

GRANT DEED

642-212
We, W. R. Shay and Elizabeth Shay, husband and wife, and W. C. Shay and Cora Shay, husband and wife, for and in consideration of the sum of \$150.00, the receipt of which is hereby acknowledged, do hereby GRANT unto Big Bear Land and Water Company, a corporation, all that certain real property situate in the County of San Bernardino, State of California, particularly described as follows, to-wit:

Lot 19, Block 190 of Tract 2409, as per plat of said tract of record in the office of the County Recorder of said County; in Book 34 of Maps, at Page 71.

Saving, excepting and reserving therefrom all riparian and other rights in or to the waters of Van Duesen Creek, and all water and water rights appurtenant to said real property;

SUBJECT to the following conditions, liens, encumbrances, easements, reservations and restrictions, to-wit:

1. All taxes and assessments assessed or levied against said real property subsequent to the 14th day of March, 1928, and the second installment of taxes for the fiscal year 1927-28;
2. All liens or encumbrances created by, or imposed by reason of the default of said grantee, its agents, servants, employees, assignees or vendees in the performance of any of the terms, covenants or conditions set forth in that certain agreement bearing date March 14th, 1928, wherein said grantors are first parties and said grantee is second party;
3. That said real property shall not nor shall any portion thereof, ever be leased, mortgaged, hypothecated, granted or conveyed to or used or occupied by any person not a member of the Caucasian race, nor to any Greek or Mexican;
4. That said real property shall not nor shall any portion thereof, ever be used as a place for the maintenance or feeding of any livestock, except not to exceed two horses and one cow; nor shall any livery stable or place where horses or other beasts of burden are kept for hire, nor any feeding yard, or other place where livestock are collected for any purpose or period whatsoever, be constructed or maintained upon said real property, or any portion thereof;
5. All easements and rights of way of record, as well as all roads and highways whether or not the same appear of record, including all rights of way belonging to or in possession of the Bear Valley Utilities Company for poles, wires or power lines, and all rights of way owned by or in the possession of the Baldwin Lake Mutual Water Company for the construction or maintenance of pipe lines;

6. That the conditions, reservations and restrictions set forth in subdivisions 3 and 4 hereof shall be and constitute covenants running with the real property hereinbefore described, and shall inure to the benefit of the remaining parcels of land in said Tract No. 2409, and the respective owners thereof; and that a breach of any of the provisions of said subdivisions 3 and 4 may be enjoined by any person now owning or hereafter acquiring any land in said tract, and upon such breach, all of the right, title and interest in and to said real property hereby conveyed shall revert to and vest in said grantors, their successors or assigns; provided that none of the provisions of said subdivisions 3 and 4 shall continue or be in force after the expiration of fifty years from the 1st day of July, 1930.

WITNESS our hands this 11th day of July, 1930.

W. R. Shay

Elizabeth Shay

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6. That the conditions, reservations and restrictions set forth in subdivisions 3 and 4 hereof shall be and constitute covenants running with the real property hereinbefore described, and shall inure to the benefit of the remaining parcels of land in said Tract No. 2409, and the respective owners thereof; and that a breach of any of the provisions of said subdivisions 3 and 4 may be enjoined by any person now owning or hereafter acquiring any land in said tract, and upon such breach, all of the right, title and interest in and to said real property hereby conveyed shall revert to and vest in said grantors, their successors or assigns; provided that none of the provisions of said subdivisions 3 and 4 shall continue or be in force after the expiration of fifty years from the 1st day of July, 1930.

WITNESS our hands this 11th day of July, 1930.

W. R. Shay

Elizabeth Shay

W. C. Shay

Cora Shay

BY W.R.Shay, Their Attorney in Fact.

STATE OF CALIFORNIA }
COUNTY OF SAN BERNARDINO } SS.

On this 11th day of July, in the year one thousand nine hundred and thirty, before me, Fred A. Wilson, a Notary Public in and for the County of San Bernardino, residing therein, duly commissioned and sworn, personally appeared W. R. Shay, known to me to be the person whose name is subscribed to the within instrument, and he duly acknowledged to me that he executed the same.

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

(NOTARIAL SEAL)

Fred A. Wilson

Notary Public in and for the County of
San Bernardino, State of California.

STATE OF CALIFORNIA }
COUNTY OF SAN BERNARDINO } SS.

On this 11th day of July, A.D., 1930, before me, Fred A. Wilson, a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared W. R. Shay, known to me to be the person whose name is subscribed to the within Instrument, as the Attorney-in-Fact of W. C. Shay, Cora Shay and Elizabeth Shay, and acknowledged to me that he subscribed the name of W. C. Shay, Cora Shay and Elizabeth Shay thereto as principal and his own name as Attorney-in-Fact.

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

(NOTARIAL SEAL)

Fred A. Wilson

Notary Public in and for said County and State.

No. 7 "Endorsed" Recorded at Request of Security Title Ins. & Guarantee Co., Jul. 16, 1930 at 9 A. M. in Book 642, Page 26, Official Records, San Bernardino County, Calif., Fulton G. Fersaud, County Recorder, By Eva Bemis, Deputy. Fee \$1.60.

Compared

G. Rowsey

G. Carris

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