

By this instrument dated March 23, 1949, for a valuable consideration

RICHARD F. INGRAM, an unmarried man

hereby GRANTS to

KENNETH H. DURHAM and MELBOURNE F. DURHAM, husband and wife, as joint tenants

The following described Real Property in the State of California, County of VENTURA

Lot 8 of Ingram's Rancho Simi, Subdivision #2, as per map recorded in Book 14 Page 96 of Miscellaneous Records (Maps) in the office of the County Recorder of said County.

RESERVING a six foot easement over the South line of said land for water system and public utility purposes.

EXCEPTING one-tenth part of the total (gross) oil, gas or other kindred substances or other minerals extracted from said premises, as reserved in the Deed dated January 18, 1929, from Ventura Land and Water Company, a corporation, to Isaac D. Budd, a married man, recorded February 7, 1929.

EXCEPTING ALSO an undivided one-half interest in and to a nine-tenths part of the total (gross) oil, gas or other kindred substances or other minerals in, upon or underlying said real property, or hereafter extracted therefrom, as reserved in the deed from Pacific States Savings and Loan Company, recorded January 19, 1948 in Book 817 Page 188, Official Records.

EXCEPTING AND RESERVING ALSO all water and water rights upon or underlying said land whether now being developed and pumped or hereafter developed or extracted, together with all irrigation and domestic water supply, pipes, conduits and easements therefor, in, under and upon said land, as conveyed to the Simi Mutual Water Company by deed recorded April 13, 1948 as Document No. 6421.

SUBJECT TO:

1. All taxes for the fiscal year 1949-1950, a lien not yet payable.
2. Covenants, conditions, restrictions, reservations, easements, rights, and rights of way of record.
3. A 20-foot set back line along the North line of said land, as shown on the map of said tract.

This deed is given by the Grantor and is hereby accepted by the Grantee subject to all of the provisions, conditions, restrictions and covenants and under the same terms as contained in the deed from Richard F. Ingram, an unmarried man, recorded in Ventura County, State of California, in Book 821 Page 146, Official Records, and said provisions, conditions, restrictions and covenants are hereby imposed the same as if contained herein.

Richard F. Ingram
Richard F. Ingram

STATE OF CALIFORNIA
COUNTY OF

LOS ANGELES

ss.

On March 23, 1949 before me,
the undersigned, a Notary Public in and for said County and
State, personally appeared

Richard F. Ingram

known to me to be the person whose name is
subscribed to the within instrument, and acknowledged to me
that he executed the same.

WITNESS my hand and Official Seal,

Chesley J. Hoffman
Notary Public in and for said County and State.

SPACE BELOW FOR RECORDERS USE ONLY

5405

RECORDED AT REQUEST OF
Grand Title Ins Co.
AT 5 MIN. PAST 9 A. M.

MAR 31 1949

Book 865 Official Records p. 536
VENTURA COUNTY, CALIFORNIA
John A. Tracy RECORDER
FEES \$ 1.90 FOLIO 6

AFTER RECORDING MAIL TO

Mr. and Mrs. Kenneth H. Durham

R. F. D.

Simi, California

This is a true certified copy of the original record if it bears the seal, imprinted in purple ink, of the County Clerk and Recorder.

Mark A. Lunn

MARK A. LUNN
County Clerk and Recorder
Ventura County, California

JUL 29 2016

