

8063

RECORDED AT REQUEST OF
TITLE INSURANCE & TRUST CO.
AT 8:00 A.M.
OFFICIAL RECORDS VENTURA COUNTY

FEB 10 1964

BOOK 2477 PAGE 468

Robert L. Thomas RECORDER

FEE \$3.60 3

BOOK 2477 PAGE 468

Affix \$ 995⁵⁰ I.R.S.QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged HALL, MARQUARDT & CO., a partnership composed of Ernest Marquardt and Beulah Walls as surviving partners, does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to OAKHURST DEVELOPMENT COMPANY, INC., a corporation, the following described real property in the County of Ventura, State of California:

Lots 1, 2, 3 and 4, and the southwest quarter of the northeast quarter of Section 20; Lots 1, 2, 3, 4 and 5 and East half of the northwest quarter, southwest quarter of the northeast quarter, the northeast quarter of the southwest quarter of Section 21; Lot 4 of Section 27 and Lot 1 of Section 28 all in Township 1 South, Range 20 West, San Bernardino meridian, in the county of Ventura, state of California, according to the official plat of said land filed in the District Land Office on April 10, 1900.

EXCEPTING any portion thereof lying below the mean high tide line.

ALSO EXCEPTING therefrom and reserving to Hall, Marquardt & Co., a partnership composed of Ernest Marquardt and Beulah Walls as surviving partners, its successors and assigns, an undivided one-half interest in and to all oil, gas and minerals lying below a plane of 500 feet from the surface of the above described real property, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from the above described property or any other land, including the right to whipstock or directionally drill and mine from lands other than the above described real property, without,

however, the right to drill, mine, explore and operate through the surface or the upper 500 feet of the subsurface of the above described real property.

SUBJECT TO:

1. Taxes for the fiscal year 1963-1964.
2. Any adverse claim to any portion of said land which has been created by artificial means or has accreted to such portion so created.
3. A right of way for State Highway, together with the right to extend excavation and embankment slopes, wingwall and culvert ends beyond the limits of said highway, as granted and agreed upon by K. A. Miller and Vetrice W. Miller, in those certain deeds and agreements executed by said K. A. Miller and Vetrice W. Miller in favor of the State of California, dated July 2, 1926 and July 7, 1928 and recorded in book 117 page 347 and in book 212 page 423 of Official Records, respectively; also as recorded August 23, 1928 in book 216 page 200 of Official Records.
4. An easement over a portion of said land for pole lines and incidental purposes, as granted to Southern California Edison Company in deed recorded July 3, 1953 as Document No. 15664 in book 1143 page 9 of Official Records.
5. An action commenced August 13, 1963, entitled County of Ventura vs. Hall, Marquardt & Co., a partnership, to condemn a portion of said land therein designated as Tract 1 for road purposes, Case No. 47683 S.C. Notice of the pendency of said action was recorded August 13, 1963 in book 2373 page 475 as Document No. 46962, of Official Records.
6. That certain lease dated June 1, 1963 between Hall, Marquardt & Co., a partnership, as Lessor, and Dolly Schoen and Mary Ducasse, as Lessee.

7. That certain letter rental agreement dated March 11, 1959 between Hall, Marquardt & Co. and Pierre Domercq.

DATED: February 5th, 1964.

HALL, MARQUARDT & CO.,
a partnership

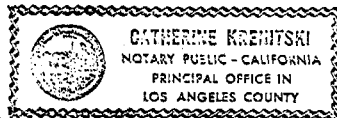
By Ernest Marquardt
Ernest Marquardt

By Beulah Walls
Beulah Walls
Surviving Partners

STATE OF CALIFORNIA)
) SS:
COUNTY OF LOS ANGELES)

On February 5, 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ERNEST MARQUARDT and BEULAH WALLS, known to me to be the surviving partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.



Catherine Krehntski
Notary Public in and for
said County and State.

END OF RECORDED DOCUMENT