly corner of lot 3 of said Block 3, as shown on said map of the town of Guadalupe;

Thence, southeasterly one hundred and thirty (130) feet along the northeasterly line of said lot 3 to the westerly line of Guadalupe Street;

Thence, southwesterly one hundred (100) feet along said northwesterly line of Guadalupe Street, to the POINT OF BEGINNING.

Parcel 2.

Lot 1, Block 3, of the Town of Guadalupe as per Deed recorded October 7, 1949 in Book 877, Page 304 of Official Records filed in the Office of the County Recorders of said County.

EXHIBIT A

ACKNOWLEDGEMENT

State of California)

County of Santa Barbara)

On November 22, 1994 before me, Elizabeth Martinez,

personally appeared Naomi Schwartz, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal this 28th day of November, 1994.

ZANDRA CHOLMONDELEY
CLERK OF THE BOARD

By Elizabeth Martinez

CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: SS.

THIS IS TO CERTIFY that the interest in real property conveyed by the GRANT DEED dated July 26, 1994, from the County of Santa Barbara, a political subdivision of the State of California, to the City of Guadalupe is hereby accepted by order to the City Counsel of the City of Guadalupe on August 22, 1994, and the City of Guadalupe as grantee consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal
this 20th day of December, 1994.

By: Nancy C. Ittoldge
City Clerk