

112-5 231.00

# Grant Deed

BOOK 38602 PAGE 443

KING WILLIAMS and DOROTHY Y. WILLIAMS, husband and wife, ALBERT BLACKBURN and RUTH M. BLACKBURN, husband and wife, and O. A. HANSER and EDITH T. HANSER, husband and wife

For a Valuable Consideration, the receipt of which is hereby acknowledged, do..... hereby GRANT to..... THE CONSOLIDATED ENGINEERING CORPORATION, a California Corporation

all that real property situated in the County of..... Los Angeles....., State of California, described as follows:  
PARCEL 1: The West half of Lot 14 in Section 25, Township 1 North, Range 11 West, S.B.B.M. of the Subdivision of the Rancho Azusa de Duarte, as per map recorded in Book 6, Pages 80 to 82 inclusive of Miscellaneous Records, in the office of the County Recorder of said County.

Except such portions thereof as are now included in roads.  
PARCEL 2: That portion of Lot 3 in Section 36, Township 1 North, Range 11 West, S.B.B.M., of the Subdivision of the Rancho Azusa de Duarte, as per map recorded in Book 6, Pages 80 to 82 inclusive of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Beginning at the Northwest corner of said Lot 3; thence North 89° 00' 30" East along the Northerly line of said Lot 3, 663.73 feet to the Northeasterly corner of the West half of said Lot 3; thence South 13° 08' 26" West 500.52 feet to the beginning of a tangent curve concave to the East having a radius of 2000 feet; thence Southerly along said curve, 355.77 feet; thence South 2° 56' 55" West and tangent to said curve at its point of ending 421.65 feet to a point in the Northerly line of the right of way of the Santa Fe Railway Co., 50 feet in width; thence South 88° 56' 55" West along said Northerly line of the right of way 457.24 feet to a point in the Westerly line of said Lot 3; thence North 0° 58' 08" West, along said Westerly line 1257.38 feet to the point of beginning.

## SUBJECT TO:

General and Special Taxes for fiscal year 1952-1953.

Covenants, conditions, restrictions, reservations, rights, rights of way, easements and the exception of water on or under said land, now of record, if any.

Dated... February 26, 1952.....

O. A. Hanser  
Edith T. Hanser

King Williams  
Dorothy Y. Williams  
Albert Blackburn  
Ruth M. Blackburn

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

February 26, 1952

On.....  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared  
KING WILLIAMS, DOROTHY Y. WILLIAMS,  
ALBERT BLACKBURN, RUTH M. BLACKBURN  
O. A. HANSER & EDITH T. HANSER

known to me to be the persons whose names are subscribed to this within instrument and acknowledged that they executed the same.  
WITNESS my hand and official seal.

SPACE BELOW FOR RECORDER'S USE ONLY

1014

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

APR 1 1952 AT 8 A.M.  
BOOK 38602 PAGE 443  
IN OFFICIAL RECORDS  
County of Los Angeles, California

1014

230/600



## GRANT OF EASEMENT

CONSOLIDATED ENGINEERING CORPORATION, a corporation, organized under the laws of the State of California, and having its principal place of business at 300 North Sierra Madre Villa, Pasadena, California, hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns, the revocable right to construct, use, maintain, alter, add to, repair, replace, and/or remove, in, on and over the real property hereinafter described, situated in the County of Los Angeles, State of California, an electric line, consisting of poles, necessary guys and anchors, cross-arms, wires and other fixtures and appliances, for conveying electric energy to be used for light, heat, power, telephone and/or other purposes.

Said real property is described as follows:

The Southerly 6 feet of that portion of Lot 3 in Section 36, Township 1 North, Range 11 West of the Subdivision of the Rancho Azusa de Duarte; as per map recorded in Book 6, Pages 80 to 82 inclusive, of Maps, records of said County of Los Angeles, which portion is described as Parcel #2 in the deed to the Grantor herein recorded April 1, 1952, in Book 38602, Page 443, of Official Records, records of said County.

The Grantee, its successors and assigns, and its and their respective agents and employees, shall have the right to trim or top such trees as may endanger or interfere with said electric line, and shall have free access to said electric line and every part thereof, at all times, for the purpose of exercising the rights herein granted.

The easement herein granted and all rights acquired by the Grantee hereunder shall be revocable upon sixty (60) days written notice given to the Grantee, its successors or assigns by the Grantor or its successors or assigns, and within sixty (60) days following receipt of such notice the Grantee, its successors and assigns shall be bound to remove said electrical lines and all poles, guys, anchors, cross arms, wires and other fixtures and appliances associated therewith.

The Grantee, its successors and assigns shall be bound, upon sixty (60) days prior written notice from the Grantor or its successors or assigns, to remove any poles, guys, anchors and other fixtures and appliances which interfere with any side track or railroad spur to be constructed on said property.

IN WITNESS WHEREOF, said CONSOLIDATED ENGINEERING CORPORATION has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its Treasurer and Secretary, thereunto duly authorized, this 17<sup>th</sup> day of June, 1952.

CONSOLIDATED ENGINEERING CORPORATION

By Hugh F. Colman  
Treasurer and Assistant  
to the President

By James H. Brown  
Secretary

APPROVED AS TO DESCRIPTION

H. L. MOORE, Mgr. By

R/W & LAND DEPT.  
DATE

081-6067

NO. 1330 R/L

M.S. 56-70

Prepared by  
Consolidated Engineering