



T. Co. 1952

BOOK 40501 PAGE 303

Corporation Grant Deed



PALOS VERDES CORPORATION, a corporation organized under the laws of the State of Delaware, with its principal place of business in the County of Los Angeles, State of California, in consideration of ten dollars and other consideration the receipt of which is hereby acknowledged, does hereby

Grant to

MARY CHAPMAN BEHLOW, a married woman, as her separate property,

the real property in the County of Los Angeles, State of California, described as

PARCEL NO. 1:

Lot No. 1, in Tract No. 14649, as per map recorded in Book 345, at pages 23 to 26, inclusive, of Maps, in the office of the County Recorder of said County.

PARCEL NO. 2:

Easements for road or street purposes over the roads and streets indicated on said map of said Tract No. 14649, excepting therefrom that portion thereof lying within the above-described Parcel No. 1.

RESERVING from said Parcel No. 1 easements on, over, under, across and along each parcel or strip of land embraced within said Parcel No. 1 which are described in the Declaration of Easements executed by Palos Verdes Corporation and recorded on May 10, 1949, in Book 30051, at Page 385, of Official Records in the office of the County Recorder of Los Angeles County, California, and each of said easements is reserved for the purposes and uses designated for such easement in said Declaration of Easements, and with all rights in connection with each of said easements as set out in said Declaration of Easements.

SUBJECT TO:

- (1) Taxes and assessments.
- (2) All declarations, conditions, restrictions, reservations, rights, rights-of-way and easements of record.

PROVIDED THAT:

This conveyance is made and accepted and said Parcel No. 1 is hereby granted upon and subject to those certain express provisions, restrictions, reservations and covenants, charges, easements and liens contained in that certain Declaration No. One of Protective Restrictions dated April 29, 1949, executed by said Palos Verdes Corporation and recorded on May 2, 1949, in Book 29980, at Page 159, of Official Records in the office of said County Recorder, as such declaration is modified by Modification of Protective Restrictions recorded on May 25, 1949, in Book 30174, at Page 59 of Official Records in the office of said County Recorder, and also upon and subject to those certain express provisions, restrictions, covenants, conditions and reservations contained in that certain Declaration No. One-A of Protective Restrictions dated October 30, 1950, executed by Palos Verdes Corporation and recorded November 15, 1950, in Book 34817, at Page 254, of Official Records in the office of said County Recorder; which said Declaration No. One, as modified, and said Declaration No. One-A by this reference thereto are hereby incorporated herein and made a part hereof for all purposes as fully as though set forth at length. By the terms of said Declaration No. One, as modified, building sites, lots and parcels in the aforesaid Tract are restricted as

to the uses to which they may be put and to the character of improvements which may be placed or constructed thereon, and the requirement, among others, that the plans and specifications of any structure or improvement thereon be first approved by an Architectural Committee, and by the terms of said Declaration No. One-A certain lots and parcels included within said Tract (being Lots 1 to 5, both inclusive, of said Tract No. 14649) have additional restrictions imposed thereon pertaining to the use to which the property covered by said Declaration No. One-A may be put and as to the character and type of structures, improvements and landscaping thereon and the location thereof. Said restrictions contained in said Declaration No. One, as modified, constitute a mutual plan for the development of said Tract and may be enforced by, among others, any building site, lot or parcel owner as provided in said declaration and said Declaration No. One-A constitutes a mutual plan for the development of the property covered thereby and may be enforced by, among others, any building site, lot or parcel owner of property covered by said declaration as provided therein. Provided that neither Subsection (m) of Section 1 of Article III (covering race restrictions) or Subsection (b) of Section 2 of Article VII of said Declaration No. 1 is incorporated by reference herein or made a part of this deed, but this conveyance is made subject thereto.

BUILDING SITE:

The above-described Parcel No. 1 shall constitute one building site.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Assistant Secretary thereunto duly authorized, this 24th day of November, 1952

PALOS VERDES CORPORATION

By Frank A. Vanderlip, Jr. PresidentBy John H. Robertson Assistant Secretary

State of California, }
County of Los Angeles } ss

On this 11th day of December, A. D., 1952, before me, the undersigned, a Notary Public in and for said County, personally appeared FRANK A. VANDERLIP, JR., known to me to be the President, and JOHN H. ROBERTSON, known to me to be the Assistant Secretary of the Palos Verdes Corporation, the corporation that executed the within and foregoing instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledge to me that such corporation executed the same.

Witness my hand and official seal.

G. M. Stretch
G. M. STRETCH, Notary Public in and for Said County and State
My Commission Expires April 16, 1955

48

DOCUMENT No. _____
RECORDED AT REQUEST OF
TITLE INSURANCE & TRUST CO.

DEC 26 1952 AT 8 A. M.
BOOK 10601 PAGE 303
IN OFFICIAL RECORDS
County of Los Angeles, California

Fee \$ 2.50
NAME B. BEATTY, County Recorder
By [Signature] Deputy

Recorded and compared: NAME B. BEATTY, County Recorder, By L. Knight Deputy