

LOS ANGELES

On August 25, 1954
 before me, the undersigned, a Notary Public in
 and for said County and State, personally appeared
Joseph M. Gross
 and Florence Gross, his wife

known to me to be the person(s) whose names are
 subscribed to the within instrument and acknowledged that
 they executed the same.

WITNESS my hand and official seal.

(Seal)

John S. Locke
 Notary Public in and for said County and State.

26267

RECORDED AT REQUEST OF
 TITLE INSURANCE & TRUST CO.
 AT 8:00 A. M.
 OFFICIAL RECORDS VENTURA COUNTY
 AUG 27 1954

BOOK 1224 PAGE 556
John S. Locke RECORDER
 FEES \$7.00 FOLIO 7

RECORDED AND COMPARED, JOHN S. LOCKE, RECORDER. BY *Virginia C. Rose* DEPUTY

SPACE ABOVE THIS LINE



26268

Grant Deed

Escrow No. 109038-ms

Affix I. R. S. \$ 8.80

308 1-52

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MAX MANSDORF, and SADIE MANSDORF, husband and wife,

hereby GRANT(S) to

MARVIN R. PAIGE and HILMA S. PAIGE, husband and wife as joint tenants,

the following described real property in the state of California, county of Ventura:

Those portions of Lots 16 and 19, Tract No. 2, M. I. Wicks Sub-division, 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, described as a whole as follows:

PARCEL 1:

Beginning at the intersection of the easterly line of the land conveyed to Ralph W. Hollis and wife by deed recorded November 9, 1948 as Document No. 10405 in book 878 page 213 of Official Records, with the center line of that certain easement, 60 feet wide, locally known as and called "Wicks Road", as conveyed to Ventura County by deed recorded October 7, 1949 as Document No. 17027 in book 894 page 399 of Official Records, from which the southeasterly corner of said land of Ralph W. Hollis bears South 0° 00' 40" West 68.10 feet; thence along the center line of said Wicks Road by the following two courses:

1st: - Northeasterly, along a curve concave northerly, having a radius of 634.97 feet and a radial bearing of said curve from said intersection bears North 11° 42' West, through an angle of 13° 34' an arc distance of 150.32 feet to the end of said curve; thence tangent to said curve,

2nd: - North 64° 44' East 408.68 feet; thence,

3rd: - North 2° 19' 50" West 170.44 feet, at 32.58 feet a 1/2" iron pipe set in the northerly line of said Wicks Road, at 170.44 feet a 1/2" iron pipe; thence,

4th: - North 14° 19' 50" West 327.60 feet to a 3/4" iron pipe; thence,

5th: - South 75° 28' 20" West 183.51 feet; thence,

6th: - South 66° 36' 20" West 295.82 feet to a 3/4" iron pipe; thence,

7th: - South 34° 17' 30" West 375.87 feet to a 3/4" iron pipe set in the northerly line of the land described as Parcel "C" in the deed to Rosalie E. Wicks, a widow, recorded December 1, 1928 in book 228 page 363 of Official Records; thence along the northerly line of said land of Rosalie E. Wicks to and along the northerly line of said land of Ralph W. Hollis,

8th: - South 89° 59' 20" East 237.14 feet to the northeasterly corner of said last mentioned land; thence along the easterly line of said land of Ralph W. Hollis,

9th: - South 0° 00' 40" West 235.60 feet, at 204.26 feet a 3/4" iron pipe set in the northerly line of said Wicks Road, at 235.60 feet the point of beginning.

RESERVING THEREFROM a non-exclusive easement, for road purposes, over a strip of land 20 feet in width lying parallel with, westerly of and adjoining courses 3rd & 4th, as hereinbefore described.

PARCEL 2:

A non-exclusive easement, for road purposes, over a strip of land 20 feet in width lying parallel with, easterly of and adjoining courses 3rd and 4th of Parcel 1 as hereinbefore described.

SUBJECT TO:

1. General and special county taxes for the fiscal year 1954-55, a lien not yet payable.
2. Covenants, conditions, restrictions, easements and rights of way of record.

Dated: June 2, 1954

Max Mansdorf
Sadie Mansdorf

STATE OF CALIFORNIA,

County of Ventura,

On this 9th day of August, A.D. 1954, before me,

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

Sadie Mansdorf

, known to me,

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

Notary Public in and for said County and State

ACKNOWLEDGEMENT - GENERAL - WOLOFF'S FORM 283

My Commission Expires Sept. 3, 1955

STATE OF CALIFORNIA
COUNTY OF

VENTURA,

On June 8th 1954
before me, the undersigned, a Notary Public in
and for said County and State, personally appeared
Max Mansdorf

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

WITNESS my hand and official seal.

(Seal)

My Commission Expires Sept. 8, 1955

WHEN RECORDED MAIL TO

BOOK 1224 PAGE 557

28268

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

OFFICIAL RECORDS VENTURA COUNTY

AUG 27 1954

BOOK 1224 PAGE 557

RECORDED
FEE \$7.30 PLUS 9

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

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.

Order No. 109038

This Deed of Trust, Made this 3rd day of June, 1954, between

MARVIN R. PAIGE and HILMA S. PAIGE, husband and wife,

whose address is Rt. #1, Box 25 Moorpark California
(Number and Street) (City) (Zone) (State)

TITLE INSURANCE AND TRUST COMPANY, a California corporation, herein called TRUSTEE, and
MAX MANSDORF, a married man,

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

Those portions of Lots 16 and 19, Tract No. 2, 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, des-
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feet and a radial bearing of said curve from said intersection bears North 11° 42'
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5th: - South 75° 28' 20" West 183.51 feet; thence,

6th: - South 66° 36' 20" West 295.82 feet to a 3/4" iron pipe; thence,

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

