

1205-352

BALDWIN LAKE TRACT
CORPORATION GRANT DEED.

BIG BEAR LAND AND WATER COMPANY, a corporation organized under the laws of the State of California, with its principal place of business at Los Angeles, California, in consideration of Ten Dollars (\$10.00), to it in hand paid, receipt of which is hereby acknowledged, does hereby grant to HELEN J. RYDER, a married woman, as her sole and separate property, the real property in the County of San Bernardino, State of California, described as Lot 217 and 219, Book _ in BALDWIN LAKE TRACT NO. 1724, as per plat of said Tract of record in the Office of the County Recorder of said County, in Book 25 of Maps, at Page 71, thereof,

Saving and Excepting therefrom any and all water and water rights appurtenant to said real property.

This Deed is executed and accepted upon the following express conditions:

(1) Neither the grantee herein named, nor his successor, administrator, heirs or assigns, shall convey or attempt to convey the property, or any part thereof, herein described to any Greek, Mexican or anyone not a member of the White or Caucasian Race, nor shall the property, or any part thereof, be used or occupied by any Greek, Mexican or anyone not a member of the White or Caucasian Race; that any such use, occupancy, assignment or transfer, actual or attempted, whether voluntary, by operation of law, or otherwise, shall be void and of no force or effect, and, in the event of any breach of this condition, title to the within described property shall immediately revert to the above named grantor, or its assigns.

(2) That no lot which is located on the north side of Baldwin Lake Drive and which fronts thereon and faces south, as delineated upon said map, shall be used for any purpose except as a place of residence for human beings, and that no building, tent or structure shall ever be placed upon said lots fronting upon the north side of Baldwin Lake Drive, excepting a dwelling house of the value, at the time of the erection or construction, of not less than \$1500.00, and designed for use, or used, as a habitation for human beings, and except outbuildings necessary or convenient for its occupancy as such residence; provided, however, that a tent or garage may be placed upon said real property and used for a period of not more than 60 days, as a temporary place of residence, during the time the Grantee shall be engaged in constructing a residence thereon of the value and character aforesaid.

(3) That as to any lot lying north of Baldwin Lake Drive, except those lots described in the last preceding paragraph, which front upon the north side of said Baldwin Lake Drive and face south, all conditions set forth in the last preceding paragraph shall be applicable, save and except that the value of such dwelling houses shall be not less than \$1,000.

(4) That no building or structure of any character whatsoever shall be erected or placed upon any lot lying south of said Baldwin Lake Drive, which fronts upon the south side of said drive and faces north, as delineated upon said map, of the value of less than \$1500.00, except outbuildings necessary or convenient for the occupancy thereof, after such \$1500.00 structure or building shall be erected or placed thereon.

(5) That excepting lots fronting upon the south side of Baldwin Lake Drive and facing north, no building or structure of any character whatsoever shall ever be erected or placed upon any lot lying south of said Baldwin Lake Drive, as delineated upon said map, of the value of less than \$750.00, except outbuildings necessary or convenient for the occupancy thereof, after such \$750.00 structure or buildings shall be erected or placed thereon.

(6) The property herein granted is within that portion of the property described in and subject to the terms and conditions set forth in paragraph 3 above.

(7) No signboards of any character, billboards, or any nuisances, or any building or structure except as herein permitted, shall be erected, placed, permitted or maintained on any part of the property herein described; and in the event of the violation of any of these conditions, the grantor, or its assigns, may, in addition to any other rights conferred by law, abate the same without any liability therefor.

(8) No part of the above described property shall ever be used for, the purpose of, or in connection with the buying or selling of intoxicating liquor.

(9) That no living trees upon said real property shall be cut, removed, damaged or destroyed except with the written consent of the grantors.

(10) This deed is made subject to covenants, conditions, restrictions, assessments, rights-of-way and easements of record.

(11) That no lot, as delineated upon said map, shall ever be used as a place for the maintenance or feeding of any livestock, except not to exceed two horses and one cow upon each lot; nor shall any livery stable or place where horses or other beasts of burden are kept for hire, nor any feeding yard or other place where livestock are collected for any purpose or period whatsoever, be constructed or maintained thereon; nor shall any tamale stand, restaurant, or eating place not included within a substantial building of the value herein set forth, ever be constructed or maintained upon any lot delineated upon said map, nor shall any business ever be carried on or conducted or maintained upon any lot, delineated upon said map, which is contrary to any law or ordinance now in force, or that may be hereafter enacted; nor shall any use ever be made of any lot, delineated upon said map, which shall render it unsanitary, unclean, or a nuisance to others; nor shall any outhouse ever be used as a lavatory, or any toilets whatsoever be constructed or placed or used, upon any lot delineated upon said map, which is not connected with a septic tank, and kept in clean and sanitary condition.

(12) IT IS MUTUALLY UNDERSTOOD AND AGREED that each and all of the foregoing conditions, reservations and restrictions shall be, and are, covenants running with the said real property, and are intended for and shall inure to the benefit of the remaining parcels of land in said Baldwin Lake Tract above described and the respective owners thereof, and that a breach of any of said conditions, reservations or restrictions may be enjoined by any person now owning, or hereafter acquiring any land in said Subdivision; provided, however, that none of said conditions subsequent, restrictions, reservations and covenants shall continue to be in force, after the expiration of fifty (50) years from the 15th day of March, 1924.

(13) The grantor hereby waives enforcement of penalties of forfeiture for breach of foregoing terms, conditions and restrictions, in favor of any mortgage or deed of trust given by the purchaser, his successor or assigns, and accepted in good faith; provided, that in case of foreclosure under such or any mortgage, or of trustee's sale under such or any trust deed, the purchaser thereunder shall acquire said property or any interest therein subject to the terms, conditions and restrictions hereinbefore set forth.

TO HAVE AND TO HOLD to said grantee, her heirs or assigns.

IN WITNESS WHEREOF, said BIG BEAR LAND AND WATER COMPANY has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Secretary thereunder duly authorized this 8th day of May, 1937.

(CORPORATE SEAL)

BIG BEAR LAND AND WATER COMPANY

(U.S.I.R.S. \$1.50 Cancelled)

By Charles A. Bank, President

By Milton H. Meyer, Secretary

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On this 8th day of May, 1937, before me, A. L. HARRIS, a Notary Public in and for said County, personally appeared CHARLES A. BANK, known to me to be the President, and MILTON H. MEYER, known to me to be the Secretary of BIG BEAR LAND AND WATER COMPANY, the corporation that executed the within and foregoing instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

(NOTARIAL SEAL)

A. L. Harris

Notary Public in and for the County
of Los Angeles, State of California

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WITNESS my hand and official seal.

(NOTARIAL SEAL)

A. L. Harris

Notary Public in and for the County
of Los Angeles, State of California

No. 53 "Endorsed" Recorded at Request of Grantee, May 21, 1937, at 9:23 A. M. in Book 1205, Page 352, Official Records, San Bernardino County, Calif., Ted R. Carpenter, County Recorder, by O. O. Boyd, Deputy. Fee \$1.90/15.

Compared

M. Carroll

A. Ramos

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AM CRAFTY & FILM