

SPACE ABOVE THIS LINE FOR RECORDERS USE

## SHORT FORM DEED OF TRUST AND ASSIGNMENT OF BENEFIT

Incorporating by reference certain provisions of a deed of trust recorded in Ventura County.  
A copy of said provisions is set forth on the reverse hereof.

111866-bj

This Deed of Trust, Made this 1st day of November, 1954, between

CAMARILLO VALLEY NURSERY, a partnership

, herein called TRUSTOR,

whose address is P. O. Box 499, Camarillo, California  
(Number and Street) (City)

(Zone) (State)

TITLE INSURANCE AND TRUST COMPANY, a California corporation, herein called TRUSTEE, and  
MAX MANSDORF and SADIE MANSDORF, husband and wife,  
as joint tenants,

, herein called BENEFICIARY,

Witnesseth: That Trustor, IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF  
SALE, that property in Ventura County, California, described as:

PARCEL 1:

All of lots 13 through 19, inclusive, and those portions of lots 10, 11 and 12, all in Tract No. 1 of M. L. Wicks Subdivision, and those portions of lots 18, 21, 22, 23, 25, 28, 29, 32, 33 and 34, all in Tract No. 2 of said M. L. Wicks Subdivision, in the county of Ventura, state of California, according to the map thereof recorded in the office of the county recorder of said county in book 5 page 37 of Maps; and that portion of lot "U" of Tract L of Rancho Simi, in said county and state, according to the map thereof recorded in the office of the county recorder of said county in book 5 page 5 of Maps, described as a whole as follows:

XXXXXXXXX Beginning at the northeast corner of said lot 19; thence along the northerly line of said lots 19, 33 and 34,

- 1st: - South 89° 58' West 693.18 feet to a 1½-inch galvanized pipe; thence,
- 2nd: - South 25° 20' 30" East 239.05 feet to a 1½-inch galvanized pipe; thence,
- 3rd: - South 7° 08' 30" East 563.24 feet to a 1½-inch galvanized pipe; thence,
- 4th: - South 85° 12' West 134.83 feet to a 1½-inch galvanized pipe; thence,
- 5th: - South 9° 18' East 306.45 feet to a 1½-inch galvanized pipe; thence,
- 6th: - South 1° 02' 30" West 219.36 feet to a 1½-inch galvanized pipe; thence,
- 7th: - South 36° 46' East 237.02 feet to a 1½-inch galvanized pipe; thence, C.B.
- 8th: - South 26° 45' 30" East 140.86 feet to a 1½-inch galvanized pipe; thence, J.P.
- 9th: - South 3° 05' 30" East 101.30 feet to a 1½-inch galvanized pipe; thence, P.F.
- 10th: - South 5° 35' West 86.11 feet to a 1½-inch galvanized pipe; thence,
- 11th: - South 46° 44' 30" West 60.57 feet to an iron pipe; thence,
- 12th: - South 71° 59' 30" East 229.66 feet to an iron pipe; thence,
- 13th: - South 34° 50' West 431.45 feet to an iron pipe; thence,
- 14th: - South 65° 01' 30" West 134.10 feet to an iron pipe set at the intersection of the southerly line of said lot 10 with the northeasterly line of Valley Road, as described in the deed to Ventura County recorded in book 393 page 257 of Official Records; thence along said southerly line,
- 15th: - East 505.42 feet to a 4" x 4" redwood post set at the southeast corner of said lot 10; thence along the easterly line of said lots 10 and 11,
- 16th: - North 400.00 feet to a 4" x 4" redwood post set in the southerly line of said lot 12 at the northeast corner of said lot 11; thence along said last mentioned southerly line,
- 17th: - East 35.00 feet to a redwood post with a 1-inch pipe in the center, set at the southeast corner of said lot 12; thence along the easterly line of said lot 12,
- 18th: - North 600.00 feet to a 1½-inch galvanized pipe set in the southerly line of said lot 13; thence along said last mentioned southerly line,

19th: - North 89° 48' 30" East 65.00 feet to a 1½-inch galvanized pipe set at the southeast corner of said lot 13; thence along the easterly line of said lots 13, 14 and 15,

20th: - North 0° 01' West 603.66 feet to a 1½-inch galvanized pipe set at the southwesterly corner of the land conveyed to Max Mansdorf, a single man, by deed recorded March 31, 1949 as Document No. 5403 in book 865 page 530 of Official Records; thence along the southerly line of said last mentioned land,

21st: - North 89° 58' East 127.70 feet to a 1½-inch iron pipe set at the southeasterly corner of said land of Max Mansdorf; thence along the easterly line of said last mentioned land,

22nd: - North 0° 06' 30" West 733.33 feet to a 2-inch iron pipe set in the northerly line of said Lot "U" at the northeasterly corner of said land of Max Mansdorf; thence along said last mentioned northerly line,

23rd: - South 89° 58' West 127.70 feet to the point of beginning.

PARCEL 2:

A non-exclusive easement for road purposes over a strip of land 20.00 feet in width lying southerly and northwesterly of, parallel with, and adjoining the 12th, 13th and 14th courses as hereinbefore described in Parcel 1, and extending from the westerly terminus of said 12th course to the southeasterly line of Valley Road, as described in the deed to Ventura County recorded in book 393 page 257 of Official Records.

EXCEPTING THEREFROM any portion of said land lying within said Valley Road.

PARCEL 3:

An undivided one-half interest in and to that certain well site described as follows:

Beginning at a point in the northerly line of said lot 3½, distant along the northerly line of said lots 19, 33 and 3½, South 89° 58' West 693.18 feet from the northeasterly corner of said lot 19; thence along the northerly line of said lots 33 and 3½,

1st: - North 89° 58' East 75.00 feet; thence at right angles,

2nd: - South 0° 02' East 50.00 feet; thence parallel with said northerly line,

3rd: - South 89° 58' West 51.36 feet to the second course recited as "South 25° 20' 30" East 249.05 feet", in the hereinbefore described Parcel 1; thence along said second course,

4th: - North 25° 20' 30" West 55.31 feet to the point of beginning.

## THIS IS A PURCHASE MONEY DEED OF TRUST

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph 10 of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

## For the Purpose of Securing:

1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith in the principal sum of \$14,000.00 executed by Trustor in favor of Beneficiary or order.

## To Protect the Security of This Deed of Trust, Trustor Agrees:

by the execution and delivery of this Deed of Trust and the note secured hereby, that provisions 1 to 14, inclusive, of the Deed of Trust recorded on June 22, 1950, in book 939, page 300 of Official Records, in the office of the county recorder of Ventura County, California, shall be and they are hereby incorporated herein and made an integral part hereof for all purposes as fully as though set forth herein at length; that he will observe and perform said provisions; that the note and other obligations therein referred to shall be deemed to mean the obligations secured by this Deed of Trust; that the property therein referred to shall be deemed to mean the property affected by this Deed of Trust; that the terms "Trustor," "Beneficiary" and "Trustee" as used therein shall be deemed to mean the Trustor, Beneficiary and Trustee, respectively, under this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

Signature of Trustor CANARILLO VALLEY NURSERY, a partnership

Ramon Corraliza

By Joseph Fisher Jr.  
By Clyde Bradley

By

STATE OF CALIFORNIA  
COUNTY OF

SS.

Ventura

On March 11, 1955  
before me, the undersigned, a Notary Public in  
and for said County and State, personally appeared  
Ramon Corraliza

known to me to be one of the partners of the  
partnership that executed the within instrument, and ac-  
knowledge to me that such partnership executed the same.

WITNESS my hand and official seal.

(Seal)

My Commission Expires August 16, 1958

SPACE BELOW FOR RECORDER'S USE ONLY  
Index as Trust Deed and Assignment of Rent.

9352

RECORDED AT REQUEST OF  
TITLE INSURANCE & TRUST CO.  
AT 8:00 A. M.

OFFICIAL RECORDER VENTURA COUNTY

MAR 16 1955

BOOK 1273 PAGE 351

John A. Fisher RECORDER  
FEES \$ 370 FOLIO 20

STATE OF CALIFORNIA,

County of Ventura

SS.

ON THIS 16th day of December, A. D., 1954, before me,

a Notary Public in and for said County and State, personally appeared

Joseph Fisher Jr. and Clyde Bradley, known to me,

Two to be one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

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

John A. Fisher

Notary Public in and for said County and State.

