

By this instrument dated February 9, 1949, for a valuable consideration

DIONICIO MORALES and MARIA LUISA MORALES,  
husband and wife,

hereby GRANTS to

MAX MANSDORF, a single man,

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

SUBJECT TO: 1: Second half General and Special County and City taxes for 1948-49.  
2: Covenants, conditions, restrictions, reservations, easements, rights and rights of way of record, if any.

**PARCEL "A":**

Part of Tract "U", in the County of Ventura, State of California, as the same is designated and delineated upon that certain map entitled "Map of a part of Tract "L" of Rancho Simi, Ventura County, California recorded in Book 5 of Miscellaneous Records (Maps) at Page 5, Records of Ventura County and more particular described as follows:  
Beginning at the Northeast corner of Lot 19 of Tract No. 1 according to the map of M. L. Wicks' Subdivision of part of Tract "U", etc., in Rancho Simi, recorded in Book 5 of Miscellaneous Records (Maps) at page 37, Records of Ventura County, and running thence,  
1st: - North 89°58' East 127.20 feet along the North line of said Tract "U" to the Northwest corner of the parcel of land conveyed by Wicks Realty Syndicate to Moorpark Water, Light and Power Company, by deed dated July 31, 1912 and recorded in Book 136 of Deeds at page 38, Records of Ventura County; thence, along the West line of said land.  
2nd: - South 733.33 feet to a point; thence,  
3rd: - South 89°58' West 127.20 feet to a point in the East line of said Tract 1 as delineated in said Book 5 of Miscellaneous Records (Maps) at Page 37, Records of said County; thence along said East line,  
4th: - North 733.33 feet to the place of beginning.

**PARCEL "B"**

Lots 10 to 19 inclusive, Tract No. 1, according to the Map of M. L. Wicks' Subdivision of part of Tract "U", etc., in Rancho Simi, Ventura County, California, recorded in Book 5 of Miscellaneous Records (Maps) at Page 37, Records of Ventura County.  
Also Lots 18 to 34 inclusive, of Tract No. 2, according to the map last above described.  
Also all of Lots 16 and 17 of said Tract No. 2, EXCEPTING therefrom:

- (a) That part thereof conveyed by Rosalie E. Wicks, a widow, to Frank T. Cass and Estelle A. Cass, by deed dated November 6, 1925, and recorded in Book 86 of Official Records at Page 433, Records of Ventura County, described as follows:  
Beginning at a pipe 3/4" in diameter, set on the line between Lots 16 and 13 of Tract No. 2 M. L. Wicks Subdivision, from which a 3"x3" white stake set at the corner common to Lots 13 and 14 of the above mentioned subdivision, bears West 16.18 feet distant; thence from said point of beginning,  
1st: - North 303.7 feet to a pipe 3/4" in diameter; thence,  
2nd: - East 150 feet to a 2"x2" white stake; thence,  
3rd: - South 303.7 feet to a 2"x2" white stake on the South line of Lot 16, thence following the South line of Lot 16,  
4th: - West 150.00 feet to the point of beginning.

- (b) That certain portion of Lot 16 bounded and particularly described as follows:  
Beginning at a point in the South line of said Lot 16 at a point 16.18 feet Easterly from the Northwest corner of Lot 13; thence North 303.70 feet to a point; thence Westerly 282.61 feet to a point in the original center line of Walnut Canyon Road; thence South 31°43' West 12.70 feet along the said Center line of said Walnut Canyon Road to a point; thence South 10°43' West 298.60 feet along said center line of Walnut Canyon Road to a point; thence Easterly along the South line of said Lot 16, 344.68 feet to the point of beginning.

ALSO EXCEPTING the following described parcels of land as conveyed to Ventura County by deed recorded in Book 285 of Official Records at Page 252, for reservoir for the storage of water;

A part of lots 1, 17 and 18 of Tract No. 2 of the Wicks Subdivision as said lots are designated and delineated upon that certain map entitled "M. L. Wicks Subdivision of part of Tract "H" and Addition to Moorpark in the Rancho Simi", and recorded in the office of the County Recorder of Ventura County in Book 5 of Miscellaneous Records (Maps) at page 37; said real property being more particularly described as Parcel (1) and (2) as follows:

PARCEL (1)

A strip or parcel of land 16.00 feet wide lying 8100 feet on each side of the following described center line:

Beginning at a point on the Northwestern line of that certain road designated on the above map as "Valley Road" from which point the Southeastern corner of Lot 1 of Parcel 2 of said Wicks Subdivision bears South 33° 52' West 225.21 feet and running thence,

- 1st: - North 31° 20' West 187.78 feet to a point; thence,
- 2nd: - North 2° 01' East 69.28 feet to a point; thence,
- 3rd: - North 21° 05' East 78.74 feet to a point; thence,
- 4th: - North 4° 29' East 89.54 feet to a point; thence,
- 5th: - North 18° 56' East 145.28 feet to the terminus.

PARCEL (2)

Beginning at the terminus of the center line of Parcel (1) hereinabove described and running thence,

- 1st: - West 40.83 feet to a point; thence,
- 2nd: - North 110.00 feet to a point; thence,
- 3rd: - East 105.00 feet to a point; thence,
- 4th: - South 110.00 feet to a point; thence,
- 5th: - West 64.17 feet to the point of beginning.

STATE OF CALIFORNIA  
COUNTY OF  
Los Angeles

ss.

*Dionicio Morales*  
*Maria Luisa Morales*

On February, 10, 1949 before me,  
the undersigned, a Notary Public in and for said County and  
State, personally appeared DIONICIO MORALES and  
MARIA LUISA MORALES,

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

WITNESS my hand and Official Seal,

*Raouel H. Lapina*  
Notary Public in and for Said County and State.

My Commission Expires Sept. 22, 1950

AFTER RECORDING MAIL TO

Max Mansdorf,

153 1/2 Hyperion Ave.,

Los Angeles 27, Calif.

SPACE BELOW FOR RECORDERS USE ONLY

5403

RECORDED AT REQUEST OF  
*Paul S. S. Co.*  
AT 5 MIN. PAST 9 A. M.

MAR 31 1949

Book 865 Official Records p. 530  
VENTURA COUNTY, CALIFORNIA  
*John H. L. R.* RECORDER  
FEES \$ 2.40 FOLIO 11