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9 Attorneys for CENTRAL DELTA WATER AGENCY
10 and SOUTH DELTA WATER AGENCY

11
12 **BEFORE THE CALIFORNIA**
13 **STATE WATER RESOURCES CONTROL BOARD**

14
15 In the Matter of Draft Cease and Desist
Order No. 2009-00XX-DWR Against
16 MARK and VALLA DUNKEL

17) **DECLARATION OF DANTE JOHN**
18) **NOMELLINI, SR., IN SUPPORT OF**
19) **MOTION TO RE-OPEN DUNKEL CDO**
20) **HEARING**

21 I, Dante John Nomellini, Sr. declare under penalty of perjury as follows:

22 1. I am an attorney licensed by the State of California. My Bar Membership Number
23 is 40992 and my status is active. I have a Bachelor of Science in Civil Engineering and other
24 qualifications relevant to these proceedings as per the Statement of Qualifications attached hereto
25 as Exhibit Dunkel DJN 1.

26 2. The testimony of Stephen R. Wee (Exhibit MSS 1) submitted on behalf of the
27 Modesto Irrigation District, State Water Contractors and San Luis Delta-Mendota Water
28 Authority provides at page 3, lines 5-8 that as a result of the December 14, 1909, Deed from
E.W.S. Woods to Jessie L. Wilhoit and Mary L. Douglass (Exhibit MSS 1H) the Dunkel parcel
lost contiguity with Middle River and further that the deed contains no language that preserved

1 riparian rights.

2 3. Mr. Wee's testimony misrepresents the content of the subject deed. Attached hereto
3 as Exhibit Dunkel DJN 2 is a true and correct copy of the December 14, 1909 deed from E.W.S.
4 Woods and Alice M. Woods (his wife) to Jessie L. Wilhoit and Mary L. Douglass. I ordered this
5 copy directly from the San Joaquin County Recorder's Office and it appears to be the same as
6 Mr. Wee's Exhibit MSS 1H. The deed was recorded December 14, 1909, in Book A of Deeds,
7 Vol. 182, page 400. The description on page 400 of the deed runs along the center of a main
8 irrigation canal to the "right bank of Middle River; thence meandering the right bank of said
9 Middle River up stream to the center of the cross levee." Since the parcel runs along the bank of
10 Middle River, there is clearly no separation or disconnect from the river.

11 4. The prior deed in the chain of title submitted by Mr. Wee is MSS Exhibit 1F. It is a
12 deed from James Reid Stewart, James Clark Bunten and Sir James King to John N. Woods and
13 E.W.S. Woods. The deed is dated June 8, 1891, and recorded June 17, 1891, in Book A, Vol. 74,
14 page 289. Both John N. Woods and E.W.S. Woods have ownership interests in the property. In
15 concluding that the December 14, 1909, Deed (Exhibit MSS 1H) caused a break in the contiguity
16 of the Dunkel parcel with Middle River Mr. Wee has ignored the fact that only a partial
17 undivided interest in the parcel was conveyed and that the interest of John N. Woods remained
18 with no creation of any new parcel. Such a transfer does not constitute a basis for severance of a
19 riparian right.

20 5. The next document in the chain of title listed by Mr. Wee in Exhibit MSS 1B is the
21 Decree of Distribution for the Estate of John N. Woods. Mr. Wee did not include a copy and
22 there is no reference in his testimony to said Decree of Distribution. A true and correct copy of
23 the Decree of Distribution for the Estate of John N. Woods is attached hereto as Exhibit Dunkel
24 DJN 3. The Decree is dated December 28, 1909, and recorded December 28, 1909, in Book D,
25 Vol. 181, p. 131. The Decree reflects that John N. Woods died on December 4, 1906, that his
26 legatees were Jessie Lee Wilhoit and Mary L. Douglass, that there was a partnership between the
27 Decedent John N. Woods and E.W.S. Woods named "Woods Bros.", that E.W.S. Woods has
28 settled the affairs of the partnership and "That said E.W.S. Woods has made such grants and

1 conveyances of his interest in certain portions of said copartnership property of Woods Bros., and
2 said petitioners, Jessie Lee Wilhoit and Mary L. Douglass as residuary legatees under the last will
3 and testament of said John N. Woods, deceased, have made to said E.W.S. Woods such grants
4 and conveyances that the residue of the estate of said John N. Woods deceased, consists of the
5 properties hereinafter particularly described.”

6 The parcel erroneously claimed by Mr. Wee as having lost contiguity to Middle River by
7 way of the December 14, 1909, Deed (Exhibit MSS 1H) is the same parcel described in Real
8 Property Schedule D of the Decree of Distribution as part of the remaining residue of the Estate
9 of John N. Woods passing to Jessie Lee Wilhoit and Mary L. Douglass in equal shares. Mr. Wee
10 has chosen to overlook the following: First, until the Decree was entered transferring the interest
11 of decedent John N. Woods there was no transfer of a separate parcel which could have caused a
12 loss of contiguity. Second, since the Decree effectuated the partitioning of the property jointly
13 owned by John N. Woods and E.W.S. Woods, there could be no basis for severance of riparian
14 rights absent a specific determination of such in the Decree confirming such partition of which
15 there is none. Third, the description of the parcel conveyed like that in the December 14, 1909,
16 Deed (Exhibit MSS 1H and Exhibit Dunkel DJN 2) runs along the center of a main irrigation
17 canal to the “right bank of Middle River; thence meandering the right bank of said Middle River
18 upstream, to the center of the cross levee,” and thus there is no physical separation from Middle
19 River.

20 6. As to Mr. Wee's statement that the December 14, 1909, Deed contains no language
21 that preserved riparian rights, Mr. Wee treats the language “Together with all and singular the
22 tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and
23 the reversions, remainder and remainders, rents, issues and profits hereof. . . .” as not including
24 riparian rights. The intent of the Grantors is obvious that all of their interest including riparian
25 water rights was being conveyed.

26 7. The subsequent acts give further confirmation that there was no intent to withhold
27 or sever the riparian rights by way of the December 14, 1909, deed or otherwise. Woods
28 Irrigation Co. was formed on December 17, 1909, three days after the Deed from E.W.S. and

1 Alice Woods of their partial interest to Jessie L. Wilhoit and Mary L. Douglass and eleven days
2 prior to the Decree of Distribution conveying the decedent, John N. Woods' interest to Jessie L.
3 Wilhoit and Mary L. Douglass. (See attached Exhibit Dunkel DJN 4 printout from Secretary of
4 State.)

5 8. The September 29, 1911, Agreement (Exhibit MSS 1K) between Jessie Lee Wilhoit
6 and Mary L. Douglass as parties of the first part and Woods Irrigation Co. confirms the intent to
7 have Woods Irrigation Co. operate and maintain the irrigation system and drainage system
8 serving their property.

9 9. The September 29, 1911, contract to furnish water between the Woods Irrigation
10 Co. and Jessie Lee Wilhoit and Mary L. Douglass (Exhibit MSS 1L) gives further confirmation
11 that there was no intent to sever the riparian rights.

12 10. John Newton Woods and E.W.S. Woods (Ezekiel Williamson Smith Woods aka
13 "Smithy") were brothers. Exhibit Dunkel DJN 5 includes biographical sketches for both John
14 Newton Woods and E.W.S. Woods excerpted from the History of San Joaquin County by George
15 H. Tinkham, pages 344 through 351. When John N. Woods died on December 4, 1906, it was
16 clear that his interests in real property held with his brother would in major part go to his
17 daughters, Jessie Lee Wilhoit and Mary L. Douglass. The obvious need for the Woods Irrigation
18 Co. was to operate and maintain the irrigation and drainage systems which would jointly serve
19 the retained properties of E.W.S. Woods and the inherited properties of Wilhoit and Douglass
20 who wanted to subdivide and sell their inherited properties with irrigation and drainage.

21 11. Attached hereto as Exhibit Dunkel DJN 6 are copies of the documents in the Dunkel
22 chain of title which were not submitted by Mr. Wee. There is no indication of any reservation or
23 exception of the riparian rights.

24 12. Exhibit Dunkel DJN 7 is a map entitled Map of Woods Bros. Lands and
25 Reclamation District 524. The map is apparently undated, but a timeframe for it can be
26 determined. In the upper right hand portion there are two parcels with the owner listed as Est.
27 J.D. Peters. Exhibit Dunkel DJN 8 includes two San Joaquin County Assessor maps dated 1908
28 and 1911. The maps for 1909 and 1910 are missing from the San Joaquin County Historical

1 Museum where these were obtained. The 1908 Assessor map lists J.D. Peters as the owner of
2 these same two parcels, but the 1911 map lists Genevieve G.P. Six" as the owner.

3 A search of the San Joaquin County Court and Recorder Office records indicates that
4 "Joseph D. Peters" died on May 14, 1907. Exhibit Dunkel DJN 9 is a copy of the Death
5 Certificate. The filings for his probate indicate that Joseph D. Peters owned the parcel of land
6 indicated on the 1908 Assessors Map as being owned by "J.D. Peters". The Decree of
7 Distribution for the Estate of Joseph D. Peters is dated November 23, 1908, and therein,
8 Genevieve G.P. Six has this same parcel distributed to her. Exhibit Dunkel DJN 10 is a copy of
9 such Decree of Distribution.

10 The Exhibit Dunkel DJN 7 appears to date from May 14, 1907, to November 23, 1908.

11 The map shows features from Middle River out over and through the lands previously
12 owned jointly by E.W.S. Woods and J. N. Woods. These features show an extensive system,
13 including the use of old sloughs with numerous references to a "gate." These features are
14 obviously the system being used by the Woods Bros. to irrigate and drain their properties prior to
15 November 1908.

16 Exhibit Dunkel DJN 11 is a map entitled San Joaquin Delta produced by Henderson and
17 Billwiller Civil and Hydraulic Engineers, dated July 1914. This map shows an extensive system
18 of canals covering (among other places) the area included in the Woods Bros. Lands Map.

19 13. Exhibit Dunkel DJN 12 is a blow up of one portion of the Henderson Billwiller map
20 which includes the area around the Woods Irrigation Co. ("WIC") diversion site as well as the
21 subject Dunkel property. [For reference, the diversion site is near the intersection of Howard
22 Road and Middle River.] From the blow up it is apparent that a significant slough or channel
23 runs from Middle River at the WIC diversions, in an easterly direction, then in a northeasterly
24 direction for approximately 1.5 to 2 miles. The Dunkel property abuts this slough or channel.
25 Along this slough or channel there are at least three points at which canals or ditches intersect.
26 There is one bridge crossing the slough or channel (hereinafter "slough"), as well as one which
27 crosses one of the canals or ditches running from the slough or channel. The existence of the
28 bridges confirms that these features are "open" at the top and are substantial.

EXHIBIT DUNKEL DJN1

**STATEMENT OF QUALIFICATIONS
OF
DANTE JOHN NOMELLINI, SR.**

Attorney with State Bar of California License Number 40992 with active status.
Admitted in 1967. Born November 22, 1942, and raised in Stockton, California.

EDUCATION:

Bachelor of Science in Civil Engineering from Santa Clara University - 1964
Juris Doctorate from University of California at Berkeley, Boalt Hall - 1967
Site Development Specialist - U.S. Air Force Reserve - 1967-1973

RELEVANT WORK EXPERIENCE

Farming in the Sacramento-San Joaquin Delta - 1950-2005

General Farm Laborer
Irrigator
Equipment Operator
Farmer
Principal in farming entities

**Reclamation of Sacramento-San Joaquin Delta Lands Including Levees, Ditches,
Canals and Drainage Pumping Facilities, Irrigation Ditches, Canals, Siphons,
Floodgates/Sluiceways, Irrigation and Drainage Practices.**

Levee patrol and floodfighting - 1950-Present
Levee surveys and profiles - 1957-1967
Secretary for numerous reclamation districts - 1969-Present
Counsel for numerous reclamation districts - 1969-Present
Manager and Co-Counsel for Central Delta Water Agency - 1973-Present
Participation in reclamation of Delta Swamp and Overflowed Land - 1958-1979
Restoration of Reclamation District works after flooding - 1968-Present
Multiple tasks in general construction - 1950-Present

OTHER

Recreated on Delta lands and waters since a child.

EXHIBIT DUNKEL DJN 2

and the said party of the second part and to his heirs and assigns forever.

In Witness Whereof the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of
K. H. Orr.

Jessie Lee Wilhoit (SEAL)
George E. Wilhoit (SEAL)
Mary L. Douglass (SEAL)
Macdonald Douglass (SEAL)

State of California,
County of San Joaquin.

On this 14th day of December in the year of our Lord nineteen hundred and nine before me, Lizzie Doan a Notary Public in and for said County and State, residing therein, duly commissioned and qualified, personally appeared Jessie Lee Wilhoit, George E. Wilhoit her husband Mary L. Douglass and Macdonald Douglass her husband personally known to me to be the persons described in and whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

In Witness Whereof I have hereunto set my hand and affixed my official seal at my office in the County of San Joaquin, State of California in the day and year in this certificate first above written.

(SEAL)

Lizzie Doan,

Notary Public in and for said San Joaquin County, State of California.

Recorded at the request of R.R. Wilhoit & Sons, Dec. 14, 1909 at 21 minutes past 2 o'clock, P.M.

Woods, E. W. S. & Alice
to
Wilhoit, Jessie L.
Douglass, Mary L.

COMPARED

THIS INSTRUMENT, made the 14th day of ~~December~~ one thousand nine hundred and nine between E. W. S. Woods and Alice M. Woods (his wife) of the City of Stockton, County of San Joaquin, State of California, parties of the first part and Jessie Lee Wilhoit and Mary L. Douglass of the City of Stockton, County of San Joaquin, State of California the parties of the second part,

WITNESSETH: That the said parties of the first part for and in consideration of the sum of Ten Dollars Gold coin of the United States of America and other valuable and sufficient considerations to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, all of the right, title interest and estate of the said parties of the first part of, in and to the certain lots, pieces and parcels of land situate lying and being in the County of San Joaquin, State of California and bounded and more particularly described as follows, to-wit:

Beginning at the common corner of sections eighteen (18) and nineteen (19) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian, and sections thirteen (13) and twenty four (24) Township One (1) North Range five (5) East, Mount Diablo Base and Meridian, and running thence due west along the section line 2396 feet to the center of a main irrigation canal; thence along the center line of said canal the following courses and distances, to-wit: South 0° 45' East 2631- 8/10 feet; thence south 30° 55' West 615 feet to the half section line north and south through section twenty four (24) Township One (1) North Range Five (5) East, Mount Diablo Base and Meridian; thence south 9014.3 feet along the half section line north and south through sections twenty four (24) twenty five (25) and thirty six (36); thence south 13° 41' East 78-2/10 feet; thence south 26° 11' East 61-1/10 feet; thence south 48° 15' East 1232-2/10 feet; thence south 32° 20' East 143-9/10 feet; thence south 6° 49' East 426-3/10 feet; thence south 13° 59' West 4661-8/10 feet; thence south 43° 59' West 600-4/10 feet to the right bank of Middle River; thence meandering the right bank of said Middle River up stream to the center of the cross levee, between the Middle and Upper Division of Robert's Island; thence along the center line of said cross levee in a southeasterly and easterly direction to the southwest corner of a certain 20-110/1000 acre tract of land as conveyed by R. E. Williamson and Helen Williamson, by said Williamson, by said date April 23rd 1899 and recorded in Book "A" of Deeds,

Vol. 95 page 575, San Joaquin County Records; thence northerly along the west line of said tract to the center of section six (6) Township One (1) South, Range six (6) East, Mount Diablo Base and meridian; thence east along the half section line through said section six (6) to the southwest corner of that certain 202.07 acre tract of land heretofore conveyed by John N. Woods widower and E.W.S. Woods and Alice M. Woods his wife, to Constance M. Dixon a widow by deed dated November 14th 1900 and recorded in Book "A" of Deeds, Vol. 102 page 433 San Joaquin County Records thence northerly along the west line of said tract of land to the northwest corner thereof (said northwest corner of said tract being on the north line of the south half of the southeast quarter of section thirty one (31) Township One (1) North, Range six (6) East, Mount Diablo Base and Meridian); thence west to the southwest corner of that certain tract of land heretofore conveyed by John N. Woods a widower E.W.S. Woods and Alice M. Woods his wife, to M. D. Eaton and W.D. Buckley by deed dated December 13th 1902 and recorded in Book "A" of deeds, Vol. 120 page 263, San Joaquin County Records; thence north along the west line of said tract of land to the north west corner thereof; thence east along the north line of said tract of land to the section line between sections twenty nine (29) and thirty (30) township One (1) North Range six (6) East Mount Diablo Base and Meridian; thence north on said section line to the common corner of sections nineteen (19) Twenty (20) Twenty nine (29) and thirty (30) Township One (1) North Range six (6) East Mount Diablo Base and Meridian thence east along the section line between sections twenty (20) and twenty nine (29) township One (1) North Range six (6) East, Mount Diablo Base and Meridian, 1980' thence north 2540 feet to the half section line east and west through said section twenty (20) thence west along the half section line through sections nineteen (19) and twenty (20) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian, to the southeast corner of the west half of the northeast quarter of said section ~~xx~~ nineteen (19) township and range aforesaid; thence north to the section line east and west between sections eighteen (18) and nineteen (19) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian; thence west along said section line to the point of beginning, and being portion of sections nineteen (19) twenty (20) Thirty (30) and thirty one (31) in Township One (1) North Range six (6) East Mount Diablo Base and Meridian, and Sections twenty four (24) Twenty five (25) and thirty six (36) Township One (1) North Range five (5) East, Mount Diablo Base and Meridian, and section One (1) Township One (1) South, Range Five (5) East and Sections Six (6) and Seven (7) Township One (1) South Range six (6) East, Mount Diablo Base and Meridian as delineated upon that certain map entitled "Map of Woods Wilhoit and Douglass' Lands on Middle Division of Roberts Island in the County of San Joaquin, State of California" filed in the office of the County Recorder of the County of San Joaquin, State of California, November 4th 1909 at 3:15 o'clock, P.M.

Also commencing at the point of intersection of the east line of the west one half of section eighteen (18) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian, with the center line of the right of way of the Atchinson Topeka and Santa Fe Railway Company as located by that certain deed dated May 21, 1898 and recorded in Book "A" of Deeds Vol. 96 page 340 et seq. San Joaquin County Records made and executed by John N. Woods and E.W.S. Woods to The San Francisco and San Joaquin Valley Railway Company and running thence west along the center line of the right of way of said railway to the corner of the levee known as the "High Ridge Levee"; thence northeasterly along the meanderings of the center line of said levee to the southwest corner of that certain 17.26 acre tract of land as conveyed by Jas. Reid Stewart Jas. Clark Bunton and Jas. King to Joseph and Louis Hunsel by deed dated April 13th 1889 and recorded in Book "A" of Deeds, Vol. 66 page 389, San Joaquin County Records; thence east along the southeast line of said tract of land to the southeast corner thereof; thence northerly along the east line of said tract of land to the left bank of Burn's Cutt off; thence meandering the left bank of Burn's Cutt Off up stream to the east line of the northwest one quarter of the northwest one quarter of the northwest one quarter of section eighteen (18) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian; thence south 7.30 chains to the center of the west

the corner of the northwest one quarter of said section eighteen (18); thence east 10 chains; thence south 10 chains; thence east 10 chains; thence south 10 chains; thence east 10 chains to the east line of the west half of said section eighteen (18); thence south to the point of beginning, and being portions of sections twelve (12) and thirteen (13) Township One (1) North Range Five (5) East Mount Diablo Base and Meridian, and a portion of section eighteen (18) Township One (1) North Range six (6) East Mount Diablo Base and Meridian, as delineated upon the map entitled "Map of Woods, Wilhoit & Douglass" Lands on Middle Division of Robert's Island in the County of San Joaquin, State of California" filed in the office of the County Recorder of the County of San Joaquin, State of California, November 4th, 1909 at 3:15 o'clock, P.M.

Also that certain perpetual right of way for the purpose of digging excavating constructing repairing and using either as a canal or a flume or pipes or a canal flume and pipes for the purpose of conducting and carrying water from Burn's Cutt Off over that certain piece or parcel of land and the levee thereon described as follows, to-wit: The fractional North east quarter of the northwest quarter of the northwest quarter of section eighteen (18) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian, containing 7.35 acres, to the lands of John N. Woods and E.W.S. Woods as conveyed by James A. Burnett and Lillie D. Burnett, his wife, to John N. Woods and E.W.S. Woods by Deed dated November 18th 1897, and recorded in Book "A" of Deeds, Vol. 58 page 359 et seq., San Joaquin County Records.

Also all that portion of Swamp and Overflowed Land Survey No. 1192 lying north of the center line of the right of way of the Atchinson Tepeka & Santa Fe Railway Company, as located by that certain deed dated May 21, 1898 and recorded in Book "A" of Deeds, Vol. 96 page 337 et seq., San Joaquin County Records, made and executed by John N. Woods and E. W. S. Woods to The San Francisco and San Joaquin Valley Railway Company. Said Swamp and Overflowed Land Survey No. 1192 being particularly described as follows, to-wit:

Beginning at the corner of sections sixteen (16) Seventeen (17) Twenty (20) and twenty One (21) Township One (1) North Range six (6) East Mount Diablo Base and Meridian, run west 40 chains, thence north 61.88 chains to left bank of San Joaquin River; thence meander the same up stream North 84 3/4° East 8 chains; South 84-3/4° East 7 chains; South 62-3/4° East 5 chains South 47 3/4° East 5 chains; south 28°00' East 12 chains; south 54° 00' East 3 chains; south 65 3/4° East 9 chains; south 65 1/2° East 6 chains; South 58 1/2° East 4 chains; south 29°00' East 8 chains; south 19 3/4° East 8 chains; south 13°00' East 7 chains; south 6 3/4° West 2 chains; south 9°00' East 9 chains; south 67 1/2° East 2.50 chains; thence west 20.20 chains to the place of beginning, containing 280.80 acres, as delineated upon that certain map entitled "Map of Woods Wilhoit & Douglass Lands on Middle Division of Roberts Island in the County of San Joaquin, State of California" filed in the office of the County Recorder of the County of San Joaquin, State of California, November 4th, 1909 at 3:15 o'clock, P. M.

Also all the right, title, interest and estate of the said parties of the first part of, in and to those certain lots ^{and} parcels of land in the City of Stockton, County of San Joaquin, State of California, and more particularly described as follows, to-wit:

All of Lots numbered two (2) Four (4) and six (6) and all of Lot numbered fourteen (14) lying south of Miner Channel; all in Block seventy four (74) East of Center Street, in said City of Stockton, according to the official map or plat of said City of Stockton, according to the official map or plat of said City on file in the office of the County Recorder of the County of San Joaquin, State of California;

Also all the right, title, claim and interest of Mary Henderson of, in and to all that portion of Lot Fourteen (14) in Block Seventy four (74) East of Center Street, in the City of Stockton, which lies in the North of Miner's Channel, as adopted by the City Council February 3, 1879, all in accordance with deed by Mary Henderson to J. N. and E.W.S. Woods of record in Book "A" Volume 58 of Deeds, page 358 San Joaquin County Records;

and all the regular the tenements, hereditaments and appurtenances therunto and the reversions and reversals, remainder and remainders,

rents,iss ues and profits thereof.

To have and to hold all and singular the said promises, together with the appurtenances unto the said parties of the second part and to their heirs and assigns forever.

In Witness Whereof the said parties of the first part have herunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of M.H.Orr E. .S.Woods (SEAL)
Alice M. Woods (SEAL)
State of California

County of San Joaquin. 55

On this 14th day of December in the year of our Lord nineteen hundred and nine before me Lizzie Dean a Notary Public in and for said County and State residing therein duly commissioned and qualified, personally appeared E.W.S.Woods and Alice M. Woods his wife, personally known to me to be the persons described in and whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

In Witness Whereof I have herunto set my hand, and affixed my official seal at my office in the County of San Joaquin, State of California, the day and year in this certificate first above written.

(SEAL)

Lizzie Dean,

Notary Public in and for said *San Joaquin County*, State of California.

Recorded ~~at the request of R.E.Wilheit & Sons, dec. 14, 1909 at 23 min. past 2 P.M.~~

Pacific Improvement Co.

Deed No. 10097.

to Banta H.A. and E.A.

COMPARED

THIS INSTRUMENT made the sixth (6th) day of December in the year of our Lord nineteen hundred and nine (1909) between the Pacific Improvement Company, a corporation under the laws of the State of California, party of the first part and H. A. Banta and E.A.Banta of the County of San Joaquin and State of California, parties of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars to it paid, the receipt whereof is hereby acknowledged doth by those presents grant and convey unto the said parties of the second part all of that real property situated in the Town of Tracy, County of San Joaquin, State of California, known and described on the official map of said town filed in the office of the County Recorder June 29th 1892 as lots numbers One (1) Two (2) and three (3) in Block number sixty five (65).

And the said party of the first part covenants to warrant and defend the said premises against all persons claiming by, through or under said company.

In Witness Whereof the said Pacific Improvement Company has caused these presents to be signed by its President pro tem. and Secretary, duly authorized and empowered thereto by its by-laws and sealed with its corporate seal, the day and year first above written.

(CO RP (SEAL))

Pacific Improvement Company,

E. H. G. Platt President pro tem.

RECORDED AT THE OFFICE OF THE COUNTY RECORDER, SAN JOAQUIN COUNTY, CALIFORNIA, DECEMBER 14, 1909, AT 2:23 P.M.

EXHIBIT DUNKEL DJN 3

County of San Joaquin

I, Eugene D Graham County Clerk and ex-officio Clerk of the Superior Court do hereby certify the foregoing to be a full, true and correct copy of the original Decree of Distribution in the matter of the Estate of John E Furry dec'd on file in my office, and that I have carefully compared the same with the original.

In witness whereof I have hereunto set my hand and affixed the seal of the Superior Court this 27th day of Dec 1909.

Eugene D Graham County Clerk

(S C SEAL)

By F H Johnson Deputy

181/D/131

Recorded at request of E P Foltz Dec 27th 1909, at 9 min past 3 o'clock P M

Woods, John N. Est of

In the Superior Court of the County of San Joaquin,

to

State of California.

Woods, John N. & E.W.S.

In the matter of the estate of John N. Woods, deceased.

Wilhoit, Jesse L.

E. W. S. Woods, Jessie Lee Wilhoit and Mary L. Douglass

Douglass, Mary L.

the duly appointed, qualified and acting executor and executrices

of the last will and testament of John N. Woods, deceased, having heretofore rendered and presented and filed herein their petition, therein praying for a distribution of the residue of the estate of said deceased;

And said petition for distribution having been filed by the Clerk of this Court;

And said petition for distribution being on this day regularly for hearing in open Court and it having been first proven to the satisfaction of this Court that the Clerk of this Court by virtue of the authority in him vested has set the said petition for hearing by this Court on this day and has given notice thereof by causing notices to be posted in at least three public places in the County of San Joaquin, State of California, setting forth the name of the estate, the Executor and Executrices and the time appointed for the hearing of said petition, and that notice of the time and place of hearing said petition has been given for the time and in the manner and in all respects as required by law;

And the Court having proceeded to the hearing of said petition and the proofs produced in support thereof, and it appearing to the satisfaction of this Court that said John N. Woods died testate in the County of San Joaquin, State of California, on the 4th day of December 1906 being at the time of his death a resident of the County of San Joaquin, State of California and leaving estate in the Counties of San Joaquin, Los Angeles, Tulare, Calaveras and Tuolumne, State of California, consisting of real and personal property, and within the jurisdiction of this Court.

That thereafter, such proceedings were had and taken in the said Superior Court of the County of San Joaquin, State of California, that the last will and testament of said deceased was, by an order of said Superior Court admitted to probate on the 7th day of January 1907 and that said petitioners were, in and by said order, duly and regularly appointed the executor and executrices of the last will and testament of said deceased, and that thereafter they, said petitioners, duly qualified as such executors and executrices by taking the oath of office usual in such cases, they being specially exempted from giving bond by the last will and testament of said deceased, and that Letters Testamentary in the matter of said estate were duly and regularly issued to them on the 7th day of January 1907 and that said letters testamentary have been revoked, cancelled, annulled or set aside, and that ever since said last mentioned date

they have been and they are now the duly appointed qualified and acting executor and executrices of the last will and testament of said decedent;

That at the time of the death of said deceased and the admission to probate of the last will and testament of said deceased and the issuance of Letters Testamentary as aforesaid, the name of said Petitioner, Mary L. Douglass was Mary L. Maher and that subsequent thereto she intermarried with Macdonald Douglass, and that ever since and now her name has been and is Mary L. Douglass.

That after the appointment and qualification of Petitioners as such executor and executrices as aforesaid, and after the issuance to them of Letters testamentary as aforesaid, they caused notice to the Creditors of and all persons having claim against the said decedent to be published as required by law and the order of said Court, and that more than ten months have elapsed since the date of the first publication of said notice to creditors, and more than one year has elapsed since the appointment and qualification of said executor and executrices and the admission to probate of the last will and testament of said deceased and the issuance of Letters Testamentary as aforesaid.

That after their appointment and qualification as such executor and executrices they, said petitioners, duly made, returned and filed in this Court within the time required by law, a true and correct inventory and appraisement of all the estate of said deceased which had come to their knowledge or possession.

That the first and final account and report of their administration of said estate filed by said petitioners with said petition for distribution have been by this Court duly settled, allowed and approved.

That all the debts of said estate, and claims against the said estate, and all the expenses of administration of said estate, and all taxes legally levied upon said estate and the property thereof have been fully paid satisfied and discharged and said estate is now in a condition to be closed.

That at the time of the death of said deceased a partnership existed between said decedent and said E.W.S.Woods, and said E.W.S.Woods as surviving partner of said partnership which was conducted and carried on under the name of Woods Bros., has continued in the possession of the partnership property and has settled its business, and said surviving partner has settled the affairs of said partnership without delay and has accounted with himself and said executrices as executor and executrices of the last will and testament of said deceased, and has paid over such balances as have from time to time been payable to them, said petitioners in right of said decedent.

That said E.W.S.Woods has made such grants and conveyances of his interest in certain portions of said copartnership property of Woods Bros., and said petitioners, Jessie Lee Wilhoit and Mary L. Douglass as residuary legatees under the last will and testament of said John N. Woods, deceased, have made to said E.W.S.Woods such grants and conveyances that the residue of the estate of said John N. Woods deceased, consists of the properties hereinafter particularly described.

That the residue of said estate of John N. Woods deceased, now remaining in the hands of and under the control of Petitioners as such Executor and executrices is as follows, to-wit:

Personal Property- Schedule "A".

48 horses, 3 colts, 7 mares, 1 Harrow, 3 sections., 5 mowers., 9 wagons, 1 iron running gear, 1 dump cart. 2 hay racks, 2 Havana Press Drills, 1 feed rack, 2--4 horse Stockton scrapers, 2-- 12 foot hay rakes, 1 bunch rake, 3 French Camp Buck Rakes, 1 Jackson Stoker, 1 Power Drill, 1-- 4 foot Corbin, 1 slip scaper, 2 sets single driving harness, 29 work harnesses (Collars Bridles & halters)., 1 range and cooking utensils, 11 pair stretchers, 1 pair Lead

10 shares of the Capital Stock of San Joaquin Pioneer Hall Association.

2 shares of the Capital Stock of Central Natural Gas Company, a corporation

Personal Property- Schedule "B".

An undivided one half interest of, in and to the hereinafter described personal property:-
1 alfalfa drill, 1 grading plow, 1 Austin Excavator, 1--20 H.P. Gasoline Engine, 1--8 inch Centrifugal Pump.

Grain Warehouse Equipment, including among other things, 3 trucks, 4 scales, 1 cleaner.
Hay Warehouse Equipment, including among other things 3 set Blocks and cables, 3 hay Trucks.
1 ten foot Hay rake, 1 ten foot Corbin, 1 alfalfa rejuvenator, 1 French Camp Buckrake,
1--2 gang plow, 2 cook houses, 2 hay presses (Junior Monarch and Little Giant).
2 Grain Rollers, 1-2 horse Fresno Scraper, 1 double disk, 4 vineyard Gang Plows, Traction Engine and Separator (Best Mfg. Co.) 4 plows.

Also all wagons and personal property situated ^{on} and used in connection with the vineyard property and including certain wagons at Lodi, and all cultivators and vineyard implements, and also including 6 horses, 2 mules 1--2 horse Fresno scraper and 1 Thimble Skin Wagon.

Also the following personal property, to-wit:-

Promissory note of date September 26, 1905 for \$800 payable one day after date with interest at 6 per cent per annum, made by John C. Tyler.

Promissory note of date January 10, 1905 for \$39.58 payable one day after date with interest at 8 per cent per annum made by G. W. Woodson.

Promissory note of date June 5, 1905 payable September 5, 1905 for the sum of \$150 with interest at 7% per annum made by J. L. Martin.

Promissory note of date August 1, 1905, for \$21,250 payable one year after date made by Albert H. Beach and secured by mortgage of lots in Aldine Square Tract in the City and County of Los Angeles, State of California.

Promissory note of date August 1, 1906 for the sum of \$21,250 payable 2 years after date made by Albert H. Beach and secured by mortgage of lots in Aldine Square Tract, in the City and County of Los Angeles, State of California.

And 300 head of Dairy Cows, Stock Cattle and Calves. About 60 hogs.

Promissory note of S.W. Newell to Woods Bros for \$288 made May 19, 1905.

1 set large Fairbanks ^{Hay} Scales ;

All capital Stock of Shady Run Mining Company standing in the name of Woods Bros.

Real Property--Schedule "C".

All that portion of Swamp and Overflowed Land Survey No. 1192 lying South of the center line of the right of way of the Atchafalaya, Tepeka & Santa Fe Railway Company as located by that certain deed dated May 21, 1898 and recorded in Book "A" of Deeds Vol. 96 page 337 et seq., San Joaquin County Records, made and executed by John H. Woods and E.W.S. Woods to The San Francisco and San Joaquin Valley Railway Company. Said Swamp and Overflowed Land Survey No. 1192 being particularly described as follows, to-wit:

Beginning at the corner of section sixteen (16) seventeen (17) twenty (20) and twenty one (21) Township One (1) North Range Six (5) East Mount Diablo Meridian; run West 40 chains, thence north 61.88 chains to left bank of San Joaquin River; thence meander the same up stream North 84 3/4° East 8 chains; South 84 3/4° east 7 chains; south 62 3/4° East 5 chains; South 47 3/4° East 5 chains; south 26° 00' East 12 chains; south 54° 00' East 3 chains; south 65 3/4° east 9 chains; south 62 1/2° East 6 chains; south 58 1/2° East 4 chains; south 29° 00' East 8 chains; south 19 3/4° East 8 chains; south 13° 00' East 7 chains; south 6 3/4° West 8 chains; south 9° 00' East 9 chains; south 67 1/2° East 2.50 chains, thence west 20.20 chains to the place of beginning, containing 280.80 acres, as delineated upon that certain map entitled "Map of Woods, Wilhoit & Douglass" Lands on Middle Division of Robert's Island in the County of San Joaquin, State of California" filed in the office of the County Recorder of the County of San Joaquin, State of California, November 4th, 1909 at 3:15 o'clock, P.M.

All those certain lots, pieces and parcels of land, situate, lying and being in the County of San Joaquin, State of California, and particularly described as follows, to-wit:-

Beginning at the common corner of sections eighteen (18) and nineteen (19) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian, and sections thirteen (13) and twenty four (24) Township One (1) North Range Five (5) East, Mount Diablo Base and Meridian, and running thence due west along the section line 2396 feet to the center of a main irrigation canal; thence along the center line of said canal the following courses and distances, to-wit:- South 0° 48' East 2631-8/10 feet; thence south 30° 55' West 616 feet to the half section line north and south through section twenty four (24) Township One (1) North, Range Five (5) East, Mount Diablo Base and Meridian; thence south 9014.3 feet along the half section line north and south through sections twenty four (24) Twenty five (25) and thirty six (36) thence south 13° 41' East 78-2/10 feet; thence south 20° 11' East 61-3/10 feet; thence south 48° 15' East 1232-2/10 feet; thence south 32° 20' East 143-9/10 feet; thence south 6° 40' East 426-7/10 feet; thence south 13° 59' West 4661-8/10 feet; thence south 43° 59' West 600-4/10 feet to the right bank of Middle River; thence meandering the right bank of said Middle River up stream, to the center of the Cross Levee, between the Middle and Upper Divisions of Robert's Island; thence along the center line of said cross levee in a southeasterly and easterly direction to the southwest corner of a certain 42- 819/1000 acre tract of land, as conveyed by H. E. Williamson and Oroni Williamson his wife, to J. W. Wilkinson, by deed dated April 20th 1899, and recorded in Book "A" of Deeds Vol. 99 page 575 San Joaquin County Records; thence northerly along the west line of said tract to the center of section six (6) Township One (1) South Range six (6) East, Mount Diablo Base and Meridian; thence east along the half section line through said section six (6) to the southwest corner of that certain 202.07 acre tract of land heretofore conveyed by John H. Woods, widower, and E.W.S. Woods and Alice M. Woods his wife, to Constance M. Dixon a widow, by deed dated November 14th 1900 and recorded in Book "A" of Deeds, Vol. 102 page 433 San Joaquin County Records; thence northerly along the west line of said tract of land to the northwest corner thereof (said Northwest corner of said tract being on the north line of the south half of the southeast quarter of section thirty one (31) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian); thence west to the Southwest corner of that certain tract of land heretofore conveyed by John H. Woods a widower E.W.S. Woods and Alice M. Woods his wife, to M.D. Eaton and W. D. Buckley by deed dated December 17th 1902 and recorded in Book "A" of Deeds, Vol. 120 page 263 San Joaquin County Records; thence North along the west line of said tract of land to the northwest corner thereof; thence east along the north line of said tract of land to the section line between sections twenty nine (29) and thirty (30) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian thence north on said section line to the common corner of sections nineteen (19) Twenty (20) Twenty nine (29) and thirty (30) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian; thence East along the section line between sections twenty (20) and twenty nine (29) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian, 1980 feet; thence north 2640 feet to the half section line east and west through said section twenty (20); thence west along the half section line through sections nineteen (19) and twenty (20) Township One (1) North, Range six (6) East, Mount Diablo Base and Meridian to the southeast corner of the west half of the northeast quarter of said section nineteen (19) Township and Range aforesaid; thence north to the section line east and west between sections eighteen (18) and nineteen (19) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian; thence west along said section line to the point of beginning, and being a portion of sections nineteen (19) Twenty (20) Thirty (30) and thirty one (31) in Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian, and sections twenty four (24) Twenty five (25) and thirty six (36) Township One (1) North, Range Five (5) East, Mount Diablo Base and Meridian, and Section One (1) Township One (1) South Range Five (5) East and sections two (2) and seven (7) Township One (1) South Range six (6) East, Mount Diablo Base and Meridian

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Divisions of Robert's Island in the County of San Joaquin, State of California" filed in the office of the County Recorder of the County of San Joaquin, State of California, November 4th 1909 at 3:15 o'clock, P. M.

Also commencing at the point of intersection of the east line of the west one half of section eighteen (18) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian, with the center line of the right of way of the Atchafalaya, Topeka & Santa Fe Railway Company, as located by that certain deed dated May 21, 1898 and recorded in Book "A" of Deeds, Vol. 96 page 340 et seq., San Joaquin County Records, made and executed by John N. Woods and E.W.S. Woods to The San Francisco and San Joaquin Valley Railway Company, and running thence west along the center line of the right of way of said railway to the center of the levee known as the "High Ridge levee"; thence northeasterly along the meanderings of the center line of said levee to the southwest corner of that certain 17.26 acre tract of land as conveyed by Jas. Reid Stewart, Jas. Clark Buntan and Jas. King to Joseph and Louis Hansel, by deed dated April 12th 1889 and recorded in Book "A" of Deeds, Vol. 68 page 389 San Joaquin County Records; thence east along the southerly line of said tract of land to the southeast corner thereof; thence northerly along the east line of said tract of land to the left bank of Burn's Cut Off; thence meandering the left bank of said Burn's Cut Off up Stream to the east line of the northwest one quarter of the Northwest one quarter of the northwest one quarter of section eighteen (18) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian; thence south 7.30 chains to the center of the northwest one quarter of the northwest one quarter of said section eighteen (18) thence east 10 chains; thence south 10 chains; thence east 10 chains; thence south 10 chains; thence east 10 chains to the east line of the west half of said section eighteen (18); thence south to the point of beginning, and being portions of sections twelve (12) and thirteen (13) Township One (1) North Range Five (5) East Mount Diablo Base and Meridian, and a portion of section eighteen (18) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian, as delineated upon the map entitled "Map of Woods, Wilhoit & Douglass' Lands on Middle Division of Robert's Island, in the County of San Joaquin, State of California," filed in the office of the County Recorder of the County of San Joaquin, State of California November 4th, 1909 at 3:15 o'clock, P.M.

Also that certain perpetual right of way for the purpose of ^{excavating} digging, constructing, repairing or a canal, flume and pipes and using either as a canal or a flume or pipes for the purpose of conducting and carrying water from Burn's Cut Off over that certain piece or parcel of land and the levee thereon described as follows, to-wit:- The fractional northeast quarter of the northwest quarter of the northwest quarter of section eighteen (18) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian, containing 7.35 acres to the lands of John N. Woods and E.W.S. Woods as conveyed by James A. Burnett and Lillie D. Burnett, his wife, to John N. Woods and E.W.S. Woods by Deed dated November 18th 1897 and recorded in Book "A" of Deeds, Vol. 58 page 339 et seq. San Joaquin County Records.

Also all that portion of Swamp and Overflowed Land Survey No. 1192 lying north of the center line of the right of way of the Atchafalaya, Topeka & Santa Fe Railway Company, as located by that certain deed dated May 21, 1898 and recorded in Book "A" of Deeds, Vol. 96, page 337 et seq., San Joaquin County Records, made and executed by John N. Woods and E.W.S. Woods to The San Francisco and San Joaquin Valley Railway Company. Said Swamp and Overflowed Land Survey No. 1192 being particularly described as follows, to-wit:-

Beginning at the corner of sections sixteen (16) Seventeen (17) Twenty (20) and twenty one (21) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian, run west 40 chains, thence north 61.68 chains to left bank of San Joaquin River; thence meander the same up stream north 84 3/4° East 8 chains; south 24 3/4° East 7 chains; South 62 3/4° East 5 chains; south 47 3/4° East 5 chains; south 28° 00' East 12 chains; south 54° 00' East 3 chains; south 85 3/4° East 9 chains; south 69° East 6 chains; south 58 1/2° East 4 chains; south 29° 00' East 8 chains; south 19 3/4° East 8 chains; south 13° 00' East 7 chains; south 6 3/4° West 6 chains; south 9° 00' East 9 chains; south 67 1/2° East 2.50 chains; thence west 20.50 chains to the

Witness a Certain Land on Middle Division of Roberts Island in County of San Joaquin, State of California", filed in the office of the County Recorder of the County of San Joaquin, State of California, November 4th 1909 at 3: 15 o'clock, P.M.

Also these certain lots pieces and parcels of land situate, lying and being in the City of Stockton, County of San Joaquin, State of California, particularly described as follows, to-wit:

All of Lots numbered two (2) Four (4) and six (6) and all that part and portion of lot numbered Fourteen (14) lying south of Minor Channel all in Block numbered seventy four (74) East of Center Street in the City of Stockton, according to the official map and survey of said City.

Also all of lots numbered seven (7) nine (9) Eleven (11) and fourteen (14) in block numbered sixty eight (68) East of Center Street in said City of Stockton, according to the official map and survey of said City on file in the office of the County Recorder of the County of San Joaquin State of California.

Also lot numbered eight (8) in Block numbered sixty six (66) East of Center Street in said City of Stockton, according to the official map and survey of said City on file in the office of the County Recorder of the County of San Joaquin, State of California.

Also the north seventy five (75) feet of each of lots numbered one (1) and three (3) in block numbered sixty nine (69) East of Center Street in said City of Stockton, according to the official map and survey of said City on file in the office of the County Recorder of the County of San Joaquin, State of California.

The north half ($\frac{1}{2}$) of each of lots ten (10) and twelve (12) all in Block seventy six (76) East of Center Street, in the said City of Stockton, according to the official map and survey of said City on file in the office of the County Recorder of the County of San Joaquin, State of California.

Also all the right, title interest and claim of Mary Henderson of in and to all that portion of Lot fourteen (14) in Block seventy four (74) East of Center Street in said City of Stockton, County of San Joaquin, State of California, which lies in the north of Minor Channel, as adopted by the City Council February 3, 1879 all in accordance with deed by Mary Henderson to J.H. and M.W.S. Woods, of record in Book "A" Volume 130 page 385 San Joaquin County Records.

Real Property--Schedule "K"

these certain lots, pieces and parcels of land situate, lying and being in the County of San Joaquin, State of California, and particularly described as follows, to-wit:-

An undivided one half interest of, in and to lots Nos. 1 and 2 of the southwest $\frac{1}{4}$ and the east $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of section 32, in Township 4 North Range 7 East, M.D.B. & M.

(Also an undivided one half interest of, in and to the south $\frac{1}{2}$ of southeast $\frac{1}{4}$ of northwest $\frac{1}{4}$ of section 32 Township 4 North, Range 7 East M.D.B. & M. together with a roadway running north-south from said lands to the County Road.)

Also an undivided one half interest of, in and to the south $\frac{1}{2}$ of the southwest $\frac{1}{4}$ of section 28 Township 4 North Range 7 East M.D.B. & M.

Also an undivided one half interest, of, in and to the southeast $\frac{1}{4}$ of southeast $\frac{1}{4}$ of section 39 Township 4 North Range 7 East, M.D.B. & M. excepting therefrom a strip of land 40 feet wide off the north end thereof, and off the west end thereof, conveyed to the County of San Joaquin for a roadway by deed recorded in Book "A" Vol. 129 page 31 San Joaquin County Records.

Also an undivided one half interest of, in and to the southeast $\frac{1}{4}$ of section thirty two (32); south half of the northeast quarter and the northeast $\frac{1}{4}$ of northeast $\frac{1}{4}$ of section 32, all in Township 4 North Range 7 East M.D.B. & M.

Also an undivided one half interest of in and to the West $\frac{1}{4}$ of West $\frac{1}{4}$ of section 33 and lots 9, 10, section 33 all in Township 4 North Range 7 East M.D.B. & M.

Also an undivided one half interest of, in and to that certain piece of land beginning at the southeast corner of the northwest corner of section 4, in Township 3 North Range 7 East,

to the point of beginning. Together with the tracts of land lying between the south and east sides of the above described tract and the north and west bank of Mokelumne River, and containing altogether 1.984 acres. +

Also an undivided one half interest of, in and to Lots numbered One (1) and three (3) all in Block numbered seven (7) in West Stockton of the City of Stockton, according to the map and plat thereof filed in the office of the County Recorder of the County of San Joaquin, State of California.

Also an undivided one half interest of, in and to those certain lots, and parcels of land in the County of Los Angeles, State of California, more particularly described as follows, to-wit:-

Lots 32 and 33 in Block 2 of the Aldine Square Tract in the County of Los Angeles, State of California, as per map recorded in Book 29 page 12 of Miscellaneous Records of said Los Angeles County.

Also one half interest in so-called "Commodore Mine" in Colaveras County, California.

Also one half interest in "Mountain Belle Quartz Claim" and "Parallel Quartz Claim" in the County of Tuolumne State of California and more particularly described in deed of record in volume 53 of deeds page 192 Tuolumne County Records.

Also an undivided one half interest of, in and to lease of "Avon Building" situate at the southeast corner of the intersection of East Main Street and South California Street, in the City of Stockton, County of San Joaquin, State of California.

Also an undivided one half interest of, in and to a small tract in the N.W. 1/4 of sec. 28 T.1 N. R. 6 E. M.D.M. described as follows, to-wit: Commencing for the boundary thereof at a redwood picket driven in the center of the levee on the west bank of the San Joaquin River in the N.W. 1/4 of sec. 28 T.1 N.R.6 E.M.D.M. from which point a 4" by 6" redwood post set by the State Engineering Department and marked on the S. side branding iron (S.E.D 275 2) and on the north side (B.M. 62 2) bears S.1° 10' W true bearings (Var 17° E.) is 68.2 ft distant from said redwood picket on the levee, run N. 0° 20' West 149.9 ft. to redwood picket No. 2 in center of levee from which point the S.E. corner of the warehouse bears N.29° 20' W. 53.7 feet distant from second redwood picket; run N. 7° W. 298.6 ft. to redwood picket No. 3 center of levee, from said redwood picket No. 3 run N. 1° 40' E. 49.9 feet to redwood picket No. 4 sets in center of levee to mark northerly corner of lot; thence run S. 83° W. 174.9 feet to redwood picket set to mark northwesterly corner of lot; thence run S. 4° 08' E. 480.8 feet to a redwood picket set to mark the southwesterly corner of lot; thence run N. 88° 24' E. 175 feet on a line 6 feet north of the north row of trees in C. Linstroms Orchard to point of commencement, containing 1.192 acres. Also the narrow strip of land embraced between the land above described and the San Joaquin River the same being the natural bank of said river and also the right of way for a public road known as the Ferry and Camp Three Road to the premises above described. As conveyed by P. H. Beggs to John N. Woods and E.W.S. Woods by deed of date February 2, 1895 of record in Book "A" Volume 77 of Deeds, page 359, San Joaquin County Records.

Right of way for poles, etc, granted to Woods Bros. by F. Witt, by deed of record in Book "A" Volume 127 of Deeds page 153 San Joaquin County Records.

Real Property--Schedule "F".

All those certain lots, piece and parcels of land situate, lying and being in the County of San Joaquin, State of California, and more particularly described as follows, to-wit:-

All that portion of the northeast quarter (N.E. 1/4) of the southeast quarter (S.E. 1/4) of Section fourteen (14) Township One (1) North Range Five (5) East Mount Diablo Base and Meridian lying north of the center line of the levee known as "High Ridge Levee" and south of the line drawn parallel with and 100 feet southerly at right angles from the located center line of the San Francisco and San Joaquin Valley Railway Company's Railroad said piece of land containing an area of 12.74 acres, more or less, as delineated upon that certain map entitled "Map of

State of California, filed in the office of the County Recorder of the County of San Joaquin, State of California, on November 4th, 1909 at 3:15 o'clock, P.M.

Also that certain lot, piece or parcel of land situate, lying and being in the County of San Joaquin, State of California, and bounded and particularly described as follows, to-wit:-

Beginning at the common corner of sections fifteen (15) sixteen (16) Twenty one (21) and twenty two (22) Township One (1) North, Range Five (5) East, Mount Diablo Meridian; thence West 3108-5/10 feet to the center of Honker Lake Levee, thence along the center of said levee in a southerly and southeasterly direction to its junction with the cross levee between "The Pocket" and Honker Lake Tract, thence along the center of said cross levee in a easterly direction to its junction with High Ridge Levee, thence along the center of High Ridge Levee in a general northeasterly direction to its intersection with east and west one quarter (1/4) line passing through sections twenty two (22) and twenty three (23) Township One (1) North Range Five (5) East, thence west along said one quarter (1/4) line to its intersection with the north and south line between sections twenty one (21) and twenty two (22) Township one (1) North Range five (5) east thence north along said line to place of beginning containing 769-32/100 acres, as delineated upon that certain map entitled "Map of Woods, Wilhoit & Douglass" Lands on Middle Division of Robert's Island in County of San Joaquin, State of California" filed in the office of the County Recorder of the County of San Joaquin, State of California, November 4th 1909 at 3:15 o'clock, P. M.

Also beginning at the common corner of sections eighteen (18) and nineteen (19) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian, and sections thirteen (13) and twenty four (24) Township One (1) North Range five (5) East, Mount Diablo Base and Meridian, and running thence west along the section line twenty three hundred and ninety six feet to the center of a main irrigation canal; thence along the center line of said canal, the following courses and distances, to-wit:- South 0° 45' East 2631.8 feet; thence south 30° 55' West 615 feet to the half section line north and south through section twenty four (24) Township one (1) North Range five (5) East, Mount Diablo Base and Meridian; thence south 9014.3 feet along the half section line north and south through sections twenty four (24) Twenty five (25) and Thirty six (36); thence south 13° 41' East 78.2 feet; thence south 26° 11' East 61.1 feet; thence south 48° 15' East 1232.2 feet; thence south 32° 20' East 143.9 feet; thence south 6° 49' East 426.3 feet; thence south 13° 59' West 4661.8 feet; thence south 43° 59' West 600.4 feet to the right bank of Middle River; thence meandering the right bank of said Middle River down stream to the section line between section two (2) Township One (1) South Range Five (5) East Mount Diablo Base and Meridian, and Section Thirty five (35) Township One (1) North Range Five (5) East, Mount Diablo Base and Meridian; thence east to the common corner of sections one (1) and two (2) Township One (1) south Range five (5) East Mount Diablo Base and Meridian, and Sections thirty five (35) and thirty six (36) Township One (1) North Range Five (5) East, Mount Diablo Base and Meridian; thence north to the quarter section corner between Sections thirty five and thirty six (36) in Township One (1) North Range Five (5) East, Mount Diablo Base and Meridian; thence west along the half section line through sections thirty five (35) and thirty four (34) Township One (1) North Range Five (5) East, Mount Diablo Base and Meridian to the center of the levee known as the "High Ridge Levee"; thence following the meanderings of said levee, North 17° 24' West 4.10 chains; thence north 34° 44' West 4.59 chains; thence north 33° 16' West 7.35 chains; thence north 38° 18' West 3.54 chains; thence north 16° 41' West 5.29 chains to the south line of that certain 108.02 acre tract of land as conveyed by Jas. Stewart, Jas. Clark Burton and Jas. King to I. N. Robinson by Deed dated August 30th 1890 recorded in Book "A" of Deeds, Vol. 69 page 432 San Joaquin County Records, thence east 11.6 chains to the southeast corner of said tract of land; thence north 0° 15' West 60 chains to the southeast corner of the east half of the southeast quarter of section twenty seven (27) Township One (1) North Range Five (5) East, Mount Diablo Base and Meridian; thence west to the

Base and Meridian; thence north along the half section line to the center of High Ridge Levee; thence meandering the center of High Ridge Levee in a North easterly direction through sections thirteen (13) fourteen (14) Twenty two (22) Twenty three (23) and twenty seven (27) Township One (1) North Range Five (5) East, Mount Diablo Base and Meridian, to the center line of the right of way of the Atchafalaya, Topeka and Santa Fe Railway Company as located by that certain deed dated May 21st 1898, and recorded in Book "A" of deeds, Vol. 86 page 340 et seq., San Joaquin County Records, made and executed by John N. Woods and E.W.S. Woods to the San Francisco and San Joaquin Valley Railway Company; thence east along the center line of said right of way of said Atchafalaya, Topeka & Santa Fe Railway Company to the half section line north and south through section eighteen (18) Township One (1) North Range Six (6) East Mount Diablo Base and Meridian; thence south along the half section line to the quarter section corner between sections eighteen (18) and nineteen (19) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian; thence west to the point of beginning, and being a portion of section eighteen (18) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian; all of section twenty six (26) and portions of sections thirteen (13) Fourteen (14) Twenty two (22) Twenty three (23) Twenty four (24) Twenty five (25) Twenty seven (27), Thirty four (34) Thirty five (35) and thirty six (36) Township One (1) North Range Five (5) East, Mount Diablo Base and Meridian, and portions of sections one (1) and two (2) Township One (1) South Range Five (5) East Mount Diablo Base and Meridian, as delineated upon that certain Map entitled "Map of Woods Wilhoit & Douglass' Lands on Middle Division of Robert's Island in the County of San Joaquin, State of California" filed in the office of the County Recorder of the County of San Joaquin, State of California, November 8th 1909 at 3:15 P.M.

Also those certain lots, pieces and parcels of land situate, lying and being in the County of Tulare, State of California and more particularly described as follows, to-wit:

Lot Twenty two (22) in Block Eighty six (86) of the City of Tulare, County of Tulare, State of California, with the improvements thereon.

Also those lots and parcels of land in the County of Tulare State of California described as follows, North half of northeast quarter and northwest quarter of southwest quarter of northeast quarter and east half of southwest quarter of northeast quarter of section two (2) in Township Twenty (20) South of Range Twenty four (24) East containing 110 acres; and south half of southeast quarter of section thirty five (35) in Township Nineteen (19) South of Range Twenty four (24) East, containing 80 acres, and southwest quarter of southwest quarter of section thirteen (13) in Township Twenty (20) South of Range twenty four (24) East containing 40 acres with the improvements thereon.

That the real property hereinbefore described in Schedule "F" has been heretofore granted and conveyed to E.W.S. Woods by said Jessie Lee Wilhoit and Mary L. Douglass, and which grant and conveyance should be confirmed by this Decree of Distribution.

That the heirs of said deceased are petitioners, Jessie Lee Wilhoit and Mary L. Douglass, the daughters of said deceased, each over the age of majority, and each residing in the City of Stockton, County of San Joaquin, State of California.

That said deceased died testate in the County of San Joaquin, State of California, leaving a last will and testament which was duly admitted to probate in this Court as aforesaid on January 7th 1907.

That in and by the last will and testament of said deceased, he, said deceased, gave, devised and bequeathed to his grandson John Newton Wilhoit income paying real property of the value of Twenty five Thousand Dollars, based on the appraised values of the property of his estate, the same to be chosen and selected by his said daughter Jessie Lee Wilhoit, on the distribution of his estate and he said deceased, directed in his said will that his said daughters, Jessie Lee Wilhoit and Mary L. Douglass should receive the net income of said property until his said grandson should attain the age of twenty one years and thereafter the same should be paid to the said daughters, Jessie Lee Wilhoit and Mary L. Douglass.

...said deceased in his said will specially provided that in the event that his said grandson prior to attaining the age of thirty years should sell, mortgage or otherwise encumber or permit to be encumbered said real property that in that event the said real property should immediately revert to and become a part of the estate of said deceased.

That at this time and on the distribution of said estate said Jessie Lee Wilhoit, the daughter of said deceased and the mother of said grandson of said deceased John Newton Wilhoit, chooses and selects for said John Newton Wilhoit, income paying real property of the estate of said deceased, of the value of Twenty five Thousand Dollars, based on the appraised values of the property of the estate of said deceased, and which said real property so chosen and selected is of the value of \$25,000 and is more particularly described in Real Property-Schedule "C" hereinbefore contained.

That in and by the last will and testament of said deceased, he said deceased, gave devised and bequeathed all the rest residue and remainder of his estate, be the same real, personal or mixed and wheresoever the same may be situate, to his ^{deceased} daughters, Jessie Lee Wilhoit and Mary L. Douglass.

That the personal property described in Personal Property--Schedule "A" and Personal Property--Schedule "B" hereinbefore contained should be distributed to Jessie Lee Wilhoit and Mary L. Douglass in equal portions, share and share alike.

That the real property described in Real Property Schedule "C" hereinbefore contained should be distributed to John Newton Wilhoit Jessie Lee Wilhoit and Mary L. Douglass, in accordance with the terms, limitations and conditions contained in the last will and testament of said deceased.

That the real property described in Real Property--Schedule "D" and real Property Schedule "E" hereinbefore contained should be distributed to Jessie Lee Wilhoit and Mary L. Douglass in equal portions share and share alike,

That the real property hereinbefore described in Real Property Schedule "F" hereinbefore contained should be distributed to E.W.S.Woods.

That any other property of said estate real or personal and wheresoever situate, and not now known or discovered, should be distributed to Jessie Lee Wilhoit and Mary L. Douglass, in equal portions, share and share alike.

That said Jessie Lee Wilhoit and Mary L. Douglass have from their own private resources paid and contributed the sum of \$111,535.78 in the payment and settlement of debts and claims against the estate of said deceased, in order to permit the settlement and distribution thereof, and they should be credited with said sum in the computation of Collateral Inheritance Tax due in the matter of said estate.

That said Jessie Lee Wilhoit and Mary L. Douglass should be credited with the sum of \$_____ contributed and paid by them for the payment of the expenses of the administration of the estate of said deceased.

And it further appearing to the satisfaction of this Court that the statements allegation and averments in said petition for distribution are true and correct.

Now Therefore it is herety ordered adjudged and decreed that the said residue of said estate for distribution be, and the same is hereby distributed as follows, to-wit:-

That all the personal property described in said Personal Property Schedule "A" and Personal Property Schedule "B" be, and the same is hereby distributed to Jessie Lee Wilhoit and Mary L. Douglass in equal portions share and share alike.

That the Real property hereinbefore described in Real Property Schedule "C" be, and the same is hereby distributed to John Newton Wilhoit the grandson of said deceased, provided however that said Jessie Lee Wilhoit and Mary L. Douglass, the daughters of said deceased shall receive ^{real} income of such property until said John Newton Wilhoit shall attain the age of twenty and thereafter and until said John Newton Wilhoit shall attain the age of thirty

and if such real property, it be... however

will, mortgage or otherwise encumber or permit to be encumbered said real property that in that event the said real property shall immediately revert to and become a part of the estate of said deceased.

That the real property hereinbefore described in Real Property Schedule "D" and Real Property Schedule "E" be, and the same is hereby distributed to Jessie Lee Wilhoit and Mary L. Douglass, the daughters of said deceased, in equal portions share and share alike.

That all the right, title interest and estate of the estate of said deceased, of in and to the real property hereinbefore described in Real Property Schedule "F" be, and the same is hereby distributed to E. W. S. Woods.

That any other property of said estate, real or personal and wheresoever situate and not hereinbefore described and not now known or discovered be, and the same is hereby distributed to Jessie Lee Wilhoit and Mary L. Douglass the daughters of said deceased, in equal portions, share and share alike.

It is further ordered, adjudged and decreed that said John Newton Wilhoit pay to the County Treasurer of the County of San Joaquin, State of California, the sum of \$233.03 Collateral Inheritance Tax including interest on account of his inheritance in the estate of said deceased.

And it is further ordered, adjudged and decreed that said Jessie Lee Wilhoit and Mary L. Douglass each pay to the County Treasurer of the County of San Joaquin, State of California, the sum of \$2617.63 Collateral inheritance tax including interest on account of their inheritance in the matter of the estate of said deceased.

Done in open Court this 28th day of December, 1909.

W. B. Mutter,

Endorsed Filed, Dec. 28th 1909. Judge of the Superior Court.

Eugene D. Graham, Clerk.

By Jas. Y. Coates, Deputy Clerk.

State of California,

ss.

County of San Joaquin.

I, Eugene D. Graham, County Clerk and ex-officio Clerk of the Superior

Court do hereby certify the foregoing to be a full true and correct copy of the original

Decree of distribution in the matter of the estate of John N. Woods, deceased, #3596 on file

in my office and that I have carefully compared the same with the original.

In Witness Whereof I have herunto set my hand and affixed the seal of the Superior Court this 28th day of December 1909.

(S.C. SEAL)

Eugene D. Graham, County Clerk.

By Jas. Y. Coates Deputy.

Recorded at the request of Nicol & Orr, December 28, 1909 at 35 minutes past 11 o'clock, A.M.

Hieb, Adam, Est of

In the Superior Court of the County of San Joaquin, State of California.

to
Hieb, Dorothea

In the matter of the estate of Adam Hieb, deceased.

Hockenlaible, Catherine

Amended Decree of Distribution.

Schlondor, ~~Christina~~

W. H. Lorenz, the administrator with the will annexed of the estate of Adam Hieb deceased, having on the 18th day of March 1908 filed in this Court his petition, praying for an order finally

Hieb, Christina

(Amended decree of Dist.)

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EXHIBIT DUNKEL DJN 4



Secretary of State Administration Elections Business Programs Political Reform Archives Registries

Business Entities (BE)

Online Services

- **Business Search**
- **Disclosure Search**
- **E-File Statements**
- **Mail Processing Times**

Main Page

Service Options

Name Availability

Forms, Samples & Fees

Annual/Biennial Statements

Filing Tips

Information Requests
(certificates, copies & status reports)

Service of Process

FAQs

Contact Information

Resources

- **Business Resources**
- **Tax Information**
- **Starting A Business**
- **International Business Relations Program**

Customer Alert

(misleading business solicitations)

Business Search - Results

Data is updated weekly and is current as of Friday, May 28, 2010. It is not a complete or certified record of the entity.

- *Select an entity name below to view additional information.* Results are listed alphabetically in ascending order by entity name.
- For information on checking or reserving a name, refer to **Name Availability**.
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to **Information Requests**.
- For help with searching an entity name, refer to **Search Tips**.
- For descriptions of the various fields and status types, refer to **Field Descriptions and Status Definitions**.

Results of search for " WOODS IRRIGATION " returned 1 entity record.

Entity Number	Date Filed	Status	Entity Name	Agent for Service of Process
C0059415	12/17/1909	ACTIVE	WOODS IRRIGATION CO.	DENNIS DONALD GEIGER

[Modify Search](#) [New Search](#)

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EXHIBIT DUNKEL DJN 5

HISTORY OF
SAN JOAQUIN COUNTY

CALIFORNIA

WITH

Biographical Sketches

OF

*The Leading Men and Women of the County Who Have Been
Identified with Its Growth and Development
from the Early Days to the Present*



HISTORY BY
GEORGE H. TINKHAM

ILLUSTRATED
COMPLETE IN ONE VOLUME

HISTORIC RECORD COMPANY
LOS ANGELES, CALIFORNIA
1923

WIC Exhibit 8J

The marriage of Captain Weber united him, November 29, 1850, with Miss Helen Murphy, a member of the celebrated Murphy party of 1844. Three children were born to them, of whom Charles M., Jr., at one time represented Santa Clara County in the state legislature; both he and the younger son, Thomas J., are now deceased. The only daughter, Miss Julia H. Weber, of Stockton, makes her home near the city so indissolubly associated with the life-work of her father and is everywhere honored as a member of an interesting and celebrated pioneer family. Mrs. Weber, who died April 11, 1895, was a daughter of Martin and Mary (Foley) Murphy, the latter an aunt of Bishop John Foley of Detroit and the late Bishop Thomas Foley of Chicago. In temperament Captain Weber was impulsive, though forgiving and large-hearted, was liked by all with whom he came in contact in every walk of life, and he was also highly respected for the high moral principles which actuated him in all he undertook.

JOHN NEWTON WOODS.—Highly honored among the pioneers of San Joaquin County was John Newton Woods, extensive land owner, capitalist, prominent lodge and church member and public-spirited citizen, and his eventful life was one which in every respect commanded the most profound esteem and admiration of all with whom he came in contact. The family of which he was a member became established in America during the Colonial period. An ancestor, Henry Woods, who was born in Virginia, followed the tide of emigration that drifted toward the West, and settled in the wilds of Kentucky, where he was killed by the Indians in 1790. Later the family became pioneers of Ohio, where in Brown County, Johnson Woods, the father of our subject, was born in 1815. During early life he removed to Indiana, where in 1834 he married Miss Louisa M. Eastes. The American progenitor of the family on the paternal side was Rev. Robert Wooster, a native of London, England, born in 1727, who crossed the ocean to the New World and settled at Brownsville, Pa. Renouncing his allegiance to the King of England, he aided the colonies in the War of the Revolution. Afterwards he became one of the earliest settlers of Fayette County, Ind., and officiated as the first minister of the Methodist Church west of the Alleghanies.

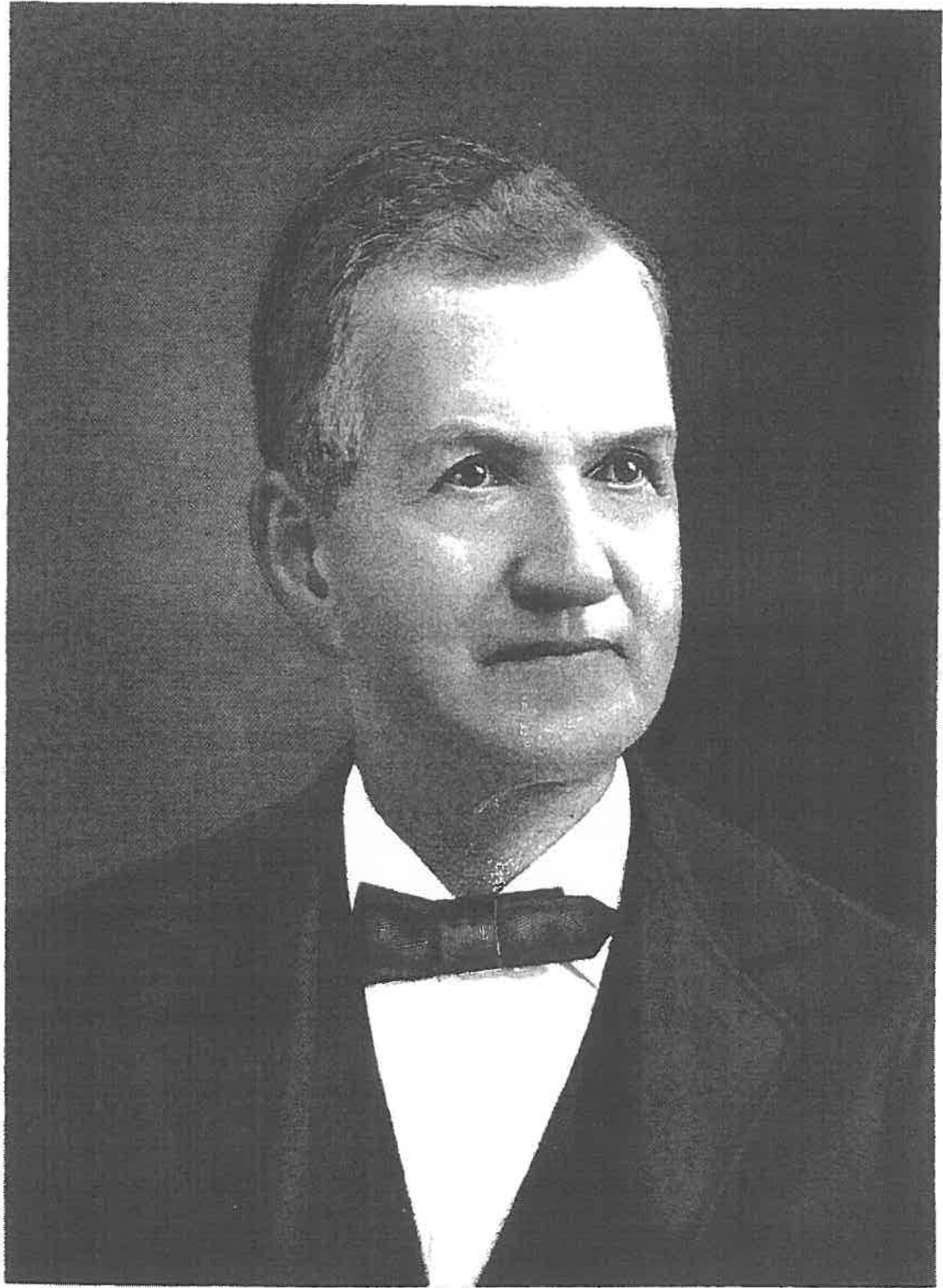
It was characteristic of Johnson Woods that he should display in his life the love of pioneer scenes that had been inherited from his ancestors. During 1840 he removed from Indiana to what is now Savannah, Mo., where he built the first house in Andrew County and engaged in trading. When news came of the discovery of gold in California he determined to brave the perils of the unsettled West in an effort to find gold and started on the long journey, arriving at Hangtown on August 1, 1850. Soon after he began to prospect on Woods Creek, which was named for him, and was already meeting with success when he was killed on February 1, 1852, by a former friend whose enmity he had incurred by testimony given against this man in a fraudulent claim case. Surviving him were three sons and two daughters and his wife, who was born in Rush County, Ind., in 1820, and died in Tulare County, Cal., on June 12, 1906, at an advanced age.

John Newton Woods was born in Fayette County, Ind., June 7, 1837, and when fourteen years of age he

began to work as a clerk in a general merchandise store at Savannah, Mo., where he gained a practical business knowledge. Five years later he returned to his native state, Indiana, where he spent eighteen months at Knightstown, Henry County, and then came to California via Panama, landing at Stockton December 2, 1857. For a time he made his home with his uncle, Jeremiah H. Woods, the founder of Woodbridge, and in 1858 he bought 320 acres of land, on a portion of which the town of Acampo now stands, and was laid out by him. In 1859 he embarked in the mercantile business as Porch & Woods, but the following year he sold out and went to Virginia City, Nev., to try his luck at mining. On his return to Woodbridge he conducted a business from 1861 to 1863 under the firm name of Woods & Davis, then sold out his interest. In 1864 he sent for his mother and two brothers, Albert and the late E. W. S. Woods, who came hither from the old family homestead in Missouri. At this time he became actively engaged in farming on his ranch at Acampo, enlarging it to 640 acres, and continued there until 1877. With his brother, E. W. S. Woods, he became joint owner of about 8,000 acres in Tulare County, known as the Buzzard Roost ranch and after operating it for some years they sold it and purchased 8,700 acres on Roberts Island, so that they were among the largest landowners in Central California and did much to develop the rich Delta country, albeit suffering heavy losses at different times when the disastrous floods broke through their levees.

From 1877 to 1882 Mr. Woods was manager and secretary of the Grangers Union of Stockton and in 1883-84 was deputy treasurer of San Joaquin County. He was made a Mason in 1858 in Woodbridge Lodge, No. 131, F. & A. M., being the first member initiated, later becoming a member of Stockton Chapter No. 28, R. A. M., and Stockton Commandery No. 8, K. T. He became a 32nd degree Scottish Rite Mason, was a member of the Shrine, the Eastern Star, and was one of the early members of the Stockton Elks. In recollection of his identification with early events in this locality he held membership with the San Joaquin County Pioneers and greatly enjoyed the reunions of these early settlers to whose energy and fortitude the present generation is so greatly indebted. Mr. Woods was prominent in the Democratic party and was an active political worker, representing the local organization in some of the most important conventions and for twenty years or more was a delegate to every state convention. For many years he was a member of the State Central Committee and represented his district as a delegate to the national Democratic convention held in Kansas City in 1900. For five years he was a member of the board of managers of the State Hospital at Stockton, and in this as in all things, he discharged his duties with efficiency and fidelity.

The marriage of Mr. Woods took place on December 22, 1864, and united him with Miss Annie Victoria Farmer, who was born in Greenfield, Mo., January 24, 1843, and came across the plains to California with her parents in 1859. They first settled at Sacramento but later moved to Amador County and it was there that the marriage was solemnized. Two daughters blessed this union: Jessie Lee married the late George E. Wilhoit and sketches of their lives appear elsewhere in this history. Mary L. was Mrs.



John N. Woods

McDonald Douglass, who was born on Washington's birthday, February 22, 1869, and passed away July 4, 1919, her birth and death being on patriotic days. She always showed a keen patriotic spirit and during the late war was an enthusiastic worker for the various Liberty loan and other war drives. During the first Liberty loan drive she sold one million eight hundred thousand dollars of Liberty bonds. The death of Mrs. John N. Woods occurred at Stockton April 7, 1900. Mr. Woods greatly mourned her passing and only survived her until December 4, 1906, when he passed away after a brief illness. A devout Methodist, he was one of the stewards and trustees of Grace Methodist Church at Stockton from 1872 and did much for the furtherance of Christianity. He willed this church its present site, 75x100 feet, on the northwest corner of Channel and Stanislaus streets, and with it a legacy of \$25,000 to build a new church as a memorial to his wife, a bond of unusual affection and devotion existing between them. This bequest was faithfully carried out by his two daughters, who followed their father's desires in every particular and also added another \$9,000 to complete and furnish the present beautiful church. His life was so clean, so devoted to those whom chance or circumstance drew near him, so benevolent, that it will ever remain worthy of emulation.

MRS. JOHN NEWTON WOODS.—An estimable and greatly loved woman whose long years of residence at Stockton had made her much endeared to a large circle there, was Mrs. John Newton Woods, the wife of one of San Joaquin County's honored pioneers, whose life history is given in a preceding sketch. Mrs. Woods, who was in maidenhood Miss Annie Victoria Farmer, was a native of Missouri, born at Greenfield on January 24, 1843. In 1859 she left her studies at the Moravian Academy, Salem-Winston, N. C., to accompany her parents across the plains to California and though but a young girl at the time she ever carried a vivid picture of that long, toilsome journey of over five months. The family settled at first in Sacramento County, then removed to Amador County, and later took up their residence at Woodbridge, San Joaquin County, where her father became a well-to-do stock raiser and farmer.

In 1864, while the family were residing in Amador County, Miss Farmer was united in marriage with John Newton Woods, and they took up their residence on the larger ranch he had purchased in 1858, the year after he came to California, and part of this place is now the site of Acampo. This remained the family home until 1877, when they took up their residence in Stockton, where Mrs. Woods resided until her death, on April 7, 1900, survived by her devoted husband and two daughters, Mrs. Jessie Lee Wilhoit and Mrs. Mary L. Douglass; the latter passed away on July 4, 1919. Mrs. Woods was one of Stockton's best known women, occupying a leading place in social circles, where she numbered her friends by the hundreds. She was a member of Homo Chapter O. E. S., Stockton. A prominent member of Grace Methodist Church, her many charitable acts and kindly deeds will ever make her memory revered.

ALEXANDER C. OULLAHAN.—A splendid example of what a man may accomplish who follows an intelligent, honorable and persistent course is shown in the career of Alexander C. Oullahan, managing secretary of the Stockton Chamber of Commerce and ex-mayor of the city. A native son, he was born in San Francisco, December 17, 1871, a son of the late pioneer couple, Denis J. and Julia (Baine) Oullahan. The former was a pioneer of the state and served as state treasurer under Governor Stoneman. He became prominent in business circles in the state and died in San Francisco in 1889. The grandfather, Robert Oullahan, was a civil engineer and was attached to the Royal Engineers Corps of the British Army.

Alexander C. was educated in the public schools of Stockton, whither his parents had moved in 1873, and at St. Mary's school of this city; then he took up the study of law and after mastering the rudiments of the profession, became associated with J. D. Peters and thereafter devoted his time and attention to water transportation and the grain industry in this county. Later he represented G. W. McNear, the well-known grain exporter.

On February 1, 1916, Mr. Oullahan was appointed to the office of mayor of Stockton, by the city council, to fill the vacancy caused by the death of Mayor R. R. Reibenstein. So well did Mr. Oullahan administer the city's affairs that the following October he was unanimously elected to the responsible position, serving under the charter which he helped to prepare. During his administration the city of Stockton enjoyed the greatest period of growth in its history and many of the big movements looking towards greater prosperity and progress were started. One of the achievements of his administration was the acquisition of Oak Park by the city, consisting of 30.6 acres and formerly known as Goodwater Grove by the old settlers. In 1905, Mr. Oullahan had been elected to serve as a member of the city council and was thus well prepared to discharge the duties of the office of mayor, and it has been repeatedly said that he was one of the best-liked and most popular mayors that Stockton has ever had. He was mayor during the War period and named the exemption board, and was active in all war service.

When the Chamber of Commerce was organized Mr. Oullahan was among the most ardent supporters of the movement and has ever taken a keen interest in all public activities since reaching early manhood. His appointment as managing secretary of this important body was a most wise choice, as he is undoubtedly the right man for the position, both by training and education. His foremost positions in the city places him in the front rank of the upbuilders and builders up of city and county, and Stockton recognizes in him a worthy and honorable citizen. Politically he is a Democrat in national affairs but is so broad-minded that in local matters he considers men before party. Wherever he has been most needed there he is to be found at all times and as managing secretary of the most important body of citizens of Stockton he has continued the good work and been the means of making the city of Stockton known all over the United States. During his busy years Mr. Oullahan has been a contributor to the press of California, and while in the employ of J. D. Peters he published a monthly magazine called the Buzz. Besides his ability as a writer he has distinguished

himself as a public speaker. He served seven years as a member of the library board, resigning after being appointed mayor.

When Mr. Oullahan married in San Francisco on Nov. 23, 1897, he chose for his wife Miss Catherine V. River of San Francisco, a lady well qualified to be the helpmate of just such a public man and who shares with him the good will and confidence of their host of friends. They have three children: Leanore J., Alexander C. J., and Catherine M.

EZEKIEL WILLIAMSON SMITH WOODS.—

A model citizen whose life work was direct, straightforward and highly constructive, the late Ezekiel Williamson Smith Woods stood among his fellowmen as one of the biggest and most thorough builders of Central California and whose work added inestimably to the wealth of the community. The development of his lands, which were uncultivated acres when he took hold of them, has thrown many thousands of dollars into this locality, benefiting this section of California generally, in that a tract of its richest land was brought to its generous yield under Mr. Woods' able management. When he passed away on June 22, 1922, he had amassed a fortune appraised at considerably more than a million dollars, the largest estate ever filed in this county.

Mr. Woods, popularly known as "Smithy" Woods, was born in Missouri in May, 1849, in the humble home of his parents who had journeyed from their childhood homes in Indiana to pioneer in the new west. His father was engaged in selling Missouri mules to Southern planters, and his partner, Ezekiel Williamson Smith, asked that his name be given to the new arrival in the Woods family. Mr. Woods always felt that it was an honor to have borne the name of this sturdy frontiersman, who was an uncle of the late James C. Smith, father of Charles B. and Dow Smith, well-known farmers here. Mr. Woods' father came to California in 1850, lured to the land of gold by the stories that reached even the backwoods hamlets, leaving his little family at the home place and planning to have them join him at the mines. He landed in Placerville and went on to Mariposa, where he was killed in a mining trouble. His brother, Jerry Woods, came to California the next year to look up the pioneer, and settled on the land where Woodbridge is located, the village being given his name. He conducted the first ferry over the Mokelumne at that point and was killed there in June, 1864.

Here the interesting California careers of the Woods brothers, John N., and E. W. S., start. John N., who became one of the best-known citizens of San Joaquin County, and a trusted public official, came out from Missouri in 1857 to join his uncle, Jerry Woods, at Woodbridge, and his first letter, sent to his mother urging her to come to California, was one of the first carried east by the pony express. The Civil War came on and in January, 1863, the mother and her boys, one of them the subject of this sketch, left for California, sailing on the steamer Northern Light from New York in February. The steamer made a long detour to avoid the privateer Alabama, then feared on the high seas, and reached the Isthmus safely. They came up to San Francisco on the Sonora, arriving in Stockton March 14, 1863. They went direct to Woodbridge, near where John N. had taken up homesteads for himself and his mother

on the present site of Acampo. That section was heavily timbered and covered with chaparral, but the boys soon cleared the land. The next year, 1864, was dry and cattle died on every hand, food becoming scarce and very high. In 1859 the railroad was built through that section and the boys sold their wood to the company. They also chopped out the right of way for two and a half miles north of the river, for which they were paid \$125, which to them was big money. In 1869 the boys started with their four-horse team over the Sierras to the White Pine mining section in Nevada, and here they made as much as fifty dollars a day, hauling rich ore to mills or shipping points, but the life was not to their liking, so after a few months they returned to California.

E. W. S. Woods later went to Butte County, hearing that the lands there offered good chances, and there his honesty and integrity won for him the backing of a bank president in Chico, who advanced him money for his farming operations, trusting him because he was known to be honest and capable. "He's honest and will make his way in the world," this far-seeing banker declared, and he later made Mr. Woods his confidential agent to handle big business. The year 1876 brought bumper crops and Mr. Woods prospered, selling a section of good land for fifty dollars an acre. He then returned to Stockton, where his brother, John N. Woods, was well started on his way to wealth, being connected with the Farmers' Union there. The brothers then started their investments in lands. Among their purchases they bought a section of the Mitchell ranch near Modesto, picked up a half section east of Farmington, and were directed to Tulare County by George Crossmore, a wealthy local capitalist, who financed them in their purchase of 9,000 acres near the present city of Tulare, for \$45,000.

In 1880 Mr. Woods moved to the Tulare lands with his family and there began the hard struggle that brought the brothers great wealth. There was then but one house between their place and Tulare Lake, but the plucky young farmer and his helpful wife made the best of their surroundings and brought the tract into marketable condition by the introduction of water, drilling some of the first artesian flowing wells in that county and used for irrigation. Six years later they had 1,000 acres in alfalfa, a large herd of cattle and had enlarged their acreage to 14,000. Selling out to a Los Angeles syndicate, they paid back Mr. Crossmore his \$45,000 and cleaned up \$375,000, also selling their Modesto ranch for forty dollars an acre, just double what it had cost them.

In 1887 the Glasgow California Company owned the upper and middle divisions of Roberts Island, and after it was leveed Easton & Eldridge got an option on the 20,000 acres for thirty dollars an acre. The Woods brothers were promised a third of it, but were crowded out and finally had to buy separate tracts, securing 12,000 acres at forty-five dollars an acre. Later they bought the Gersbacher tract of 1,100 acres with the growing crops, and when harvested, the land cost them twenty-seven dollars an acre; they also then got 3,000 acres from the option holders, which, after the crops were sold, cost them eighteen dollars an acre, now easily worth \$500 an acre. On March 22, 1893, the levees broke and the Woods brothers were broke but not discouraged, though they owed \$120,000 on the property. When some bankers wanted to close them out, J. D. Peters of Stockton stood up in a



E. W. S. Moody

bankers' conference and announced that he would give his check for any amount needed to carry John and "Smithy" Woods, and their credit was again established. Balfour Guthrie advanced them \$40,000 and they bought the dredger Roberts Island and rebuilt the levees. They got no crops in 1893 nor in 1894, but in 1896 they sold their crops to Balfour Guthrie for \$165,000 and the next year they received \$130,000, thus making money fast, though they were paying \$18,000 a year interest. That their judgment was well founded was shown by the fact that when Mr. Woods' will was filed, one tract of land on Roberts Island was appraised at \$912,027.

After this life ran along smoothly for the plucky farmers, who were undaunted by disaster, and they amassed large fortunes through their foresight and industry. In December, 1900, when John N. Woods died, the brothers owned over 8,000 acres of farming lands in fine shape, a vineyard of 800 acres at Acampo, worth at least \$500 an acre, besides other valuable properties, which were amicably divided between the heirs of John N. Woods and the surviving brother, E. W. S. Woods.

Mr. Woods' first marriage united with him Miss Lydia Downing, who passed away in Acampo, and in Elliott, Cal., May 8, 1878, he was married to Alice M. Markle, born in Fairfield, Jefferson County, Iowa, a daughter of George and Sophronia (Springer) Markle, who were born respectively in Holland and Indiana. Coming to Pennsylvania as a young man the father later moved to Iowa where he met and married Miss Springer and engaged in the mercantile business in Keokuk until his death. Afterwards the mother and the children came to California via Panama, arriving in San Francisco in July, 1867. Mrs. Woods survives her husband making her home at 1109 North El Dorado Street, Stockton, surrounded by a large circle of friends, who hold her in high esteem for her many gracious qualities and her generous spirit. Mr. Woods was also survived by a brother, A. J. Woods, of Stockton, and three sons, Lloyd H., Armand and Marcy Woods, the two former of Stockton, and the latter at Monterey. He also left two granddaughters, Mrs. Maria Park Grunsky and Alice Armand Woods, and a grandson, Lloyd Henry Woods.

Mr. Woods was a Knight Templar and 32nd degree Scottish Rite Mason as well as a member of Islam Temple, A. A. O. N. M. S., in San Francisco, and a member of Stockton Lodge No. 218, B. P. O. E. He was deeply interested in the cause of education and served as a member of the board of education for twelve years, being president of the board for six years of the time. He was president of the board of trustees of the Stockton high school while the building was being built and took a strong stand for the present location of the high school instead of close in where they would soon be crowded for room. Looking into the future they now have by his foresight four blocks of ground for the high school site. Mr. Woods, with his brother John N. Woods, was also largely interested in mining. Since his death Mrs. Woods, ably assisted by her sons, is looking after their large interests, the sons having the management of the large ranches and vineyards. Through all the varied experiences of his interesting career, Mr. Woods had the confidence and respect of every one with whom he dealt and the universal commendation as a man who had never done any one injury

nor ever taken advantage of a man in a trade, rather taking the worst in any deal in which he was concerned. Never sacrificing principle to personal expediency, he ever showed signal integrity of purpose, placing true valuations on men and affairs, and well deserving the high place he held in the community's esteem.

DENNIS BURNS.—The enviable distinction of being the oldest building contractor in point of service in Stockton is due Dennis Burns of 921 South California Street, who was born in County Wicklow, Ireland, on May 4, 1854, and came to this country in 1859 when his father brought his family, including the mother and two sons, to America. He was thus reared and educated in Greenwich, Conn., and in that town was apprenticed to the carpenter trade. He served under an experienced contractor, and he himself became an expert carpenter. In 1873, at the age of nineteen, he left home, and for two years he worked at his trade in Erie, Penn. Late in 1874, however, he pushed on West to San Francisco, and in the Bay city found work on the Grand Opera House, and later he was given employment in a planing mill there. After that he did contracting for himself, beginning in a small way; but finding things rather dull in San Francisco during the Centennial Year, he went inland to Stockton and took charge of the building of a house for L. Henderson, near Acampo; and since that time, he has been continuously active hereabouts, operating, always more and more extensively, not only in San Joaquin County, but erecting many buildings in Amador, Stanislaus, and Contra Costa counties.

In Stockton, Mr. Burns built the United States Hotel, the El Dorado School, the Weber Hall, St. Joseph's Home, (all save the last hospital) and remodeled St. Mary's Church and added to it the spire. He also put up Dr. Asa Clark's residence in the State Hospital grounds, the Jackson school, the first City Pavilion, the Hickinbotham Block on East Market Street, and also the Hickinbotham residence, and many fine homes in the northern part of the city. He constructed the buildings for the Tesla Mines in Contra Costa County. He laid the timber in the Court House erected in 1890, and erected the County Jail on North San Joaquin Street, and was for two years superintendent of building of the San Joaquin County Jail, and built the San Joaquin County Pavilion. His work has always been first class, and it is not surprising that such has been his prosperity here that he now owns valuable real estate in Stockton, including four houses on the South side, which he himself built. He put up one of the finest residences erected on the South side, having bought the lot from the late Captain Weber.

Mr. Burns was married at San Francisco in 1880 to Miss Mary Elizabeth Kelly, a native of Maine, and they have had ten children, seven of whom are still living. Catherine has become Mrs. Kerblow, and the mother of four children. Ana is Mrs. Murl, and the mother of two children. Maude is Mrs. Richmond, and she has one child, Georgie is Mrs. Springer, and she has one child, a son Sydney. The sons are: Edward; Robert, who was in the World War serving as a member of the Ninety-first Division, and he saw active service on the battlefields of France; Harry married Miss Clara Anderson, of San Francisco.

EXHIBIT DUNKEL DJN 6

State of California
To
J. P. Whitney

United States of America
California To all to whom these presents
shall come greeting:

3-444

Whereas under the provisions of an Act of Congress of the United States approved the twenty eighth day of September A D One thousand eight hundred and fifty entitled An Act to enable the States of Arkansas and other States to reclaim Swamp Land within their limits in which Act the manner of collecting and setting apart Swamp and Overflowed Land is fully set forth: And whereas the Legislature of the State of California has provided for the sale and conveyance of said Land by Statutes enacted from time to time: And whereas it appears by the certificate of the Register of the State Land office Number 2182 bearing date November 20th A D One thousand eight hundred and seventy six and issued in accordance with the provisions of law, that the tracts of Swamp and Overflowed Land hereinafter described have been duly and properly surveyed in accordance with laws that full payment has been made to the State for the same and that J. P. Whitney is entitled to receive a patent therefor: said Land being situated in San Joaquin County and described as follows to wit: bearing Nos 1266, 1267, 1316, 1321, 1322, 1355, and portions of 1275 and 1275 Swamp and Overflowed Land San Joaquin County Townships Nos 1 and 2 East and 1 North Ranges Nos 4, 5 and 6 East Mount Diablo Meridian and of Township 1 N R 5 E including portions of said 1, 12, 32, 33, 34 and 35. Portions of said 25 and 36 in Sp 2 N R 4 E Secs 32, 33, 34 and portions of said 26, 27, 28, 29, 30, 31, 35 and 36 in Sp 2 N R 5 E Secs 12, 13, 14, 15, 24, 25 and portions of said 16, 21, 22, 23, 24, 25, and 36 in Sp 1 N R 4 E Secs 30, 31 and portions of said 18, 19, 20, 29 and 32 in Sp 1 N R 6 E Portions of said 1, 2, 5, 6, 12, 13 and 24 in Sp 1 N R 5 E Secs 11 and 12 and portions of Secs 7, 17, 19 and 30 in Sp 1 N R 6 E and also the parcels of Land described in Sections 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

being free of said excepting portions of sections
 lying East of San Joaquin River 1/2 of sec 24 and
 portions of sec 22 23 and 25 lying South of Middle San Joa-
 quin River fractional portions of 1/2 3/4 of sec 25 and frac-
 tional portions of 1/2 of sec 26 lying East of Whiskey Blough in
 P 1 & R 6 sec 22 23 24 1/2 of sec 20 and fractional portions
 of sec 26 27 28 29 30 and 31 lying South and West of San
 Joaquin River and fractional sec 31 lying East and South
 of Whiskey Blough in P 2 & R 5 & 6 sec 1 12 13 14 15 23 24 25
 and portions of sec 16 21 22 26 27 30 and 31 lying East
 and South of Middle San Joaquin River in P 1 & R 4 & 5
 sec 20 31 fractional 1/2 of sec 14 fractional 1/2 of sec 18 South of
 San Joaquin River 1/2 3/4 1/2 of 1/2 and 1/4 of
 1/2 of sec 19 1/2 and 3/4 of sec 20 1/2 and 1/4 of
 of sec 29 1/2 and 1/2 of 1/4 of sec 32 in P 1 & R 6
 fractional sec 1 fractional 1/4 of sec 2 fractional 1/2 of sec 5 fractional
 1/2 of sec 6 fractional sec 12 1/4 and 1/2 of 3/4 of sec
 10 and 1/4 of 1/4 of sec 24 lying East and South
 of Middle San Joaquin River in P 1 & R 5 & 6 sec 18 1/4
 of sec 5 1/2 1/4 and 1/2 of 3/4 of sec 6 1/2 and 1/2
 of 1/2 of sec 7 1/2 of 1/2 of sec 14 1/2 and fractional 1/2 of
 1/2 of 1/2 of sec 19 and fractional 1/2 of 1/2 of sec 20
 in P 1 & R 6 all of Mount Diablo Meridian and
 being all of the Swamp and Overflowed Land embraced
 in Swamp Land Survey of San Joaquin County
 numbers 1266 1267 1316 1321 1327 1355 and that portion
 of Swamp Land Survey to 1273 lying East and
 South of the Middle San Joaquin River and embrac-
 ing 4222 acres also 24 856 29/100 acres of Swamp
 Land Survey to 1275 embracing all of said survey
 excepting that portion lying between New Mill
 Blough and Calaveras River containing in the aggregate
 forty thousand two hundred and twelve 59/100
 40 212 59/100 acres Now therefore all the requirements
 of the Act of Congress as well as the Acts of the State
 Legislature in relation to Swamp and Overflowed
 Lands having been fully complied with I William
 Devins Governor of the State of California by virtue

of authority in one vested have granted bargained
 and conveyed and by these presents do grant bargain
 sell and convey unto J P Whitney all the above described
 lands with the appurtenances thereto belonging to
 have and to hold unto him the said J P Whitney his
 heirs and assigns forever. In Testimony Whereof I
 William Davis Governor of the State of California have
 caused these letters to be made patent and the seal of the
 State of California to be hereunto affixed having under
 my hand at the City of Sacramento this the twenty fourth
 day of November in the year of our Lord one thousand
 eight hundred and seventy six.

William Davis

Governor of State

Attest Thomas Beck Secretary of State

Countersigned the Minis

Register of State Land office

Received blocklin December 5th 1876 from M S Thresher
 County Treasurer of San Joaquin County State of
 California the sum of nine thousand one hun-
 dred + twenty three 79/100 \$9,123 79/100 dollars the
 same being the Amount paid in on the following
 Swamp Land Surveys in District No 220. to wit
 1266. 1273. 1267. 1275. 1316. 1321. 1322. + 1355 as per
 statement received from the Surveyor General's
 office, less 5 per cent. all of which have been assigned
 to J. P. Whitney

J. P. Whitney

Recorded at the request of J. P. Whitney Jan'y 17th A.D. 1877
 at 10 min past 3. Ock P.M.

State of California
 To
 J. & C. Chadbourne

United States of America State of
 California. To all to whom these
 presents shall come bearing;

Whereas Under the provisions of an
 Act of Congress of the United States approved the twenty
 eighth day of September. A.D. One thousand eight hun-

✓ Joel P. Whitney
Do
✓ Morton C. Fisher

This Indenture, Made the Fifteenth day
of January, One Thousand Eight Hundred
and Seventy Five is, Between Joel P.
Whitney, party of the first part, and

Morton C. Fisher, party of the second part. Witnesseth That
the said party of the first part, for and in consideration
of the sum of Fifty thousand (\$50,000) Dollars, in gold coin
of the United States of America, to him in hand, paid by the
said party of the second part, at & before the sealing and deliv-
ery of these presents, the receipt whereof is hereby acknowledged,
Have granted, bargained, sold, conveyed and confirmed, and by
these presents Do assign, bargain, sell, convey and confirm unto
the said party of the second part, his heirs and assigns for-
ever, all those tracts and parcels of lands situate and being on
Roberts Island, in San Joaquin County, State of California,
described as follows, to wit: in Township One (1) North Range
Five (5) East those portions of Sections Twelve (12) Thirteen (13)
Fourteen (14) Twenty two (22) Twenty three (23) Twenty four (24)
(25) and Thirty four (34) lying South and East of the levee
constructed along High Ridge and Duck Slough, from the
bank of the San Joaquin River known as Burnside bluff
to Middle River also the whole of Sections Twenty four (24)
Twenty five (25) Twenty six (26) Thirty five (35) and Thirty
six (36), together with the said levee and the land on
which it is situated. In Township One (1) North Range Five
East on portions of sections One (1), Two (2) and Twelve (12)
lying East of Middle River, fractional North half (1/2) and East
half (1/2) of South East quarter (1/4) of Section Thirteen and also
the North East quarter (1/4) of North East quarter (1/4) of Section
Twenty four (24). In Township One (1) North Range Six (6)
East: fractional West half (1/2) of Section Seventeen (17)
fractional West half (1/2) of Section Eighteen (18) South half (1/2)
North West quarter (1/4), West half (1/2) of North East quarter (1/4)
and South East quarter of North East quarter (1/4) of Section
Nineteen (19), West half (1/2) and South East quarter (1/4)

52-5-83
A

Twenty (20), North half (1/2) and South West quarter (1/4)
 of Section Twenty Nine (29), Whole Sections Thirty (30) and
 Thirty One (31), West half (1/2) of North West quarter (1/4)
 and South West quarter (1/4) of Section Thirty Two (32); In Town-
 ship One (1) South Range Six (6) East; North West quarter (1/4)
 of Section Five (5) North half (1/2) South West quarter (1/4)
 and West half (1/2) of South East quarter (1/4) of Section Six
 (6); a strip of land fronting on the San Joaquin River and
 running Westwardly; three fourths of uniform width to contain
 Eighty (80) acres being parts of the following tracts to wit: fractional
 South West quarter (1/4) of Section Four (4) South East quarter
 (1/4) and East half (1/2) of South West quarter (1/4) of Section Five
 (5); Whole Sections Seven (7) and Eighteen (18) West half (1/2) of
 Section Eight (8), West half of Section Seventeen (17) three fourths
 of Section Nineteen (19) and of West half (1/2) of West half (1/2)
 of Section Twenty (20) lying North of the Pescadero Grant line.
 The same being of Mount Diablo Base and Meridian; Together
 with all and singular the tenements, hereditaments and
 appurtenances thereunto belonging or in any wise apper-
 taining, and the reversion and reversions, remainder and
 remainders, rents, issues and profits thereof; And also all
 the estate, right, title, interest, property, possession, claim
 and demand whatsoever, as well in law as in equity, of the
 said parts of the first part, or in or to the above described heredi-
 taments and every part and parcel thereof, with the appurtenances;
 To have and to hold, all and singular, the above mentioned
 and described premises, together with the appurtenances, unto
 the said parts of the second part his heirs and assigns forever
 In Witness Whereof, the said parts of the first part has here-
 to set his hand and seal this day and year first above written.

Signed, Sealed and Delivered } J. J. Whitney (Seal)

in Presence of
 Wm. Blanding
 State of California
 County of San Joaquin

On the twentieth day of

of the second part, his heirs, executors, administrators and assigns that he has not made done, committed, executed or suffered, any act or acts, thing or things whatsoever, whereby or by means whereof the said premises, or any part or parcel thereof, now or at any time hereafter shall, or may, be impeached, charged or incumbered, in any manner or way whatsoever.

In Witness Whereof, the said party of the first part, has hereunto set his hand and seal the day and year first above written.
Signed, Sealed and Delivered }
in the presence of J. W. Cotton } D. J. Stuart Seal 3.

State of California }
County of Colusa }
On this 30th day of July in the year Eighteen hundred and Seventy Eight, before me J. W. Cotton a Notary Public, personally appeared D. J. Stuart, 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, at my office in the said County, of Colusa, the day and year in this Certificate first above written.

J. W. Cotton
Notary Public

Recorded at the Request of M. Carpenter Sept. 10th 1878 at 30 min. past 2 o'clock P.M.

Morton C. Fisher.
For
James Reid Stewart.
James Clark Burtin.
and James King.

This Indenture, Made the fifteenth day of March, One Thousand Eight Hundred and Seventy seven. Between Morton Coates Fisher of London, England, of the first part, and James Reid Stewart, Merchant, James Clark Burtin Merchant and James King, all of Glasgow in the United Kingdom of Great Britain and Ireland of the second part. Witnesseth, That the said party of the first part, for and in consideration of the sum

County of ... day of July in the
 year Eighteen hundred and Seventy Eight, before me
 J. W. Cotton a Notary Public, personally appeared Daniel
 S. Stuart, known to me to be the person whose name
 is subscribed to the within instrument, and acknowl-
 edged to me that he executed the same. In Witness
 Whereof, I have hereunto set my hand and affixed my
 official seal, at my office in the said County of Solano
 the day and year in this Certificate first above written.

J. W. Cotton
 Notary Public

Recorded at the request of H. C. Carpenter Sept. 10th AD
 1878 at 40 min. past 2 o'clock P.M.

Morton C. Fisher. } This Indenture, Made the fifteenth day
 To } of March, One Thousand Eight Hun-
 James Reid Stewart, } dred and Seventy seven, Between
 James Charles Burton, } Morton C. Fisher of London
 and James King, } England, of the first part, and James
 Reid Stewart, Merchant, James Charles Burton
 Merchant and James King, all of Glasgow in
 the United Kingdom of Great Britain and Ireland
 of the second part. Witnesseth, That the said part
 the first part, for and in consideration of the sum

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five Dollars lawful money of the United States of America to him in hand paid by the said parties of the second part, at or before the sealing, and delivery of this present, the receipt whereof is hereby acknowledged. Hath granted, bargained and sold, and by these presents doth grant bargain and sell, unto the said parties of the second part and to the survivors and survivors of them, his heirs and assigns, as joint tenants and not as tenants common. All those certain tracts pieces or parcels of land situate lying and being, in Roberts Island San Joaquin County, in the State of California particularly described as follows viz.: In Township 1 (one) North Range (5) East those portions of sections 12 (twelve) 13 (thirteen) 14 (fourteen) 22 (twenty two) 23 (twenty three) 27 (twenty seven) and 28 (thirty four) lying South and East of the levee constructed along High Ridge and Duck Slough from that branch of the San Joaquin River known as Turn Cut off to Middle River: also the whole of sections 24 (twenty four) 25 (twenty five) 26 (twenty six) 35 (thirty five) and 36 (thirty six) together with the said levee, and the land on which it is situated. Fractional South East quarter of section 34 (thirty four) excepted. In Township 1 (one) South Range 5 (five) East those portions of sections 1 (one) 2 (two) and 12 (twelve) lying East of the Middle River fractional North half and East half of South East quarter of section 13 (thirteen) and also the North East quarter of the North East quarter of section 24 (twenty four) In Township 1 (one) North Range 6 (six) East. Fractional West half of section 17 (seventeen) fractional west half of section 18 (eighteen) South half North West quarter, West half of North East quarter, and South East quarter of North East quarter of section 19 (nineteen) West half and South East quarter of section 20 (twenty) North half and South West quarter of section 24 (twenty four) whole sections 30 (thirty) and 31 (thirty one) and the North East quarter of section 32 (thirty two)

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... at 10:15 AM ... at 11:45 AM ...

quarter of section 32 (thirty two). In Township 1 (one) South Range 6 (six) East North West quarter of section 5 (five) North half South east quarter and West half of South East quarter of section 6 (six) West half and West half of East half of section 16 (sixteen) West half of West half of section 17 (seventeen) Section 18 (eighteen) those portions of section 19 (nineteen) and of the West half of the West half of section 20 (twenty) lying North of the Pescadero Grant North line. All being of Mount Diablo base and meridian according to the United States Survey.

Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, and the reversion and reversions, remainders, and remainders, rents, issues and profits thereof. And also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity of the said party of the first part of, in or to the above described premises and every part and parcel thereof with the appurtenances. To have and to hold all and singular, the above mentioned and described premises, together with the appurtenances, unto the said parties of the second part their heirs and assigns forever, as joint tenants as of and by said. In Witness Whereof, the said party of the first part hath hereunto set his hand and seal, this day and year first above written.

Signed, sealed and delivered } Morton C. Fisher.
in presence of E. V. Joice }

State of California)
County of San Francisco) ss.
On this Seventh day of September, in the year A.D. One Thousand Eight Hundred and Seventy Seven before me, E. V. Joice, a Notary Public, in and for said city and county personally appeared Morton Coates Fisher who is subscribed to the within instrument, and who has acknowledged to me that he is the person named and subscribed to, and who is the same person named and subscribed to in the same instrument.

Judgment mentioned, due notice of the time and place of such sale having been first given, agreeably to the said order and Judgment, at which sale the premises in said Judgment described and known after described were struck off to the said parties of the second part for the sum of Three hundred and fifty Thousand dollars, that being the highest sum bid for the same, Now this Indenture witnesseth that the said Receiver, the party of the first part to these presents, in order to carry into the sale as made by him as aforesaid, in pursuance of the order and Judgment of the said Court, and in conformity to the statute in such case made and provided, and also in consideration of the premises and of the said sum of money so bid for as aforesaid, having been first ^{fully} paid by the said parties of the second part, has bargained and sold, and by these presents doth grant and convey unto the said parties of the second part, all those pieces, parcels and tracts of land situated lying and being on Roberts Island in said County of Livingston, State of New York, and which pieces, parcels and tracts of land are particularly described as follows, to-wit:

All those portions of Sections twelve (12), thirteen (13), fourteen (14), twenty-two (22), twenty-three (23), twenty-four (24), twenty-five (25), twenty-six (26), twenty-seven (27), twenty-eight (28), twenty-nine (29), thirty (30), thirty-one (31), thirty-two (32), thirty-three (33), thirty-four (34), thirty-five (35), thirty-six (36), thirty-seven (37), thirty-eight (38), thirty-nine (39), and forty (40), lying South and East of the line constructed along High Ridge (so called) and Duck Slough, from that branch of the Hoop River known as Burns Cut off, to Middle River,

Also Sections twenty-four (24), twenty-five (25), twenty-six (26), twenty-seven (27), twenty-eight (28), twenty-nine (29), thirty (30), thirty-one (31), thirty-two (32), thirty-three (33), thirty-four (34), thirty-five (35), and thirty-six (36), all in Township No. 6 North, Range five (5) East of Mount Diablo Base and Meridian, together with the land on which it is situate,

Also the portions of Section one (1), two (2), and twelve (12), in Township No. one (1) South, Range five (5) East of Mount Diablo Base and Meridian lying east of said Middle River; and the fractional East half and East half of the South-east quarter of Section thirteen (13) and also the North-east quarter of Section twenty-four (24); all in Township No. one (1) South, Range five (5) East of Mount Diablo Base and Meridian.

Also the fractional West half of Section seventeen (17), the fractional West half of Section eighteen (18), the South half, the North half, the West half of the North-east quarter and the South-east quarter of the North-east quarter of Section nineteen (19), the West half and South-east quarter of Section twenty (20), the North half and South-west quarter of Section twenty-nine (29); Section thirty (30), thirty-one (31), the West half of the North-west quarter, the West half and West quarter of Section thirty-two (32), all in Township No. one (1) North, Range six (6) East of Mount Diablo Base and Meridian.

Also the North-west quarter of Section four (4), the North-west quarter and the West half of the South-east quarter of Section six (6); the West half and the West half of the East half of Section seven (7); the West half of the West half of the West half of Section eight (8); the West half of the West half of the West half of Section nine (9); the West half of the West half of the West half of Section ten (10); the West half of the West half of the West half of Section eleven (11); the West half of the West half of the West half of Section twelve (12); the West half of the West half of the West half of Section thirteen (13); the West half of the West half of the West half of Section fourteen (14); the West half of the West half of the West half of Section fifteen (15); the West half of the West half of the West half of Section sixteen (16); the West half of the West half of the West half of Section seventeen (17); the West half of the West half of the West half of Section eighteen (18); the West half of the West half of the West half of Section nineteen (19); the West half of the West half of the West half of Section twenty (20); the West half of the West half of the West half of Section twenty-one (21); the West half of the West half of the West half of Section twenty-two (22); the West half of the West half of the West half of Section twenty-three (23); the West half of the West half of the West half of Section twenty-four (24); the West half of the West half of the West half of Section twenty-five (25); the West half of the West half of the West half of Section twenty-six (26); the West half of the West half of the West half of Section twenty-seven (27); the West half of the West half of the West half of Section twenty-eight (28); the West half of the West half of the West half of Section twenty-nine (29); the West half of the West half of the West half of Section thirty (30); the West half of the West half of the West half of Section thirty-one (31); the West half of the West half of the West half of Section thirty-two (32); the West half of the West half of the West half of Section thirty-three (33); the West half of the West half of the West half of Section thirty-four (34); the West half of the West half of the West half of Section thirty-five (35); the West half of the West half of the West half of Section thirty-six (36); the West half of the West half of the West half of Section thirty-seven (37); the West half of the West half of the West half of Section thirty-eight (38); the West half of the West half of the West half of Section thirty-nine (39); the West half of the West half of the West half of Section forty (40); all in Township No. one (1) North, Range six (6) East of Mount Diablo Base and Meridian.

or in anywise of pertaining,
to have & to hold all and singular the premises above mentioned
and described and hereby conveyed or intended so to be unto
the said parties of the second part their heirs and assigns, to
them and their only proper use, benefit and behoof for
ever.

In witness whereof the said party of the first part, Receiver
as aforesaid, hath hereunto set his hand and seal the day and
year first above written.

John W. Ferris
Receiver.

Seal

State of California
County of San Joaquin
This on this fourth day of June A.D.
eighteen hundred and eighty seven before me, Geo. E. Wilhoit,
a Notary Public in and for said County, personally appeared
John W. Ferris known to me to be the person whose
name is subscribed to the within instrument, and he ack-
nowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and
official seal.

Geo. E. Wilhoit

Notary Public

Recorded at request of Arthur Bell August 6th 1887

James Reid-Stewart
James Clark Bunker
James King
To
P. B. Wagner
James A. Morrissey
S. Huntington

This instrument made and entered into this
fourteenth day of May in the year one thousand
and eight hundred and eighty seven,
Between James Reid-Stewart, James Clark
Bunker and James King of Glasgow, Scotland
in the Kingdom of Great Britain and Ireland
parties of the first part, and P. B. Wagner,
James A. Morrissey and S. Huntington of San Joaquin
County, State of California parties of the second part

Witnesseth:
That whereas John W. Ferris did as Receiver by deed
dated fourteenth day of May in the year one thousand
and eight hundred and eighty seven, convey to said parties of
the first part certain real estate situate on Roberts Island
in the County of San Joaquin, State of California,

Filed for record at the request of C. V. Fish June 16th 1891 at 12 min. past 2 o'clock P. M

fine (5-5) of said 55- minute thirty line of teen (17) said twenty three th West ntion n hundred o (720) calf (1141) Nelson, said Eastern dred & staining re e party (1/3) of the s, onging, n and issues said to the is and of the the nick seal Here in before me ty, residing y appeared described ecuted me that set my ice in n this ublic

Gas Reid Stewart
Gas Clark Buntin
Gas King
John N. Woods
E. W. S. Woods

This Indenture, made the Eighth day of June, in the year of our Lord one thousand eight hundred and ninety one Between James Clark Buntin, James Reid Stewart and Sir James King, all of the Kingdoms of

Great Britain the parties of the first part, and John N. Woods and E. W. S. Woods of the City of Stockton County of San Joaquin and State of California the parties of the second part.

Witnesseth: That the said parties of the first part for and in consideration of the sum of Ten (\$1000) Dollars Gold Coin of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these parties of the second part, and to their heirs and assigns forever, all those certain lots, pieces, or parcels of land, situate, lying, and being in the County of San Joaquin State of California, and bounded and particularly described as follows, to-wit:

Commencing at the North East corner of Section One (1) T. 5. R. 5 E. Mt Diablo Meridian; thence running West 87 chains to East bank of Middle river; thence running along the said East bank in courses and distances as follows, viz: S 43 3/4° West 1 chain 90 links; S 16 1/2° West 2 chains 25 links South 23 3/4° East 2 chains 96 links; S 64 3/4° East 7 chains 8 links; South 33 3/4° East 6 chains 50 links; South 37 1/4° East 5 chains 95 links; South 22 1/2° East 6 chains 50 links; South 6 1/2° East 4 chains 70 links; South 6 chains 55 links; South 34 3/4° East 3 chains 8 links; South 77° East 8 chains 25 links South 80° East 3 chs 35 links North 86 1/4° East 7 chains 13 links South 86 1/4° East 1 chain 30 links; South 63 3/4° East 1 chain 90 chains; South 41 3/4° East 2 chains 30 links; South 24 1/2° East 1 chain 25 links; South 30 1/2° East 5 chains 15 links: to a stake in the centre line of Cross Level; thence along the said centre line South 67° East to a stake 45 chains 37 links from its intersection with river bank aforesaid thence North 68 chains 86 links to place of beginning containing 405 7/8 acres

Second: Commencing at the N. E. cor. of Sec. 1 T. 5 R. 5 E. M. D. M. thence running S. 68 chs 86 links to a stake in centre line of Cross level; thence along said centre line in courses and distances as follows, viz: S 66 3/4° E 8 chains 74 links South 87° East 4 chains 55 links; South 63 1/2° East 3 chains 46 links; South 86 1/2° East 3 chains 61 links; East 24 chains 70 links to stake; thence North 2 1/2° West 74 chains 14 links to stake; thence West 40 chains to place of beginning

305 ⁶⁹/₁₀₀ acres.

Third: -commencing at the N.E. corner of S.E. 1/4 of Sec. 12 T. 2 R. 5 E. Mt. S. M. thence running South 39 chains 8 links to a stake; thence West 40 chains 70 links to East bank of Middle river; thence along said bank in course and distances as follows, viz: North 1 1/4° East 15 chains 6 links N 5 chains 25 links; East 7 chains North 2-70 West 21 chains 30 links to a stake; thence East 11 chains 51 links to place of beginning, containing 152 ⁸⁵/₁₀₀ acres. All bearings true var. 120 1/4 East. As per surveys made by Frank E. Brown Civil Engineer.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversion remainders and remainders, rents, issues and profits thereof.

To have and to hold all and singular the said premises, together with the appurtenances, unto the said parties of the second part, and to their heirs and assigns forever.

In witness whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and delivered in the presence of
of Henry M. Mc Gill. }
James Reid Stewart Seal
James Clark Buntin Seal
James King
for John Wakefield Ferris
their attorney in fact.

State of California,)
City and County of San Francisco.)

On this 9th day of June, in the year one thousand eight hundred and ninety one before me, Henry M. Mc Gill, a Notary Public in and for said City and County, residing therein, duly commissioned and sworn, personally appeared John Wakefield Ferris known to me to be the person described in, and whose name is subscribed to the within Instrument, as the Attorney in fact of James Reid Stewart, James Clark Buntin and Sir James King and the said John Wakefield Ferris acknowledged to me that he subscribed the names of James Reid Stewart, James Clark Buntin and Sir James King therunto as principals and his own name as attorney in fact.

In witness whereof, I have hereunto set my hand and affixed my official seal, at my office in the City and County of San Francisco the day and year in this certificate first above written.

(Seal) Henry M. Mc Gill
Notary Public

Recorded at the Request of John N. Woods June 17th 1891 at 15 min. past 10. h. A. M.

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James H. Kroh, Recorder

Elen S. Pope, Deputy

WILHOIT, JESSIE LEE
DOUGLASS, MARY L.

TO

WILHOIT, E. L.
EATON, M. D.
BUCKLEY, W.D.

THIS INDENTURE, made the thirtieth day of

September in the year of our Lord one thousand nine hundred and eleven, BETWEEN Jessie Lee Wilhoit and Mary L Douglass of the City of Stockton, County of San Joaquin, State of California, the parties of the first part, and E.L. Wilhoit, M.D. Eaton and W.D. Buckley of the City County and State aforesaid, the parties of

the second part,

WITNESSETH: That the said parties of the first part for and in consideration of the sum of Five (\$5.00) Dollars, gold coin of the United States of America to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, in the proportions hereinafter specified, all those certain lots, pieces or parcels of land, situate, lying and being in the County of San Joaquin, State of California, and bounded and particularly described as follows, to-wit:-

FIRST:- Beginning at the common corner of Sections Eighteen (18) and Nineteen (19) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian, and Sections Thirteen (13) and Twenty-four (24) Township One (1) North, Range Five (5) east, Mount Diablo Base and Meridian, and running thence due west along the section line 2396 feet to the center of a main irrigation canal; thence along the center line of said canal, the following courses and distances, to-wit:- South 0°45' East 2631 8/10 feet; thence south 30°55' west 615 feet to the half section line north and south through section Twenty-four (24) Township One (1) North, Range Five (5) East, Mount Diablo Base and Meridian; thence south 9014.3 feet along the half section line north and south through Sections Twenty-four (24) Twenty-five (25) and Thirty-six (36); thence south 13°41' East 78 2/10 feet; thence south 26°11' east 61 1/10 feet; thence south 48°15' east 1232 2/10 feet; thence south 32°20' east 143 9/10 feet; thence south 6°49' east 426 3/10 feet; thence south 13°59' west 4661 8/10 feet; thence south 43°59' west 600 4/10 feet to the right bank of Middle River; thence meandering the right bank of said Middle River, up stream, to the center of the Cross Levee between the Middle and Upper Divisions of Robert's Island; thence along the center line of said Cross Levee in a south easterly and easterly direction to the south west corner of a certain 42 819/1000 acre tract of land, as conveyed by H.E. Williamson and Saleni Williamson, his wife, to J.W. Wilkinson by Deed dated April 29th 1896, and recorded in Book "A" of Deeds Vol. 99 Page 575 San Joaquin County Records; thence Northerly along the west line of said tract to the center of Section Six (6) Township One (1) South Range Six (6) East, Mount Diablo Base and Meridian; thence east along the half section line through said Section Six (6) to the southwest corner of that certain 202.07 acre tract of land heretofore conveyed by John N Woods, widower, and E.W.S. Woods and Alice M Woods, his wife, to Constance M Dixon, a widow, by Deed dated November 14th 1900 and recorded in Book "A" of Deeds Vol 108 page 433 San Joaquin County Records; thence northerly along the west line of said tract of land to the northwest corner thereof (said northwest corner of said tract being on the north line of the south half of the southeast quarter of Section Thirty-one (31) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian; thence west to the southwest corner of said certain tract of land heretofore conveyed by John N Woods, a widower, E.W.S. Woods and Alice M Woods, his wife, to M.D. Eaton and W.D. Buckley by Deed dated December 13th, 1908 and recorded

in Book "A" of Deeds Vol 180 page 263 San Joaquin County Records; thence north along the west line of said tract of land to the north west corner thereof; thence east along the north line of said tract of land to the section line between Sections Twenty-nine (29) and Thirty (30) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian; thence North on said Section line to the common corner of Sections Nineteen (19) Twenty (20) Twenty-nine (29) and Thirty (30) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian; thence east along the section line between Sections Twenty (20) and Twenty-nine (29) Township One (1) North, Range Six (6) East, Mount Diablo Base and Meridian, 1980 feet; thence North 2640 feet to the half section line east and west through said Section Twenty (20); thence west along the half section line through Sections Nineteen (19) and Twenty (20) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian to the south east corner of the west half of the northeast quarter of said Section Nineteen (19) Township and Range aforesaid; thence North to the Section line east and west between Sections Eighteen (18) and Nineteen (19) Township One (1) North, Range Six (6) East, Mount Diablo Base and Meridian; thence west along said section line to the point of beginning, and being a portion of Sections Nineteen (19) Twenty (20) Thirty (30) and Thirty-one (31) in township One (1) North Range Six (6) East, Mount Diablo Base and Meridian and Sections Twenty-four (24) Twenty-five (25) and Thirty-six (36) Township One (1) North Range Five (5) East, Mount Diablo Base and Meridian, and Section One (1) Township One (1) South, Range Five (5) East, and Sections Six (6) and Seven (7) Township One (1) South, Range Six (6) East, Mount Diablo Base and Meridian, as delimited upon that certain map entitled "Map of Woods, Wilheit & Douglas' lands on Middle Division of Robert's Island in County of San Joaquin, State of California", filed in the office of the County Recorder of the County of San Joaquin, State of California, November 4th 1909 at 3:15 o'clock P.M.

SAVE AND EXCEPT all public roads lying and being within the exterior boundaries of said tract of land.

ALSO SAVE AND EXCEPT a piece of land described as follows:- Commencing at the intersection of the center line of the Main Irrigation Canal with the right bank of Middle River and running thence N 43°56' E 600.4 feet; thence easterly parallel with the County Road to a point at right angles 25 feet easterly from said center line; thence S 43°56' W and parallel with the center line of said canal to the right bank of Middle River; thence along right bank of Middle River down stream to the point of beginning.

SECOND:- Commencing at the point of intersection of the east line of the west one-half of Section Eighteen (18) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian with the center line of the right-of-way of the Atchison, Topeka and Santa Fe Railway Company, as located by that certain Deed dated May 21, 1898 and recorded in Book "A" of Deeds Vol 96 page 340 et seq., San Joaquin County Records, made and executed by John X Woods and E.W.S. Woods to The San Francisco and San Joaquin Valley Railway Company, and running thence west along the center line of the right-of-way of said railway to the center of the levee known as the "High Ridge Levee" thence North easterly along the meanderings of the center line of said levee to the south west corner of that certain 17.26 acre tract of land as conveyed by Jas Reid Stewart, Jas Clark Bunter and Jas King to Joseph and Louis Hansel by Deed dated April 13th 1899 and recorded in Book "A" of Deeds Vol 66 page 389 San Joaquin County Records; thence east along the southerly line of said tract of land to the southeast corner thereof; thence northerly along the east line of said tract of land to the left bank of Burn's Cut Off; thence meandering the left bank of said Burn's Cut Off, up stream, to the east line of the northwest one-quarter of the north-west one-quarter of the north-west one-quarter of Section Eighteen (18) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian; thence south 7.30 chains to the center of the north-west one-quarter of the North west one-quarter of said Section Eighteen (18); thence East 10 chains; thence south 10 chains; thence east 10 chains; thence south 10 chains; thence east 10 chains to the east line of the west half of said Section Eighteen (18) thence south to the point of beginning and being portions of Sections Twelve (12) and Thirteen (13) Township One (1)

North Range Five (5) East, Mount Diablo Base and Meridian and a portion of Section Eighteen (18) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian, as delineated upon the map entitled "Map of Woods, Wilhoit & Douglass' Lands on Middle Division of Habert's Island, in County of San Joaquin, State of California" filed in the office of the County Recorder of the County of San Joaquin, State of California, November 4th 1909 at 3:15 o'clock P.M.

ALSO that certain perpetual right-of-way for the purpose of digging, excavating, constructing, repairing and using either as a canal or flume or pipes, or a canal flume and pipes for the purpose of conducting and carrying water from Burn's Cut Off over that certain piece or parcel of land and the levee thereon described as follows, to-wit: The fractional Northeast quarter of the northwest quarter of the northwest quarter of Section Eighteen (18) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian, containing 7.35 acres to the lands of John E Woods and E.W.S. Woods as conveyed by James A Burnett and Lillie D Burnett his wife, to John E Woods and E.W.S. Woods by deed dated November 18th 1897 and recorded in Book "A" of Deeds Vol 98 page 359 et seq., San Joaquin County Records.

Subject to the right-of-way of the Atchison, Topeka and Santa Fe Railway Company as described in that certain Deed dated May 21, 1898 and recorded in Book "A" of Deeds Vol 98 page 340 San Joaquin County Records.

Also subject to a right of way of the Atchison, Topeka and Santa Fe Railway Company as described in Deed recorded in Book "A" of Deeds Vol 98 page 458 San Joaquin County Records.

SAVE AND EXCEPT the second described strip of land fifty (50) feet wide, the center line of which strip is described in that certain Deed dated January 10, 1910, between E.W.S. Woods et al. Jessie L. Wilhoit and Mar. L. Douglass, et al. to Woods Irrigation Co. and recorded in Book "A" Vol 168 of Deeds page 543 San Joaquin County Records.

ALSO SAVE AND EXCEPT the private road running North from Woodsbro Station on the Santa Fe Railroad to the hay warehouse on Burn's Cut Off.

ALSO SAVE AND EXCEPT the hay warehouse known as "Woods Wilhoit & Douglass' Hay Warehouse" and ten (10) acres surrounding the same, situate and being on Burn's Cut Off, said ten (10) acres hereby excepted being particularly described as follows, to-wit:—

Beginning at a point on the left bank of Burn's Cut Off, where the east line of Section Twelve (12) T 1 N R 6 E intersects said left bank, and run thence due South along the section line and center of private road at 45 feet set iron gas pipe in top of levee; at 333.7 feet set iron gas pipe in center of road for the southeast corner; thence north $51^{\circ}50'$ W 1430 feet and set iron gas pipe on the east line of that certain 17.26 acre tract as conveyed to Joseph and Louis Hansel by Deed recorded in Book "A" of Deeds Vol 66 page 389 of San Joaquin County Records and being the southwest corner; thence north $00^{\circ}34'$ E along the east line of said tract, at 333.7 feet set iron gas pipe in top of levee, at 333.7 feet left bank of Burn's Cut Off and the northwest corner; thence meander the left bank of Burn's Cut Off up stream to the point of beginning, and containing ten (10) acres.

The above described lands being a portion of the lands distributed to the said Jessie Lee Wilhoit and Mary L. Douglass as residuary legatees under the last will and testament of John E Woods deceased, by Decree of Distribution dated December 28, 1906 and recorded December 28, 1909 in Book "A" Vol 181 of Decrees of Distribution, page 131 et seq. San Joaquin County Records.

This deed is made subject to all reclamation assessments that are now or may become a lien upon said property.

Also subject to a contract to furnish water, dated September 29th 1911 made between Woods Irrigation Co and the parties of the first part, and recorded on the 30th day of September 1911 in Book "G" of Miscellaneous Vol 27 page 28 San Joaquin County Records.

Also subject to an agreement dated September 29th 1911 made between the parties of the first part and Woods Irrigation Co., a corporation, and recorded on the 30th day of September 1911 in Book "G" of Miscellaneous Vol 27 Page 28 San Joaquin County Records.

Also subject to a contract relative to drainage dated September 29th 1911 made between Woods Irrigation Co., a corporation, and Jessie Lee Wilhoit, Mary L. Douglass and John Weston Wilhoit, and recorded on the 30th day of September 1911 in Book "G" of Miscellaneous Vol 27 page 35, San Joaquin County Records.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issue and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances unto the said parties of the second part, and to their heirs and assigns forever, in the following proportions, to-wit:- To the said E L Wilhoit an undivided one-half interest of in and to the said above described property; to the said M D Eaton, an undivided one-quarter interest of in and to the said above described property; to the said W L Buckley an undivided one-quarter interest of in and to the said above described property.

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Jessie Lee Wilhoit (Seal)
Mary L. Douglass (Seal)
By Geo E Wilhoit, (Seal)
Her Attorney in Fact

STATE OF CALIFORNIA
SS
COUNTY OF SAN JOAQUIN

On this 30th day of September A.D. 1911 before me, Avis J McCloud, a Notary Public in and for said San Joaquin County, residing therein duly commissioned and sworn, personally appeared Geo E Wilhoit, known to me to be the person whose name is subscribed to the within Instrument as the Attorney in fact of Mary L. Douglass and the said Geo E Wilhoit acknowledge to me that subscribed the name of Mary L. Douglass thereto as principal and his own name as Attorney in fact.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my office in the County of San Joaquin, the day and year in this Certificate first above written.

(Seal)

Avis J. McCloud, Notary Public in and for

said San Joaquin County, State of California.

STATE OF CALIFORNIA
SS
COUNTY OF SAN JOAQUIN

On this 30th day of September in the year one thousand nine hundred and eleven, before me, Avis J McCloud, a Notary Public in and for said County of San Joaquin, State of California, residing therein, duly commissioned and qualified, personally appeared Jessie Lee Wilhoit, known to me to be the person described in whose name is subscribed to and who executed the annexed instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the City of Stockton, County of San Joaquin, the day and year in this certificate first above written.

(Seal)

Avis J. McCloud, Notary Public in and for the

County of San Joaquin, State of California.

Recorded at Request of R E Wilhoit & Sons Sep 30-1911 at 48 min past 11 o'clock A.M. in Book "A" Vol 205 of Deeds Page 415 San Joaquin County records.

James H. Kroh, Recorder
Elsa S Fops, Deputy

Recd 23-26

WILHOIT R.E. WHEREAS The indebtedness secured to be paid by a certain Deed of

WILHOIT E.L.
 EATON H.D.
 BUCKLEY W.D.
 TO
 WALTERS W.B.
 M.F.

This Indenture, made the Twenty ninth day of November, in the year of our Lord one thousand nine hundred and eleven. Between E.L. Wilhoit, H.D. Eaton, and W.D. Buckley, of the City of Stockton, County of San Joaquin, State of California,

and W.B. Walters and M.F. Walters, (his wife) of the County and State aforesaid,

the part 100 of the first part,

the part 100 of the second part,

Witnesseth: That the said part 100 of the first part, for and in consideration of the sum of Five Thousand Four Hundred and Thirty nine (\$5439.00) Dollars, gold coin,

of the United States of America, to them in hand paid by the said part 100 of the second part, the receipt whereof is hereby acknowledged do by these presents

grant, bargain, --- sell, convey and confirm unto the said part 100 of the second part, and to their heirs and assigns forever, all that certain lot, piece, or parcel of land situate, lying and being in the Subdivision of Wilhoit Douglass Tract, County of San Joaquin, State of

California, and bounded and particularly described as follows, to-wit: Lot No. Nine (9) as delineated and designated upon that certain map entitled "Subdivision of the Wilhoit Douglass' Tract" filed October 2nd, 1911, at 9:06 A.M. in the office of the County Recorder of the County of San Joaquin, State of California.

This Deed is made subject to that certain agreement for canals, etc. dated September, 29th, 1911, and recorded September 30th, 1911, in Book "G" of Miscellaneous, Vol 27 page 25 San Joaquin County Records, made and executed by Jessie Lee Wilhoit and Mary L. Douglass with Woods Irrigation Co. a Corporation.

Also subject to a contract to furnish water, dated September, 29th, 1911 and recorded September, 30th, 1911, in Book "G" of Miscellaneous, Vol 27 page 26, et seq. San Joaquin County Records, made and executed by Woods Irrigation Co. a Corporation, with Jessie Lee Wilhoit and Mary L. Douglass.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof

do here and to hold, all and singular, the said premises, together with the appurtenances, unto the said part 100 of the second part, and to their heirs and assigns forever.

In Witness Whereof, the said part 100 of the first part have hereunto set their hands, and seals the day and year first above written.

Signed, -- Sealed and Delivered in the Presence of
 Avis G McCloud.

E.L. Wilhoit [Seal]
 H.D. Eaton, [Seal]
 W. D. Buckley, [Seal]

State of California, }
 County of San Joaquin, } SS.

On this Twenty ninth day of November, ~~xxxxxxx~~ A.D. one thousand nine hundred and eleven. before me, Avis G McCloud, a Notary Public in and for the County of San Joaquin, State of California, ~~xxxxxxx~~ personally appeared E.L. Wilhoit, H.D. Eaton, and W.D. Buckley, whose names are known to me to be the person

subscribed to the within instrument, and ~~xxxxxxx~~ acknowledged ~~xxxxxxx~~ that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal ~~xxxxxxx~~

[SEAL]

In and for the

this certificate first above written.

Avis G McCloud,
 County of San Joaquin,
~~My Commission Expires~~

the day and year in

Notary Public,
 State of California.

Recorded at the Request of W.B. Walters, Nov. 29, 1911. at 42 minutes ~~xxxxxxx~~ past 10 A.M.

~~xxxxxxx~~
 County Records.

in Book "A," Vol. 206 of Deeds, page 434 San Joaquin

JAMES H. KROH, Recorder.

206-434

WALTERS, W.B.

M.F.

COMPANION

PARDINI, M.

This Indenture made the first day of October in the year of our Lord one thousand nine hundred and thirteen

Between W B Walters and M F Walters (his wife) of the County of San Joaquin, State of California,

and M Pardini of the County and State aforesaid

the part X of the second part.

Witnesseth: That the said part 100 of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars gold coin

of the United States of America, to them in hand paid by the said part X of the second part, the receipt whereof is hereby acknowledged do by these presents

grant, bargain, sell, convey and confirm unto the said part X of the second part, and to his heirs and assigns forever, all th at certain lot, piece, or parcel of land situate, lying and being in the Subdivision of Wilhoit-Douglass Tract County of San Joaquin, State of California, and bounded and particularly described as follows, to-wit:

Lot No Nine (9) as delineated and designated upon that certain map entitled "Subdivision of the Wilhoit-Douglass' Tract" filed October 2nd 1911, at 9:06 A.M., in the office of the County Recorder of the County of San Joaquin, State of California. This Deed is made subject to that certain agreement for canals etc., dated September 29th 1911 and recorded September 30th 1911 in Book "G" of Miscellaneous Vol. 27 page 25 San Joaquin County Records, made and executed by Jessie Lee Wilhoit and Mary L Douglass with Woods Irrigation Co., a corporation.

Also subject to a contract to furnish water, dated September 29th 1911 and recorded September 30th 1911 in Book "G" of Miscellaneous Vol. 27 page 28 et seq., San Joaquin County Records, made and executed by Woods Irrigation Co., a corporation, with Jessie Lee Wilhoit and Mary L Douglass.

This Deed is made subject to a Deed of Trust from W B Walters and M F Walters (his wife) to Edward D Taylor and R A Reid Trustees of E L Wilhoit, M D Eaton and W D Buckley dated November 29th 1911 and recorded in Book "A" Vol. 197 of Deeds of Trust page 553 San Joaquin County Records.

with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof

Do here unto sell, all and singular, the said premises, together with the appurtenances, unto the said part Y of the second part and to his heirs and assigns forever.

In Witness Whereof, the said part 1st of the first part ha ve hereunto set their hand, and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of
Avis G McCloud

W B Walters [Seal]

M F Walters [Seal]

[Seal]

[Seal]

State of California }
County of San Joaquin } SS.

On this 2nd day of October in the year one thousand nine hundred and thirteen and before me, Avis G McCloud a Notary Public in and for said County of San Joaquin, State of California, residing therein, duly commissioned and sworn personally appeared

W B Walters and M F Walters (his wife)

known to me to be the person s described in and who executed and whose name s are

subscribed to the within and foregoing instrument, and he y acknowledged to me that he executed the same.

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

(Seal)

Avis G McCloud Notary Public.

In and for the County of San Joaquin, State of California.

My Commission Expires 19

Recorded at the Request of M Pardini October 2nd day of

19 13, at 80 min. past 2 P M., in Book "A" Vol. 231 of Deeds, page 111 San Joaquin County Records.

JOHN D. MAXEY Recorder

Miss S Pope Deputy

STATE OF CALIFORNIA
County of San Joaquin

Second Parties.

} ss.

On this 1st day of August in the year of our Lord one thousand nine hundred and Forty one, before me, M.J. HENRY, a Notary Public in and for said County and State, residing therein, duly commissioned and qualified, personally appeared IRA SAUNDERS and ALMA E. SAUNDERS, his wife, and E.W. AVILA and BERNICE M. AVILA, his wife, personally known to me to be the persons described in and whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my office in the County of San Joaquin, the day and year in this certificate first above written.

(Notary Seal) M.J. Henry, Notary Public in and for the County of San Joaquin,
State of California.

#14460 Recorded at Request of E.W. Avila, Aug. 27, 1941 at - min. past 11 o'clock A.M., in Book of Official Records, Vol. 753, page 122, San Joaquin County Records.

Fees \$2.10

John D. Finney, Recorder. ESF

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THIS AGREEMENT made this 7th day of August, 1941, between M. PARDINI and GIOVANNA PARDINI, his wife, the parties of the first part, and E.W. AVILA and BERNICE M. AVILA, his wife, as joint tenants, the parties of the second part.

For Consent to Oil, Gas Lease
See Book of Official Records, Vol. 1011 Page 212

W I T N E S S E T H

That the said parties of the first part in consideration of the covenants and agreements on the part of the said parties of the second part, hereinafter contained, agree to sell and convey unto the said parties of the second part, and the said second parties agree to buy all those certain lots, pieces or parcels of land situate in the County of San Joaquin, State of California, and bounded and particularly described as follows, to-wit:-

PARCEL ONE: Lot Nine (9), as shown upon Map entitled, "Subdivision of the WILHOIT-DOUGLASS TRACT", filed October 2, 1911, in the office of the County Recorder of San Joaquin County, California.

EXCEPTING THEREFROM that certain parcel of land containing 1.50 acres more or less as conveyed to Roberts Union Farm Center, Incorporated, a corporation in deed dated July 1, 1935, and recorded July 11, 1935 in Book of Official Records, Vol. 500 Page 466 San Joaquin County Records.

ALSO EXCEPTING THEREFROM that certain parcel of land containing 0.50 acres, more or less, as conveyed in Deed dated March 23rd, 1936, executed by M. Pardini and Giovanna Pardini, his wife, to Roberts Union Farm Center, Incorporated, a corporation, recorded April 7, 1936, in Book of Official Records, Vol. 533 Page 190, San Joaquin County Records.

PARCEL TWO: Lot Twenty-two (22), as shown upon Map entitled, "SUBDIVISION OF THE WILHOIT-DOUGLASS TRACT", filed for record October 2, 1911, in Vol. 5 of Maps and Plats, page 40, San Joaquin County Records, and containing 175.22 acres.

PARCEL THREE: The East One-Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Six (6) and

the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$) of Section Five (5) in Township One (1) South, Range Six (6) East of Mount Diablo Base and Meridian, containing 120 acres, more or less, and being known as Swamp and Overflow Land Survey No. 1325. Also that portion of Section Six (6) and Seven (7) in Township One (1) South, Range Six (6) East, of Mount Diablo Base and Meridian, commencing for the same at a 4" x 4" white post marked as and for the center of said Section Six (6); thence South 42.16 chains, more or less to a post in Cross Levee; thence East along said Cross Levee 9.24 $\frac{4}{10}$ chains to a post; thence North 42.16 chains, more or less, along fence to the center line running East and West through Section Six (6); thence West 10.08 $\frac{3}{10}$ chains to the point of beginning, and containing 42.819/1000 acres, 40.976/1000 acres being in said Section Six (6) and 1.843/1000 acres being in said Section Seven (7), being the same land conveyed by Deed dated April 29, 1899 to J.W. Wilkinson by H.E. Williamson and Saleni Williamson, his wife, and recorded April 29, 1899 in Book "A" of Deeds, Vol. 99 page 575 San Joaquin County Records. for the sum of Fifty-five Thousand One Hundred Five and 85/100 (\$55,105.85) Dollars, lawful money of the United States; and the said parties of the second part in consideration of the premises agree to pay, at the time and in the manner hereinafter mentioned to the said parties of the first part, the said sum of Fifty-five Thousand One Hundred Five and 85/100 (\$55,105.85) Dollars as follows, to-wit:-

On or before twenty-five (25) years after date, with interest at the rate of five (5%) per cent per annum, interest payable November 1st, 1941, and annually thereafter, on each November 1st.

The parties of the second part, as a part of the consideration for this contract, promise and agree that they will, in due and proper season, and in a good and farmerlike manner, level and put under irrigation each year at least forty (40) acres of land not theretofore levelled and irrigated and that within ten years from date hereof, the whole of said land hereinbefore described shall be levelled and placed under irrigation, it being understood and agreed that any irrigation system constructed by the parties of the second part for the irrigation of said lands shall become attached to, and a part of said land.

Second parties agree to keep the buildings insured in a reliable insurance company for at least the insurable value at their own expense, protecting the first parties herein as their interest may appear.

Second parties further agree to keep the premises in as good a state and condition as a reasonable amount of use and wear thereof will permit (damage by the elements excepted) and to pay all taxes, water rents and assessments as they become due and at least ten days before the same become delinquent.

And the said parties of the second part agree to pay at least ten days before delinquent all State, City and County Taxes, or assessments of whatsoever nature, which may become due on the premises above mentioned.

In the event the parties of the second part fail to comply with any of the terms, agreements or conditions hereof, then at the option of the parties of the first part, all rights of the parties of the second part in and to said lands and premises may be declared ended, and any and all moneys paid, all work done shall be deemed compensation for the use and occupation of said premises and the parties of the first part shall be released from all obligations either in law or equity, to convey said property, and may take immediate possession of said property, including all improvements or growing crops thereon, together with all of the right, title and interest of the parties of the second part in and to any pumping equipment including pumps, motors, pipe lines and rights of way used for the irrigation of said lands. In addition to said rights hereinbefore provided, which are not exclusive, the parties of the first part shall have all such other and further rights

as may be accorded them under the laws of the State of California.

During such time as the parties of the second part are not in default in the performance hereof, they may have the use and occupation of said premises. When said parties of the second part shall have fully performed all of the conditions hereof and paid the purchase price in full together with all interest thereon, then the parties of the first part agree to execute and deliver to the parties of the second part, a good and sufficient deed, conveying a merchantable title to said property, free of any encumbrances done, made or suffered by the parties of the first part, the policy of title insurance at said time to be paid for by the buyers and sellers, one-half each.

This Agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators and assigns of the respective parties. Time is of the essence of this contract. The waiver, by the parties of the first part, of a default in the performance of any obligation at the time and in the manner that it should have been performed, shall not be, nor shall it be construed to be, a waiver of any succeeding default, nor shall it effect the provision that time is of the essence hereof.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names the day and year first above written.

M. Pardini
Giovanna Pardini
E.W. Avila
Bernice M. Avila

STATE OF CALIFORNIA }
County of San Joaquin } ss.

On this 7th day of August in the year of our Lord one thousand nine hundred and forty-one, before me, Irene Tellam, a Notary Public in and for said County and State, residing therein, duly commissioned and qualified, personally appeared M. Pardini and Giovanna Pardini personally known to me to be the persons described in and whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my office in the County of San Joaquin, the day and year in this certificate first above written.

(Notary Seal) Irene Tellam, Notary Public, in and for the County of San Joaquin,
State of California.

#14461 Recorded at Request of E.W. Avila, Aug. 27, 1941 at 1 min. past 11 o'clock A.M., in Book of Official Records, Vol. 753, page 124, San Joaquin County Records.

#35306 RECORDED BY Stockton abstract & Title Co. NOV 9 1951 at 4 P.M. in Vol. 1373, Page 368
OFFICIAL RECORDS OF SAN JOAQUIN COUNTY
Fees \$1.70

Martha H. Gehler, County Recorder

IMPAIRED

In Consideration of Ten Dollars GOLDEN GATE CONSTRUCTION CO., a California corporation,
Does hereby Grant to RONALD J. TRAIN, also known as Ronald James Train, and Mary Eleanor Train,
his wife, as Joint Tenants all that real property situate in the county of San Joaquin, State
of California, described as follows:

Lot six (6) in block three (3) of TRACT NO. 250 PLYMOUTH VILLAGE, according to the Official
Map or Plat thereof filed for record July 6, 1950 in vol. 13 of Maps and Plats, page 7, San
Joaquin County records. (\$11.55 I.M. Stamps attached and cancelled)

In WITNESS WHEREOF, said GOLDEN GATE CONSTRUCTION CO, a corporation, has herewith caused its
corporate name to be subscribed and its seal affixed by its Secretary, thereunto duly authorized
by resolution of its Board of Directors, this 27th day of September, 1951.

(Corp Seal) GOLDEN GATE CONSTRUCTION CO.
By D. MacDonald, Secretary

STATE OF CALIFORNIA }
County of San Joaquin } ss.

On this 27th day of September in the year one thousand nine hundred
fifty-one, before me, Marjorie D. Hershberger a Notary Public in and for said County and State,
personally appeared D. MacDonald, known to me to be the secretary of the corporation that executed
the within instrument, and known to me to be the persons who executed the within instrument on
behalf of the corporation therein named, and acknowledged to me that such corporation executed
the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

(Notary seal) Marjorie D. Hershberger, Notary Public in and
for said County and State.
My Commission Expires Dec. 29, 1952

#35307 RECORDED A security title ins. & Guar. Co. NOV 13 1951 at 11:40 A.M. in Vol. 1373, Page
369 OFFICIAL RECORDS OF SAN JOAQUIN COUNTY
Fees \$1.70

Martha H. Gehler, County Recorder

IMPAIRED JOINT TENANCY DEED

GIOVANNA FARDINI, a widow, Grants to E. M. AVILA and BEATRICE A. AVILA, his wife, in JOINT
TENANCY, the real property situated in the County of San Joaquin, State of California, described
as follows:

PARCEL ONE: Lot nine (9), as shown upon map entitled, SUBDIVISION OF WILHOIT-DOUGLASS TRACT,
filed for record October, 2, 1911, in Vol. 5 of Maps and Plats, page 40, San Joaquin County records,
and containing 30.26 acres, more or less.

SAVING AND EXCEPT THEREFROM that certain tract containing 1.50 acres, more or less, as conveyed
by M. Fardini and Giovanna Fardini, his wife, to L. W. Moran by deed dated June 13, 1935 and
recorded July 11, 1935, in Vol. 500 of Official records, page 460, San Joaquin County records.

ALSO SAVE AND EXCEPT 0.50 of an acre, more or less, as conveyed to Roberts Union Farm Center
Incorporated, a corporation, by deed dated March 23, 1930, and recorded April 7, 1930, in Vol.
533 of Official records, page 190, San Joaquin County records.

ALSO EXCEPT 0.435 acres as described in deed to Roberts Union Farm Center dated August 30,
1946 and recorded August 14, 1947, in Vol. 1072 of Official records, page 130, San Joaquin County
Records.

ALSO EXCEPT 1.095 acres, as described in deed to Frank W. Avilla, dated April 30, 1946, and
recorded August 14, 1947, in Vol. 1000 of Official records, page 463, San Joaquin County Records.

PARCEL TWO: Lot twenty-two (22), as shown upon Map entitled, Subdivision of the Wilhoit-

Douglass Tract, filed for record October 2, 1911, in Vol 5 of Maps and Plats, page 40, San Joaquin County records and containing 175.42 acres.

CANCEL PLATS: The East one-half (E 1/2) of the southeast quarter (SE 1/4) of section six (6) and the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of section five (5), in Township one (1) South, Range six (6) East, Mount Diablo Base and Meridian, containing 120 acres, more or less, and being known as Swamp and Overflow Land Survey No. 1325. Also that portion of sections six (6) and seven (7) in Township one South, Range six East, Mount Diablo Base and Meridian, commencing for the same at a 4" x 4" white post marked as and for the center of said section six (6); thence South 42.16 chains, more or less, to a post in Cross Levee; thence east along said Cross Levee 9.24 4/10 chains to a post; thence North 42.16 chains, more or less, along fence to the center line running East and West through section six (6); thence West 10.08 3/10 chains to the point of beginning and containing 42.819/1000 acres, 40.970/1000 acres being in said section six (6) and 1.8 43/1000 acres, being in said section seven (7), being the same land conveyed by Deed dated April 29, 1899, to J. W. Wilkinson, by H. W. Williamson and Saleni Williamson, his wife, and recorded April 29, 1899, in Book "A" of Deeds, Vol. 99, page 575, San Joaquin County records. (301.05 I.M. Stamps attached and cancelled)

DATED November 8th, 1951

Giovanna Pardini

STATE OF CALIFORNIA)

COUNTY OF SAN JOAQUIN)

On November 9th, 1951, before me, Irene Tellam, a Notary Public in and for said County of San Joaquin, personally appeared GIOVANNA PARDINI, a widow, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

(Notary Seal)

Irene Tellam, Notary Public, in and for the County of San Joaquin, State of California & Commission Expires November 7, 1955.

#35396 RECORDED BY STOCKTON ABSTRACT & TITLE CO. NOV 13 1951 at 12:11 in vol. 1373, Page 39,

OFFICIAL RECORDS OF SAN JOAQUIN COUNTY

Fees \$2.20

Martha H. Uehler, County Recorder

COMPARED

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF SAN JOAQUIN

In the Matter of the Estate of MINNIE M. HANSON, also known as MINNIE HANSON, also known as MINNIE DELANDER HANSON, also known as MINNIE DALANDER HANSON, also known as MINNIE M. DALANDER, also known as MINNIE M. DELANDER, also known as MINNIE DALANDER, also known as MINNIE DELANDER, Deceased.

No. 21961

DECREE ESTABLISHING DEATH OF JOINT TENANT

The Petition of EVA C. DELANDER, for decree establishing death of joint tenant, coming on regularly to be heard this 14th day of November, 1951, and it being proved to the satisfaction of the Court, the Court finds that notice of said petition and of the time set for the hearing thereof, has been given in the form and manner and for the period required by law; and all and documentary evidence having been introduced by the petitioner, the Court, after hearing the evidence, finds the facts alleged in said petition to be true; that said MINNIE M. HANSON, also known as MINNIE HANSON, also known as MINNIE DELANDER HANSON, also known as MINNIE DALANDER HANSON, also known as MINNIE M. DALANDER, also known as MINNIE M. DELANDER, also known as MINNIE DALANDER, also known as MINNIE DELANDER, died on the 17th day of April, 1951, at the time owning land in the County of San Joaquin, State of California; that at the time of her death said decedent and HENRY HANSON were owners of record of the hereinafter described real and personal property as joint tenants, with right of survivorship; and that by reason of such death all interest of said decedent in the joint tenancy of said property terminated.

And it further appearing from the report of IRA B. LANGDON, the Inheritance Tax Appraiser appointed by the Court, that no Inheritance Tax has become payable by reason of such death;

90052530

SAN JOAQUIN COUNTY
RECORDER'S OFFICE
YVONNE I. DALL

90 MAY 29 AM 8:00

RECORDED AT REQUEST OF
North American Title

6-1

NAME AND ADDRESS OF ATTORNEY THOMAS E. SMAIL, JR. 3500 American River Drive, Suite 212 Sacramento, California 95864		TELEPHONE NO: 486-3774	FOR COURT USE ONLY FILED MAY 14 1985 JOYCE RUSSELL SMITH, CLERK By <i>[Signature]</i>
ATTORNEY FOR: <u>LA VERNE HELENE AVILA and MANUEL MENDONCA</u> Insert name of court, branch court if any, and Post Office and Street Address SUPERIOR COURT OF CALIFORNIA COUNTY OF SACRAMENTO 720 Ninth Street Sacramento, California 95814			
ESTATE OF: EDWARD WALTER AVILA			
<p style="text-align: center;">LETTERS</p> <input checked="" type="checkbox"/> TESTAMENTARY <input type="checkbox"/> OF ADMINISTRATION <input type="checkbox"/> OF ADMINISTRATION WITH WILL ANNEXED <input type="checkbox"/> OF SPECIAL ADMINISTRATION			Case Number: 98683

STATE OF CALIFORNIA, COUNTY OF SACRAMENTO

- The last will of the above-named decedent having been proved, the court appoints (Name):
LA VERNE HELENE AVILA and MANUEL MENDONCA
 - Executor.
 - Administrator with will annexed.
- The court appoints (Name):
 - Administrator of the decedent's estate.
 - Special administrator of decedent's estate
 - with the special powers specified in the Order for Probate
 - with the powers of a general administrator.

3. The personal representative is is not authorized to administer the estate under The Independent Administration of Estates Act.

WITNESS, the clerk of the above-entitled court, with seal of the court affixed.

Dated: MAY 14 1985
JOYCE RUSSELL SMITH *[Signature]*, Deputy
Clerk, by N. DIER



[SEAL]

4. **AFFIRMATION**

I solemnly affirm that I will perform the duties of personal representative according to law.

Executed on (Date): April 26, 1985 at
(Place): Sacramento California.

[Signature: La Verne Helene Avila]
(Personal Representative)
[Signature: Manuel Mendonca]

5. **CERTIFICATION**

I certify that this document is a correct copy of the original on file in my office, and that the letters issued the above-appointed person have not been revoked, annulled, or set aside, and are still in full force and effect.

Dated: _____
Clerk, by _____, Deputy

[SEAL]

The annexed instrument is a correct copy
of the original on file in my office.

Attest: AUG 22 1983
Certified

JOYCE RUSSELL SMITH, County Clerk and
ex officio Clerk for the Superior Court
in and for the County of Sacramento
State of California.
By *J. Smith* .RPPIY



90052530

RECORDING REQUESTED BY 90052531

SAN JOAQUIN COUNTY
RECORDER'S OFFICE
YVONNE I. DALL

90 MAY 29 AM 8:00

RECORDED AT REQUEST OF
North American Title

NORTH AMERICAN TITLE CO.

AND WHEN RECORDED MAIL TO

Name DON SILVEIRA
Street Address 3992 W. HOWARD ROAD
City & State STOCKTON, CA 95206

MAIL TAX STATEMENTS TO

Name SAME
Street Address
City & State

DOCUMENTARY TRANSFER TAX
County of San Joaquin
361.90

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PT-28 (10-86)

Individual Quitclaim Deed

ALL
PTN.
100
60
191

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 361.90
(x x) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
(x x) Unincorporated area: () City of _____, and

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

LA VERNE HELENE AVILA AND MANUEL MENDONCA, AS CO EXECUTORS OF THE ESTATE
OF EDWARD WALTER AVILA, DECEASED

hereby REMISES, RELEASES AND QUITCLAIMS to
DONALD R. SILVEIRA AND MARY SILVEIRA, HIS WIFE AS JOINT TENANTS

the following described real property in the
County of SAN JOAQUIN, State of California:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER WITH THE APPURTENANT WATER RIGHTS AND ENTITLEMENTS AND A NONEXCLUSIVE
RIGHT TO USE ALL APPURTENANT IRRIGATION AND DRAINAGE RELATED EASEMENTS.

Dated: MAY 15, 1990

La Verne Helene Avila
LA VERNE HELENE AVILA

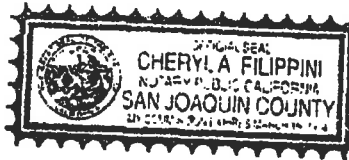
STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN } ss.

On MAY 24, 1990 before
me, the undersigned, a Notary Public in and for said State,
personally appeared
LAVERNE HELEN AVILA AND MANUEL MANDONCA

Manuel Mendonca
MANUEL MENDONCA

personally known to me or proved to me on the basis of sat-
isfactory evidence to be the person S whose name S are
subscribed to the within instrument and acknowledged
that they executed the same.
WITNESS my hand and official seal.

Signature *Cheryl A. Filippini*



(This area for official notarial seal)

Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DESCRIPTION

The land herein referred to is described as follows:

THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN JOAQUIN; STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BOLT LOCATED AT THE WESTERLY INTERSECTION OF THE CENTERLINES OF ROBERTS ROAD AND HOWARD ROAD, THENCE ALONG THE CENTERLINE OF HOWARD ROAD NORTH 89 DEGREES, 52' 00" WEST, 4321.97 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE LEAVING SAID CENTERLINE SOUTH 2 DEGREES, 30' 00" WEST, 2780.00 FEET TO A 3/4" DIAMETER IRON PIPE IN CENTERLINE OF CROSS LEVEE, THENCE NORTH 89 DEGREES, 59' WEST, 1852 FEET ALONG SAID CENTERLINE OF CROSS LEVEE, THENCE NORTH 82 DEGREES, 10' WEST, 112 FEET ALONG SAID CENTERLINE OF CROSS LEVEE, THENCE NORTH 74 DEGREES, 04' WEST, 117 FEET ALONG SAID CENTERLINE OF CROSS LEVEE, THENCE NORTH 66 DEGREES, 43' WEST, 931.7 FEET ALONG SAID CENTERLINE OF CROSS LEVEE TO THE CENTERLINE OF CROCKER ROAD, THENCE ALONG THE CENTERLINE OF SAID CROCKER ROAD NORTH 0 DEGREES, 14' WEST, 2369 FEET, TO THE CENTERLINE OF HOWARD ROAD, THENCE ALONG THE CENTERLINE OF HOWARD ROAD SOUTH 89 DEGREES, 52' EAST, 2821 FEET TO THE POINT OF BEGINNING.

NOTE: SAID PROPERTY IS ALSO SHOWN UPON RECORD OF SURVEY RECORDED MAY 8, 1990 IN BOOK 31 OF SURVEYS, PAGE 38, SAN JOAQUIN COUNTY RECORDS.

PARCEL TWO:

LOT NINE (9), AS SHOWN UPON MAP ENTITLED, SUBDIVISION OF WILHOIT-DOUGLASS TRACT, FILED FOR RECORD OCTOBER 2, 1911 IN VOL. 5 OF MAPS AND PLATS, PAGE 40, SAN JOAQUIN COUNTY RECORDS.

SAVING AND EXCEPTING THEREFROM THAT CERTAIN TRACT CONTAINING 1.50 ACRES, MORE OR LESS, AS CONVEYED BY M. PARDINI AND GIOVANNA PARDINI, HIS WIFE, TO L.W. MORAN, BY DEED DATED JUNE 13, 1935, RECORDED JULY 11, 1935 IN VOL. 500 OF OFFICIAL RECORDS, PAGE 466, SAN JOAQUIN COUNTY RECORDS.

ALSO SAVE AND EXCEPT 0.50 OF AN ACRE, MORE OR LESS, AS CONVEYED TO ROBERTS UNION FARM CENTER INCORPORATED, A CORPORATION BY DEED DATED MARCH 23, 1936 RECORDED APRIL 7, 1936 IN VOL. 533 OF OFFICIAL RECORDS, PAGE 190, SAN JOAQUIN COUNTY RECORDS.

ALSO EXCEPT 0.435 ACRES, AS DESCRIBED IN DEED TO ROBERTS UNION FARM CENTER, DATED AUGUST 30, 1946, RECORDED AUGUST 14, 1947 IN VOL. 1072 OF OFFICIAL RECORDS, PAGE 130, SAN JOAQUIN COUNTY RECORDS.

ALSO EXCEPT 1.095 ACRES AS DESCRIBED IN DEED TO FRANK W. AVILA, DATED APRIL 30, 1946, RECORDED AUGUST 14, 1947 IN VOL. 1066 OF OFFICIAL RECORDS, PAGE 463, SAN JOAQUIN COUNTY RECORDS.

EXCEPTING FROM PARCELS ONE (1) AND TWO (2) HEREIN AN UNDIVIDED 1/2 INTEREST OF, IN AND TO THE MINERALS OF EVERY KIND AND NATURE, INCLUDING, WITHOUT LIMITATION, GAS, OIL AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND AS DESCRIBED IN DEEDS TO AYA TSUGAWA, RECORDED DECEMBER 28, 1962 IN BOOK 2638, PAGE 115 AND BOOK 2638, PAGE 117, SAN JOAQUIN COUNTY RECORDS.

RESERVING THEREFROM UNTO THE GRANTOR HEREIN FROM PARCELS ONE AND TWO ABOVE DESCRIBED, ALL OF THE REMAINING INTEREST IN AND TO THE MINERALS OF EVERY KIND AND NATURE, INCLUDING WITHOUT LIMITATION, GAS, OIL, AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT OF UNOBSTRUCTED INGRESS AND EGRESS OVER AND ON ANY AND ALL OF THE PREMISES FOR THE PURPOSE OF EXPLORING FOR AND RECOVERING OF MINERALS INCLUDING IN PARTICULAR BUT NOT LIMITED TO OILS AND GASES.

91117374

SAN JOAQUIN COUNTY
RECORDER'S OFFICE
JAMES M. JOHNSTONE

3

91 DEC 13 AM 8:00

RECORDED AT REQUEST OF
CENTRAL VALLEY TITLE CO

RECORDING REQUESTED BY
CENTRAL VALLEY TITLE COMPANY

And When Recorded Mail This Deed and,
Unless Otherwise Shown Below, Mail Tax
Statements To:

NAME [Mark & Valla-Marie Dunkel
STREET ADDRESS [P.O. Box 996
CITY STATE ZIP [Tracy, Ca. 95376

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Title Order No. _____ Escrow No. 33553 JM

DOCUMENTARY TRANSFER TAX \$ 143.00
XX COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.

10-1

As declared by the Undersigned

Signature of Declarant or Agent determining tax. Firm Name

APN #161-090-03

GRANT DEED

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

DONALD R. SILVEIRA and MARY SILVEIRA, Husband and Wife

hereby GRANT(S) to

MARK DUNKEL and VALLA-MARIE DUNKEL, Husband and Wife, as Joint Tenants

the following described real property in the
county of San Joaquin

, state of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

DOCUMENTARY TRANSFER TAX
COUNTY 143.00
CITY 0

Dated: October 17, 1991
STATE OF CALIFORNIA,
COUNTY OF San Joaquin } ss.
On this 22nd day of October, in the year
1991, before me, the undersigned, a Notary Public in
and for said County and State, personally appeared
Donald R. Silveira

Donald R. Silveira
DONALD R. SILVEIRA
Mary Silveira
MARY SILVEIRA

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person whose name
is subscribed to the within instrument and
acknowledged that he executed the
same.

Signature *Lora Whittier*
Lora Whittier
Name (Typed or Printed)
Notary Public in and for said County and State



(Space above for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name _____ Street Address _____ City & State _____

25 x 17

CENTRAL VALLEY TITLE COMPANY

INDIVIDUAL

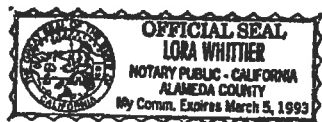
Staple

Staple

STATE OF CALIFORNIA
COUNTY OF San Joaquin } ss
On this 24th day of October, in the year
1991, before me, the undersigned, a Notary Public in
and for said County and State, personally appeared
Mary Silveira

personally known to me or proved to me on the basis of satisfactory
evidence) to be the person whose name
is subscribed to the within instrument and
acknowledged that she executed the
same.

Signature Lora Whittier
Name (Typed or Printed)
Lora Whittier
Notary Public in and for said County and State



FOR NOTARY SEAL OR STAMP

91117374

25 ✓ □

Order No: 33553

91117374

EXHIBIT "A"

The land referred to in this Report is situated in the State of California, County of San Joaquin and is described as follows:

Lot Nine (9), as shown upon Map entitled, SUBDIVISION OF WILHOIT-DOUGLAS TRACT, filed for record October 2, 1911 in Volume 5 of Maps and Plats, page 40, San Joaquin County Records.

SAVING AND EXCEPTING THEREFROM that certain tract containing 1.50 acres, more or less, as conveyed by M. Fardini and Giovanna Fardini, his wife, to L.W. Moran, by Deed dated June 13, 1935, recorded July 11, 1935 in Volume 500 of Official Records, page 466, San Joaquin County Records.

ALSO SAVE AND EXCEPT 0.50 of an acre, more or less, as conveyed to Roberts Union Farm Center Incorporated, a corporation by Deed dated March 23, 1936, recorded April 7, 1936 in Volume 533 of Official Records, page 190, San Joaquin County Records.

ALSO EXCEPT 0.435 acres, as described in Deed to Roberts Union Farm Center, dated August 30, 1946, recorded August 14, 1947 in Volume 1072 of Official Records, page 130, San Joaquin County Records.

ALSO EXCEPT 1.095 acres, as described in Deed to Frank W. Avila, dated April 30, 1946, recorded August 14, 1947 in Volume 1066 of Official Records, page 463, San Joaquin County Records.

ALSO EXCEPTING THEREFROM an undivided 1/2 interest of, in and to the minerals of every kind and nature, including without limitation, gas, oil and other hydrocarbon substances in and under said land as described in Deeds to Aya Tsugawa, recorded December 28, 1962 in Book 2638, page 115 and Book 2638, page 117, San Joaquin County Records.

ALSO EXCEPT THEREFROM all of the remaining interest in and to the minerals of every kind and nature, including without limitation, gas, oil, and other hydrocarbon substances in and under said land, together with the right of unobstructed ingress and egress over and on any and all of the premises for the purpose of exploring for and recovering of minerals including in particular but not limited to oils and gases, as reserved in Deed recorded May 29, 1990, Instrument No. 90052531, San Joaquin County Records.

EXHIBIT DUNKEL DJN 7

EXHIBIT DUNKEL DJN 8

TINRGE

Calaveras ROAD DISTRICT

Independence SCHOOL DISTRICT

Orcutt ROAD DISTRICT

Tulare ROAD DISTRICT

Fairchild SCHOOL DISTRICT

North SCHOOL DISTRICT

STOCKTON

South SCHOOL DISTRICT

WEBER

GRANT

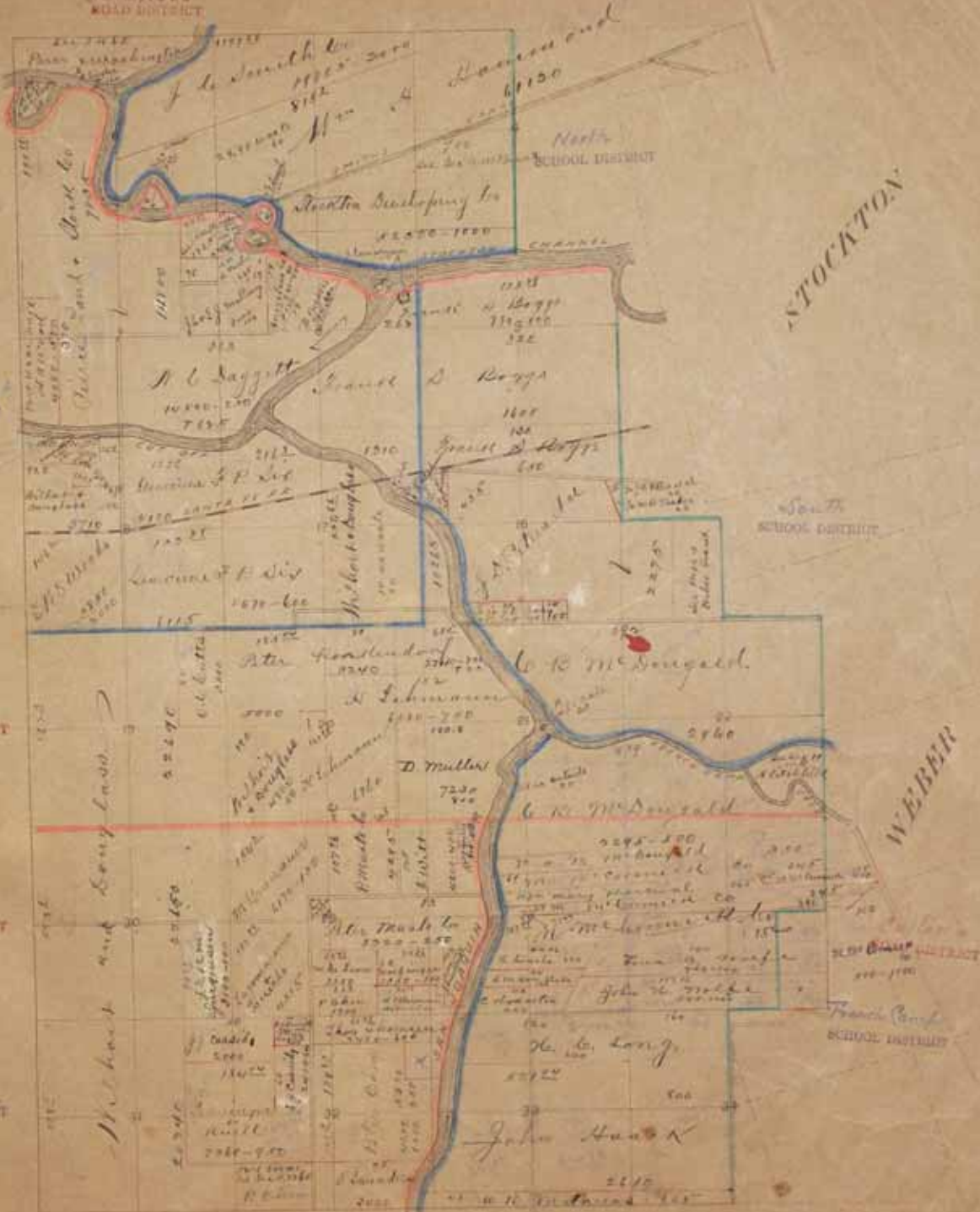


EXHIBIT DUNKEL DJN 9

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

COUNTY OF SAN JOAQUIN
STOCKTON, CALIFORNIA

PLACE OF DEATH: San Joaquin CALIFORNIA STATE BOARD OF HEALTH
 COUNTY OF: San Joaquin BUREAU OF VITAL STATISTICS
 TOWN OF: Stockton OR CITY OF: Stockton DUPLICATE CERTIFICATE OF DEATH State Index No. _____
 Local Registered No. 214
 (No. 1043 W. Eldorado 3d Ward) (If death occurred in a Hospital or Institution, give its NAME instead of street and number.)
 Full Name: Joseph O. Peters
 (If death occurs away from USUAL RESIDENCE, give facts called for under "Special Information.")

PERSONAL AND STATISTICAL PARTICULARS		MEDICAL CERTIFICATE OF DEATH	
Length of Residence <u>about</u> _____ years _____ months	Date of Death _____ 190 <u>7</u>	At Place of Death _____	(Month) _____ (Year) _____
In California _____ years _____ months	I HEREBY CERTIFY that I attended deceased from _____ 190 <u>7</u> to _____ 190 <u>7</u>		
Sex <u>Male</u> Color or Race <u>White</u>	that I last saw him alive on _____ 190 <u>7</u>		
Date of Birth <u>July 1907</u>	and that death occurred, on the date stated above, at _____ 190 <u>7</u>		
Age <u>79</u> years _____ months _____ days	The CAUSE OF DEATH was as follows: _____		
Single, Married, Widowed, or Divorced <u>Married</u>	_____ (duration) _____ days		
Birthplace <u>Stockton, Calif.</u> (State or Country)	Consistently _____ (duration) _____ Days		
Occupation <u>Train Conductor</u>	(Signed) <u>J. J. Corcoran</u> M. D.		
Name of Father _____	_____ 190 (Address) _____		
Birthplace of Father <u>Calif.</u> (State or Country)	SPECIAL INFORMATION ONLY FOR HOSPITALS, INSTITUTIONS, TRANSIENTS OR RECENT RESIDENTS:		
Maiden Name of Mother _____	Former or Usual Residence _____ How long at _____ Place of Death? _____ Days		
Birthplace of Mother <u>Calif.</u> (State or Country)	Where was disease contracted, if not at place of death? _____		
The Above Stated Personal Particulars are True to the Best of my Knowledge and Belief.	Place of Burial or Removal? <u>Royal Cemetery Vault</u>	Date of Burial <u>May 16 1907</u>	
(Informant) <u>J. O. Peters</u>	Undertaker <u>D. Campbell</u>	Address <u>Stockton</u>	
(Address) <u>Stockton</u>	Filed _____ 190 <u>7</u>		
	Filed <u>MAY 15 1907</u>	Subregistrars <u>J. H. Campbell</u>	

NOT VALID INFORMATION DOCUMENT SHEDDENTITY TO ESTABLISH



CERTIFIED COPY OF VITAL RECORDS
 STATE OF CALIFORNIA } SS DATE ISSUED **MAY 24 2010**
 COUNTY OF SAN JOAQUIN



This is a true and exact reproduction of the document officially registered and placed on file in the office of the San Joaquin County Recorder.
 This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.
 PBNCO (Rev) 3/06

Kenneth W. Blakemore
 KENNETH W. BLAKEMORE, Registrar
 SAN JOAQUIN COUNTY, CALIFORNIA



EXHIBIT DUNKEL DJN 10

usual in such cases, they being specially exempted from giving bond by the Last Will and Testament of said deceased, and that letters testamentary in the matter of said estate were duly and regularly issued to them, said petitioners, on the 3rd day of June, 1907, and that ever since said date last mentioned they have been, and are now, the duly appointed, qualified and acting Executrix and Executor of the Last Will and Testament of said deceased;

That after the appointment and qualification of said petitioners as such Executrix and Executor as aforesaid, and after the issuance to them of letters testamentary as aforesaid, they caused notice to the creditors of, and all persons having claims against, said estate to be published as required by law and the order of said Court, and that more than ten months have elapsed since the date of the first publication of said notice to creditors, and more than one year has elapsed since the appointment and qualification of said Executrix and Executor, and the admission to probate of the Last Will and Testament of said deceased, and the issuance of letters testamentary to them, as aforesaid;

That after their appointment and qualification as such Executrix and Executor, they, said petitioners, duly made, returned and filed in this Court, within the time required by law, a true and correct inventory and appraisement of all the estate of said deceased which had come to their knowledge or possession;

That the final account and report of their administration of said estate, filed by said petitioners with said petition for distribution, have been duly settled, allowed and approved by this Court;

That all the debts of said estate, and all claims against said estate, and all the expenses of administration of said estate, and all taxes legally levied upon said estate and the property thereof, have been fully paid, satisfied and discharged, and said estate is now in a condition to be closed;

That the residue of said estate now remaining in the hands of and

under the control of said petitioners as such Executrix and Executor is as follows, to wit:

PERSONAL PROPERTY:

Promissory note by I.R.Wilbur for \$1439.70, of date September 13, 1907, payable one day after date;

Promissory note by T.A.Strong for \$444.14, of date October 31, 1907, payable one day after date;

Promissory note by C.L.Six for \$412.50, of date November 16, 1906, payable one day after date;

135 shares of the Capital Stock of the Stockton Savings and Loan Society, a Corporation;

15 shares of the Capital Stock of the Stockton Savings Bank, a Corporation;

472 shares of the Capital Stock of the Yosemite Theater Company, a Corporation;

748.6 shares of the Capital Stock of the California Navigation and Improvement Company, a Corporation;

Seat in Merchants' Exchange of San Francisco, California;

5 shares of the Capital Stock of Pioneer Hall Association, a Corporation;

3 shares of the Capital Stock of the Central Trust Company, a Corporation;

Undivided one-fourth interest in Royal Consolidated Mining Company;

Undivided one-fifth interest in Consolidated Mining Company;

1496 shares of the Capital Stock of Buhach Producing and Manufacturing Company, a Corporation;

Household furniture, jewelry and plate;

50 shares of the Capital Stock of Stockton Investment Company, a Corporation;

2 Receiver's Certificates for \$500 each, issued by Receiver of Royal Consolidated Mining Company.

REAL PROPERTY:

PARCEL NO. I.

That certain parcel of land in the COUNTY OF SAN JOAQUIN, State of California, particularly described as follows, to wit: Beginning at a point where the Section line between Sections 27 and 28, Township 2 North, Range 3 East, M.D.M., intersects the center of the levee on the South bank of the San Joaquin River, said point being due North 35 feet from a 6" x 6" redwood post on said Section line, planted at the base of said levee, and running thence from said point of beginning S.88 3/4° East 430 feet along the top of said levee to a point on the bank of said River; thence meandering the bank of said River down stream to a point due North of the point of beginning, thence South 20 feet, more or less, to the point of beginning, and containing 1.70 acres.

PARCEL NO. II.

That certain parcel of land in the CITY OF STOCKTON, County of San Joaquin, State of California, particularly described as follows, to wit: Being the West 29 feet of the South 75 feet of Lot No. 2 in Block No. 5 East of Center Street, together with the three story brick building thereon and the appurtenances thereof.

PARCEL NO. III.

That certain lot and parcel of land in the CITY OF STOCKTON, County of San Joaquin, State of California, particularly described as follows, to wit: The West 30 feet of Lot No. 9 in Block No. 13 East of Center Street.

PARCEL NO. IV.

These lots and parcels of land in the COUNTY OF SAN JOAQUIN, State of California, particularly described as follows, to wit: All South of Burns' Out-off (less R.R. right-of-way) of the Northeast 1/4 of Section 16, Township 1 North, Range 3 East, containing 122-1/2 acres of land. Also all South of Burns' Out-off (less R.R. right-of-way) of the West 1/2 of

Section 17, Township 1 North, Range 6 East, containing 216.88 acres; and the Southeast 1/4 of Section 18, Township 1 North, Range 6 East, containing 152.89 acres (less R.R. right-of-way). Total number of acres, 496.77.

PARCEL NO.V.

That certain lot of land in the COUNTY OF SAN JOAQUIN, State of California, particularly described as follows, to wit: All East of Railroad of the North 1/2 of Section 1, Township 2 North, Range 6 East, M.D.M., except parts sold for canal.

PARCEL NO.VI.

These certain lots and parcels of land in the COUNTY OF PRESNO, State of California, particularly described as follows, to wit: The North 1/2 of Section 13 and all of Section 14, in Township 15 South, Range 17 East, M.D.M. Also all of Sections 10 and 34, in Township 15 South, Range 18 East, M.D.M. And all of Section 26, Township 15 South, Range 15 East, M.D.M. Containing in all 2880 acres, more or less.

Also the Northeast 1/4 of Section 12, Township 20 South, Range 17 East.

PARCEL NO.VII.

That certain lot and parcel of land situate, lying and being in the CITY AND COUNTY OF SAN FRANCISCO, State of California, and particularly described as follows, to wit: Commencing at a point on the Southeasterly line of Market Street, distant thereon 400 feet Southwesterly from the Southwesterly line of Third Street; running thence Southwesterly along said line of Market Street, 25 feet; thence at right angles Southeasterly 100 feet; thence at right angles Northeasterly, 10 feet; thence at right angles Southeasterly 70 feet to the Northwesterly line of Stevenson Street; thence Northeasterly along said line of Stevenson Street, 20 feet; thence at right angles Northwesterly 70 feet, and thence at right angles Southwesterly 5 feet, and thence at right angles Northwesterly

100 feet to the point of commencement.

PARCEL NO.VIII.

Those certain lots and parcels of land in the CITY OF STOCKTON, County of San Joaquin, State of California, described as follows, to wit: All of Lots 9 and 11, the East 40 feet of Lot 7, and the North 1/2 of the East 140 feet of Lot 15, all in Block 132 East of Center Street.

PARCEL NO.IX.

Those certain lots and parcels of land in the CITY OF STOCKTON, County of San Joaquin, State of California, particularly described as follows, to wit: The South 25 feet of the West 140 feet of Lot 13; the West 140 feet of the North 15 feet of Lot 14; all in Block 132 East of Center Street.

PARCEL NO.X.

An undivided one-half interest of, in and to that certain tract of land in the COUNTY OF SAN JOAQUIN, State of California, and particularly described as follows, to wit: Commencing at the Southeast corner of Survey No.2821 of San Joaquin County Surveys, and running thence West along South boundary of said Survey, 4278 feet to the point of beginning of the land herein described; thence North 3937.6 feet to the North line of said Survey No.2821; thence West along said North line 6882 feet to the Northwest corner of Lot No.3 of "Moss Garden Tract"(according to that certain map or plat of Surveys Nos.2821 and 2822 in said San Joaquin County, called the Moss Garden Tract, said map having been filed by Mary O'Dell in the Office of the County Recorder of the said County of San Joaquin, on the 19th day of April, 1878). Thence South 984.4 feet; thence West 190 feet to the right bank of the San Joaquin River; thence meandering said right bank up stream to the line between Lots Nos.12 and 13 of said Moss Garden Tract; thence East 2210.2 feet to the East line of Lot No.17 of said Moss Garden Tract; thence South 492.2 feet to the South boundary

of Survey No.2821 and of said Moss Garden Tract; and thence East along said South boundary of said Survey No.2821, 2655 feet to the point of beginning, and containing 455 acres.

Also cash,\$3,210.56.

That the heirs of said deceased are petitioner,Anna F.Peters, the surviving wife of said deceased, Mary Emma Peters Ashe, Genevieve W.Peters Six and Anna D.Peters, daughters of said deceased, and Joseph F. Peters, the son of said deceased, all residing in the County of San Joaquin, State of California, except said Mary Emma Peters Ashe, who resides in Glen Ellen, in the County of Sonoma, State of California;

That said deceased died testate, in the County of San Joaquin, State of California, leaving a Last Will and Testament, which was duly admitted to probate in this Court on June 3, 1907;

That in and by the Last Will and Testament of said deceased, he, said deceased, gave and bequeathed to the Trustees of the Free Public Library of the City of Stockton the sum of \$2,500, which bequest has been paid;

That in and by the Last Will and Testament of said deceased, he,said deceased, gave and bequeathed to each Christian Sunday School in the City of Stockton, existing and conducted therein at the time of his death, the sum of \$100, which bequests have been paid;

That in and by the Last Will and Testament of said deceased, he, said deceased, gave and bequeathed to Mrs.Edward Wylie the sum of \$1,000, which bequest has been paid;

That in and by the Last Will and Testament of said deceased, he,said deceased, gave and bequeathed to Miss Hattie Nicholls the sum of \$1,000, which bequest has been paid;

That in and by the Last Will and Testament of said deceased, he,said deceased, gave and bequeathed to A.C.Oullahan the sum of \$1,000, conditioned on the said/Oullahan being in the employ of said deceased at the

time of his death. The said A.C.Oullahan, however, had, prior to the death of said deceased, ceased to be an employe of said deceased, and is not therefore entitled to said bequest;

That in and by the Last Will and Testament of said deceased, he, said deceased, gave and bequeathed to petitioner, Joseph F.Peters, the sum of \$300, in trust, to be by him placed in some good and solvent bank, at interest, such interest to be by him used and expended in the proper care and maintenance of the burial lot of said deceased, and for the payment of the charges for keeping the same in good condition; and also in and by the said Last Will and Testament, he, said deceased, gave and bequeathed to said petitioner Joseph F.Peters the sum of \$400, in trust, to be by him placed at interest in some good and solvent bank, such interest to be by him used and expended in the proper care and maintenance of Lot 8 in Block 18 of Stockton Rural Cemetery;

That in and by said Last Will and Testament of said deceased, he, said deceased, gave and devised to petitioner Joseph F.Peters all that certain lot of land situate, lying and being in the City and County of San Francisco, State of California, hereinbefore particularly described as Parcel No.VII, in trust, for the following uses and purposes, namely: To hold, manage and control the same, to lease and rent the same, to have and receive the rents, issues and profits thereof, and out of the same and therefrom to pay all taxes and assessments which may be imposed upon said property, or any part thereof, by State, County or Municipal authority, and all of the proper expenses and charges of, and all necessary repairs to, said property and premises, and to pay the balance of such rents, issues and profits to said Mary Emma Peters Ashe, for and during the full term of her natural life, as she may demand the same, without reserve or deduction therefrom, except for the purposes above stated. Upon the death of said Mary Emma Peters Ashe, the said property and premises and all thereof, together with any accrued rents, issues and profits therefrom then in the hands of said Trustee, to go to and immediately vest

William Willoughby Ashe, son of Mary Emma Peters Ashe, if he shall, at the time of the death of his said mother, have attained the age of thirty-five years; but if said Mary Emma Peters Ashe shall die before her said son, William Willoughby Ashe, has attained the age of thirty-five years, then and in that event the trusts aforesaid, with respect to the property and premises in the City and County of San Francisco, hereinbefore particularly described as Parcel No.VII, shall continue until said William Willoughby Ashe shall have attained the age of thirty-five years, when and thereupon all of said premises shall go to and vest in him, said William Willoughby Ashe, free from and discharged of said trust. But if the said William Willoughby Ashe shall die before said Mary Emma Peters Ashe, then upon the death of said Mary Emma Peters Ashe, all of said property in the City and County of San Francisco, hereinbefore described as Parcel No.VII, together with any accrued rents, issues and profits therefrom in the hands of said Trustee shall go to and immediately vest in Anna F.Peters, Joseph F.Peters, Genevieve F.Peters Six and Anna D.Peters, the widow, son and daughters of said deceased, or the survivors of them, in equal shares, free from and discharged of said trust. And if said William Willoughby Ashe shall survive said Mary Emma Peters Ashe, but shall not live until he shall have attained the age of thirty-five years, then and immediately upon his death, the said premises in the City and County of San Francisco, hereinbefore described as Parcel No.VII., together with all accrued rents, issues and profits therefrom then in the hands of said Trustee, shall go to and vest in said Anna F.Peters, Joseph F.Peters, Genevieve F.Peters Six and Anna D.Peters, or to the survivors of them, in equal shares, free and discharged of said trust. And that said Trustee shall, for his services in managing, controlling and taking care of such property and executing and carrying out the provisions of said trust, have and receive such fees and compensation as he shall be entitled to therefor under the laws of the State of California.

That in and by the Last Will and Testament of said deceased, and in

in connection with the devise in trust, as aforesaid, of the said property in the City and County of San Francisco, hereinbefore described as Parcel No. VII, to said Joseph F. Peters, no provision is made for the possibility of the death of William Willoughby Ashe and the leaving by him of issue.

That it is the wish and desire of said petitioners and Genevieve F. Peters Six, Anna D. Peters and Mary Emma Peters Ashe, being all the heirs of said deceased, that the possibility of the death of said William Willoughby Ashe, leaving issue, should be provided for;

And it is the wish and desire of said petitioners and said Genevieve F. Peters Six, Anna D. Peters and Mary Emma Peters Ashe, that distribution of the said real property in the City and County of San Francisco, State of California, hereinbefore particularly described as Parcel No. VII, be distributed to said petitioner Joseph F. Peters, in trust, in accordance with said Will as aforesaid, and with the additional stipulation that in the event of the death of said William Willoughby Ashe prior to the death of said Mary Emma Peters Ashe, leaving him surviving issue born of lawful wedlock, that such real property in the City and County of San Francisco, State of California, vest in such lawful issue of said William Willoughby Ashe, upon the death of said Mary Emma Peters Ashe, instead of petitioners herein, and Genevieve F. Peters Six and Anna D. Peters, and with the additional stipulation and provision that in the event of the death of said William Willoughby Ashe after the death of said Mary Emma Peters Ashe, and before he arrives at the age of thirty-five years, leaving him surviving issue born of lawful wedlock, that such real property in the City and County of San Francisco, State of California, vest in such lawful issue of said William Willoughby Ashe, instead of petitioners herein and Genevieve F. Peters Six and Anna D. Peters, and with the additional stipulation and provision that in the event of the death of said Mary Emma Peters Ashe before said William Willoughby Ashe arrives at the age of thirty-five years, that the balance of the rents, issues and profits, after paying the expenses provided for in said trust, shall be paid to said William

Willoughby Ashe, as he may demand the same, until said William Willoughby Ashe shall have attained the age of thirty-five years, when and whereupon all of said premises shall go to and vest in him, said William Willoughby Ashe, free from and discharged of said trust.

That for the purpose of effectuating the change in said trust concerning said real property in the City and County of San Francisco, and of making the same binding and effectual, said petitioners herein and Genevieve F. Peters Six, Anna D. Peters and Mary Emma Peters Ashe joined in said petition for distribution, the said Mary Emma Peters Ashe individually, and said Genevieve F. Peters Six and Anna D. Peters individually, and as residuary legatees under the Last Will and Testament of said deceased, and expressly requested, consented and agreed that distribution of the residue of the estate of said deceased be made in accordance with said petition for distribution.

That in and by the Last Will and Testament of said deceased, he, said deceased, gave and bequeathed to Rev. W. B. O'Connor the sum of \$1,000, which bequest has been paid;

That in and by the Last Will and Testament of said deceased, he, said deceased, gave, devised and bequeathed to Henry Hoffman the sum of \$500, and to J. M. Davis the sum of \$1,000, and to W. L. Ashe the sum of \$500, which bequests have all been paid;

That in and by the Last Will and Testament of said deceased, he, said deceased, gave and bequeathed to the Roman Catholic Archbishop of San Francisco, California, in trust, the sum of \$2750, which bequest has been paid;

That in and by the Last Will and Testament of said deceased, he, said deceased, gave, devised and bequeathed all the rest, residue and remainder of his estate, real, personal and mixed, and wheresoever situate, to petitioners herein, Anna F. Peters, the surviving wife of said deceased, and Joseph F. Peters, the son of said deceased, Genevieve F. Peters and Anna D. Peters, the daughters of said deceased, share and share alike;

Copy to ...

That after the making of said Last Will and Testament by said deceased, the said Genevieve F. Peters intermarried with C. L. Six, and that her name is now Genevieve F. Peters Six;

That the said Anna D. Peters has attained the age of twenty-two years, and is a woman of good business judgment, entirely capable of managing and controlling her estate, and that she, petitioners, and all the other persons herein mentioned, believe that it would be for the best interests of said estate that distribution thereof be made at this time;

That all collateral inheritance taxes due to the State of California, or the County of San Joaquin, State of California, on account of said estate and the distributive portions thereof, have been paid;

That there should be distributed to Joseph F. Peters, one of said petitioners, the sum of \$300 and the sum of \$400, upon the trusts and confidences hereinbefore set forth;

That the real property hereinbefore described, situate in the City and County of San Francisco, State of California, and described as Parcel No. VII. in description of residue of said estate hereinbefore contained, should be distributed to petitioner Joseph F. Peters, upon the trusts and for the uses and purposes hereinbefore alleged;

That the residue of said estate should be distributed to petitioners and said Genevieve F. Peters Six and Anna D. Peters, in equal portions, share and share alike;

That said residuary legatees of said deceased have heretofore agreed among themselves that the residue of said estate for distribution, after the distributions hereinbefore referred to, shall be distributed as fully alleged and set forth in said petition for distribution;

That any other property of said estate not now known or discovered, and any and all other property in which said estate of said deceased may have any interest, should be distributed to petitioners Anna F. Peters and Joseph F. Peters, and said Genevieve F. Peters Six and Anna D. Peters, in equal portions, share and share alike;-

NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that due notice has been given of the time and place of hearing said petition for distribution; that the residue of said estate of said deceased is ready for distribution, and distribution thereof should be made at this time;

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the said residue of said estate for distribution be, and the same is hereby distributed as follows, to wit:

To JOSEPH F. PETERS all that certain lot and parcel of land situate, lying and being in the City and County of San Francisco, State of California, and particularly described as follows, to wit: Commencing at a point on the Southeasterly line of Market Street, distant thereon 400 feet Southwesterly from the Southwesterly line of Third Street; running thence Southwesterly along said line of Market Street 25 feet; thence at right angles Southeasterly 100 feet; thence at right angles Northeast-erly 10 feet; thence at right angles Southeasterly 70 feet to the North-westerly line of Stevenson Street; thence Northeast-erly along said line of Stevenson Street 20 feet; thence at right angles Northwesterly 70 feet, and thence at right angles Southwesterly 5 feet, and thence at right angles Northwesterly 100 feet to the point of commencement; said lot being Subdivision 6 and a part of Subdivision 18 of Vara Lot No. 26, as laid down upon the Official Map or Plat of the City and County of San Francisco, in trust, for the following uses and purposes, namely: To hold, manage and control the same, to lease and rent the same, to have and receive the rents, issues and profits thereof, and out of the same and therefrom to pay all taxes and assessments which may be imposed upon said property, or any part thereof, by State, County or Municipal authority, and all of the proper expenses and charges of, and all necessary repairs to, said property and premises, and the expenses of such trust, and to pay the balance of such rents, issues and profits to said Mary Emma Peters Ashe, for and during the full term of her natural life, as she may demand the same, without reserve or deduction therefrom, except for the

purposes above stated. Upon the death of said Mary Emma Peters Ashe,
the said premises and property and all thereof, together with any accrued
rents, issues and profits therefrom then in the hands of said Trustee, to
go to and immediately vest in William Willoughby Ashe, son of said Mary
Emma Peters Ashe, if he shall at the time of the death of his said mother
have attained the age of thirty-five years; but if said Mary Emma Peters
Ashe shall die before her said son William Willoughby Ashe has attained
the age of thirty-five years, then and in that event the trusts aforesaid
with respect to the property and premises in the City and County of San
Francisco, hereinbefore described, shall continue until said William
Willoughby Ashe shall have attained the age of thirty-five years, when and
whereupon all of said premises shall go to and vest in him, said William
Willoughby Ashe, free from and discharged of said trust. And that in the
event of the death of said Mary Emma Peters Ashe before said William Wil-
loughby Ashe arrives at the age of thirty-five years, that the balance of
such rents, issues and profits, after paying the expenses provided for in
said trust, shall be paid to said William Willoughby Ashe, as he may de-
mand the same, until said William Willoughby Ashe shall have attained the
age of thirty-five years. In the event of the death of said William
Willoughby Ashe prior to the death of said Mary Emma Peters Ashe, leaving
him surviving issue born of lawful wedlock, said real property in the City
and County of San Francisco, State of California, shall vest in such law-
ful issue of said William Willoughby Ashe, upon the death of said Mary
Emma Peters Ashe; and in the event of the death of said William Willoughby
Ashe after the death of said Mary Emma Peters Ashe, and before he arrives
at the age of thirty-five years, leaving him surviving issue born of law-
ful wedlock, that such real property in the City and County of San Fran-
cisco, State of California, shall vest in such lawful issue of said William
Willoughby Ashe. In the event said William Willoughby Ashe shall die
before said Mary Emma Peters Ashe, leaving him surviving no issue born of
wedlock, then, upon the death of said Mary Emma Peters Ashe, all of said

Property in the City and County of San Francisco, hereinbefore described, together with any accrued rents, issues and profits therefrom in the hands of said Trustee, shall go to and immediately vest in Anna F. Peters, Joseph F. Peters, Genevieve F. Peters Six and Anna D. Peters, the widow, son and daughters of said deceased, or the survivors of them, in equal shares, free and discharged of said trust. And if said William Willoughby Ashe shall survive said Mary Emma Peters Ashe, but shall not live until he shall have attained the age of thirty-five years, and shall not leave him surviving issue born of lawful wedlock, then and immediately upon his death, the said premises in the City and County of San Francisco hereinbefore described, together with all accrued rents, issues and profits therefrom then in the hands of said Trustee, shall go to and vest in said Anna F. Peters, Joseph F. Peters, Genevieve F. Peters Six and Anna D. Peters, or the survivors of them, in equal shares, free and discharged of said trust. And that said Trustee shall for his services in managing and controlling and taking care of said property and executing and carrying out the provisions of said trust, have and receive such fees and compensation as he shall be entitled to therefor under the laws of the State of California.

To JOSEPH F. PETERS the sum of \$300, in trust, to be by him placed in some good and solvent bank at interest, such interest to be by him used and expended in the proper care and maintenance of the burial lot of said deceased, and for the payment of the charges for keeping the same in good condition;

To JOSEPH F. PETERS the sum of \$400, in trust, to be by him placed in some good and solvent bank at interest, such interest to be by him used and expended in the proper care and maintenance of Lot 8 in Block 18 of Steckton Rural Cemetery;

To petitioner Anna F. Peters the real property hereinbefore described as Parcel II, the real property hereinbefore described as Parcel VIII, the furniture, jewelry and plate belonging to said estate, 391.75 shares

of the capital stock of Buhach Producing and Manufacturing Company, a Corporation, 15 shares of the capital stock of Stockton Savings Bank, a Corporation, and 35 shares of the capital stock of the Stockton Savings and Loan Society, a Corporation, 100 shares of the capital stock of California Navigation and Improvement Company, a Corporation, promissory note by T.A.Strong, of date October 31, 1907, for \$444.14, payable one day after date, Receiver's Certificate for \$500, issued by Receiver of Royal Consolidated Mining Company, a Corporation, and 12-1/2 shares of the capital stock of Stockton Investment Company, a Corporation.

To petitioner JOSEPH F.PETERS, the real property hereinbefore described as Parcel No.V; 118 shares of the capital stock of Yosemite Theater Company, a Corporation; 25 shares of the capital stock of the Stockton Savings and Loan Society, a Corporation; 374.75 shares of the capital stock of Buhach Producing and Manufacturing Company, a Corporation; 344 shares of the capital stock of California Navigation and Improvement Company, a Corporation; 12-1/2 shares of the capital stock of Stockton Investment Company, a Corporation;

To GENEVIEVE F.PETERS SIX, the real property hereinbefore described as Parcel No.IV; 21 shares of the capital stock of the Stockton Savings and Loan Society, a Corporation; cash in the sum of \$2,260.56; promissory note by C.L.Six, of date November 15, 1906, for \$412.50, payable one day after date; 366.25 shares of the capital stock of Buhach Producing and Manufacturing Company, a Corporation; the real property hereinbefore described as Parcel No.IX; 100 shares of the capital stock of California Navigation and Improvement Company, a Corporation; 151 shares of the capital stock of Yosemite Theater Company, a Corporation; and 12-1/2 shares of the capital stock of Stockton Investment Company, a Corporation;

To ANNA D.PETERS, the real property hereinbefore described as Parcel No.III; 55 shares of the capital stock of the Stockton Savings and Loan Society, a Corporation; 366.25 shares of the capital stock of Buhach Producing and Manufacturing Company, a Corporation; real property hereinbefore

-here described as Parcel No.I; \$250 in cash 5 shares of the capital stock of Pioneer Hall Association, a Corporation; 204.6 shares of the capital stock of California Navigation and Improvement Company, a Corporation; 203 shares of the capital stock of Yosemite Theater Company, a Corporation; and 12-1/2 shares of the capital stock of Stockton Investment Company, a Corporation;and

To petitioner ANNA P.PETERS, petitioner Joseph P.Peters, Genevieve F.Peters Six and Anna D.Peters, in equal portions, share and share alike, promissory note by I.R.Wilbur, of date September 13, 1907, for \$1439.70, payable one day after date; seat in Merchants'Exchange of San Francisco, California, 3 shares of the capital stock of Central Trust Company, a Corporation; all interest of said estate in Royal Consolidated Mining Company, a Corporation; all interest of said estate in Consolidated Mining Company, a Corporation; the real property hereinbefore described as Parcel No.VI; the real property hereinbefore described as Parcel No.X hereof;and Receiver's Certificate for \$500, issued by Receiver of Royal Consolidated Mining Company; and

To petitioners Anna F.Peters and Joseph F.Peters, and Genevieve F. Peters Six and Anna D.Peters, any and all other property of said estate not now known or discovered, and any and all other property in which the said estate of said deceased may have any interest, in equal portions, share and share alike.

Done in open Superior Court, this ^{23rd} day of November, 1908.

W.B. Miller

Judge of the Superior Court.

RECORDED
No. 3675

IN THE—
SUPERIOR COURT
OF THE STATE OF CALIFORNIA
IN AND FOR THE

County of San Joaquin.

In The Matter of the Estate of

JOSEPH D. DAVIS,

Deceased).

Order of Distribution.

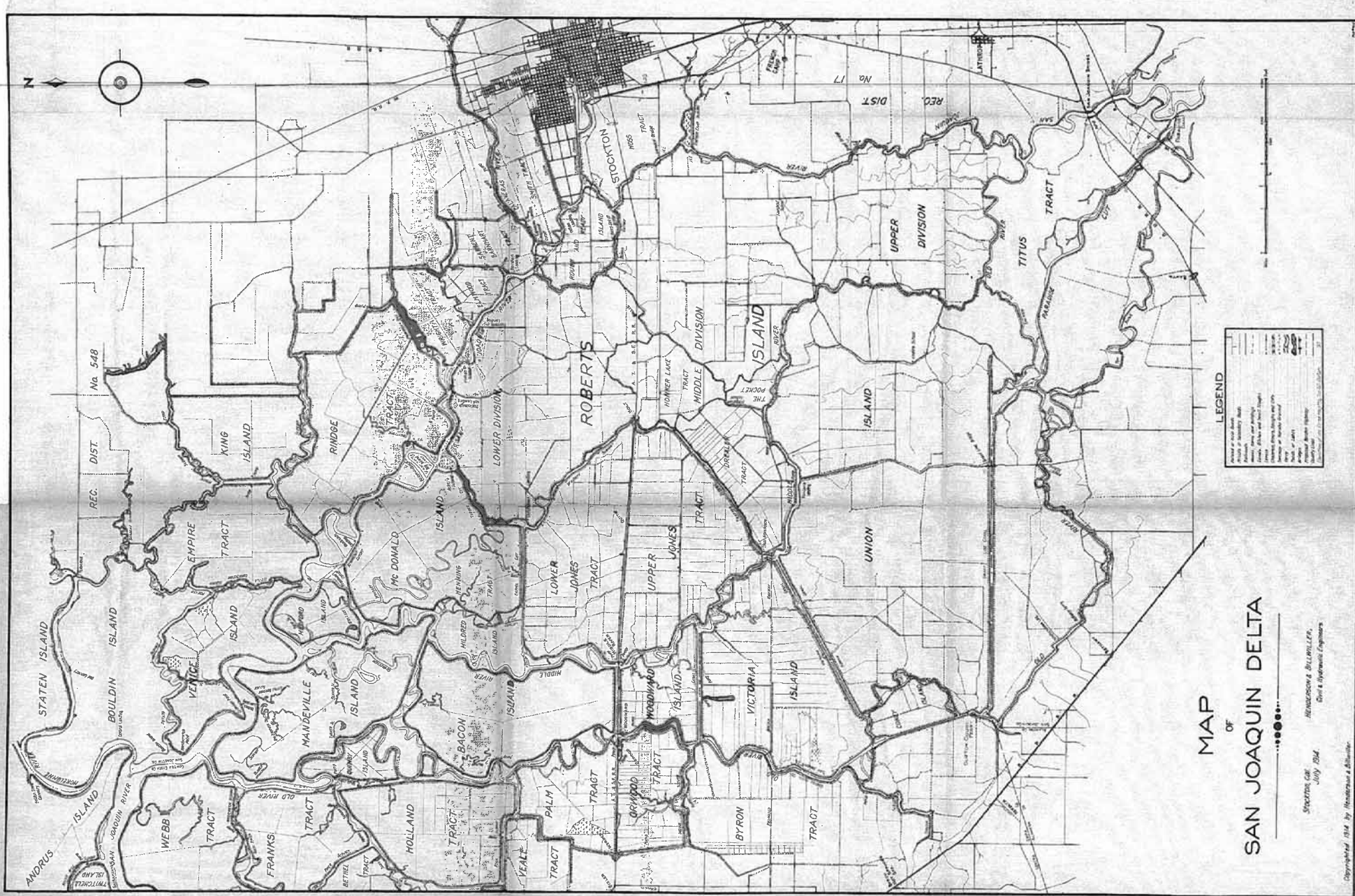
FILED
JUL 14 1927
CLERK

NICOL & ORR
STOCKTON, CAL.

ATTORNEYS FOR
Executor and Executor

DAILY INDEPENDENT PRESS

EXHIBIT DUNKEL DJN 11



MAP
OF
SAN JOAQUIN DELTA

LEGEND

Water	Blue
Canals	Black
Highways	Black
Railroads	Black
Power Lines	Black
Telephone Lines	Black
Telephone Cables	Black
Telephone Poles	Black
Telephone Crossings	Black
Telephone Boxes	Black
Telephone Cables	Black
Telephone Poles	Black
Telephone Crossings	Black
Telephone Boxes	Black

Structural Co. July, 1934
 HENDERSON & BULLWELL,
 Civil & Hydraulic Engineers

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MAP

EXHIBIT DUNKEL DJN 12

ND

R

Carlin

Hammill

Washington

Fairchild School

Saunders

Wilkinson

McLaren

Ohn

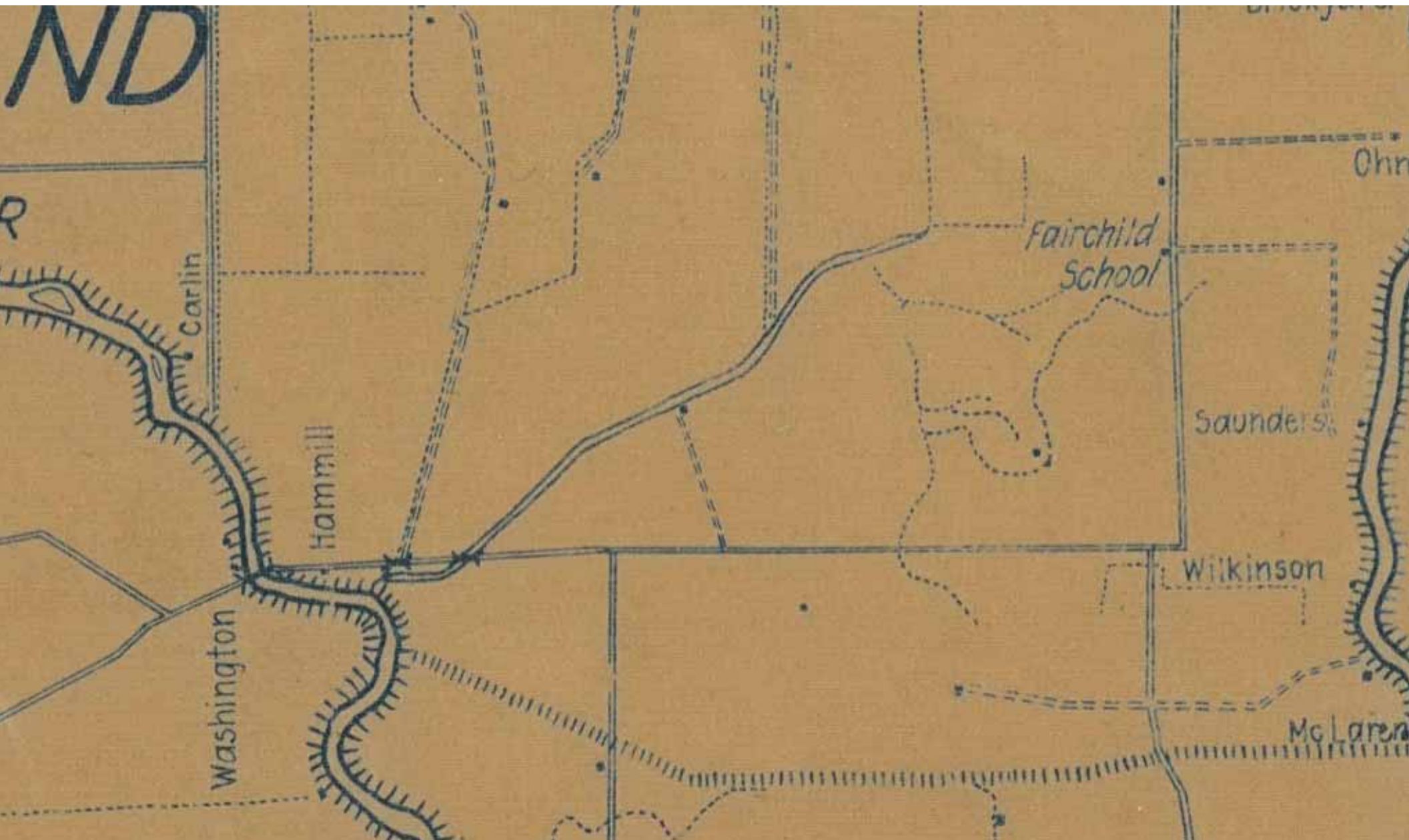


EXHIBIT DUNKEL DJN 13









