

1291/103
No. 12 "Endorsed". Recorded at request of Security Title Ins. & Guarantee Co. Jul. 27, 1936, at 9 A.M. in Book 1291, Page 100, Official Records, San Bernardino County, Calif. Ted R. Carpenter, County Recorder, by O. D. Boyd, Deputy. Fee \$2.70/21.

Compared
H. Perdue E. McGorziak

GRANT DEED

ARROWHEAD LAKE CORPORATION, a California Corporation, hereinafter referred to as Grantor, in consideration of Ten Dollars (\$10.00) receipt of which is hereby acknowledged, does hereby grant, subject to all existing taxes, incumbrances and assessments, and the conditions, restrictions and reservations herein set forth, and to such right-of-ways as are now of record, to TITLE INSURANCE AND TRUST COMPANY, a Corporation organized and existing under the laws of the State of California, and having its principal place of business in the City of Los Angeles, all that real property situate in the County of San Bernardino, State of California, described as follows:

Lots 1 to 153, both inclusive, of Tract Number 2542, known as Arrowhead Woods Tract 77, as per map recorded in Book 36, Pages 41, 42, 43 and 44 of Maps, Records of San Bernardino County, California.

Excepting and particularly reserving and withholding from the grant and conveyance by this instrument made and effected, the following:

(a) An easement and right-of-way four (4) feet wide along all boundary lines, excepting the Drive line of each lot, and an easement and right-of-way in the Drive in front of each lot for the construction, erection and maintenance of poles, wires, and conduits for telephone and telegraph service, and/or for the transmission of electric energy for lighting and/or power purposes together with any and all equipment necessary or appurtenant thereto; and/or for the construction, maintenance and operation of public and/or private sewers, storm drains, water drains, land drains and pipes, and for mains, pipes and conduits for the transmission and delivery of water for domestic, irrigation and other uses together with all equipment necessary or appurtenant thereto; and/or for any method or means not herein described, but which is in accordance with customary commercial, or public practice, for the conducting and/or performing of any utility or function now or hereafter above or beneath the surface of the ground which duplicates, in service and purpose, any public utility or function operating in the State of California.

(b) An easement and right-of-way for the construction, alteration, operation and/or maintenance of tunnels, conduits, and/or pipes, for the transmission, storage or use of water for power or irrigation purposes irrespective of whether such water, use or purpose shall be appurtenant to the premises or not.

(c) All the water and water rights in, under or flowing over said premises, or appurtenant thereto, or to any part thereof, including the right to develop water thereon, transport and/or export water therefrom.

(d) The right to erect, maintain, and/or move from place to place on any of said lots any structure or structures, building or buildings, office or offices, sign or signs, that may be useful, necessary or desired by the grantor, its successors or assigns, in connection with the offering for sale, development, improvement, marketing, maintenance or care of any of such lots, provided, however, that such right shall lapse and terminate as to any lot marketed or sold by TITLE INSURANCE AND TRUST COMPANY, coincidentally with the transfer of the legal title to the lot so sold or marketed.

(e) An easement and right-of-way for the construction, alteration, maintenance and repair of sewer pipes not over six inches in diameter, and used, or to be used, as laterals for conducting sewage from buildings to main sewers, or lateral sewers, located in roadways or on rights-of-way heretofore reserved.

(f) All the trees, and all the roots, branches and parts thereof, growing on or that may hereafter grow, stand or be upon any part of said lots 1 to 153, both inclusive, together with each and every right-of-way, easement and servitude which is necessary for the maintenance, care, growth, removal and development of each and every such tree, whether the same be standing or fallen, alive or dead; together with the right to remove any of said trees whenever, in the opinion of said Grantor, its successors or assigns, the removal of any tree, or trees is necessary for the improvement of the landscape, for the protection or reasonable use of improvements and/or buildings on any of said lots, and/or for the location or construction of buildings or improvements on any of said lots.

(g) An easement and right of way for the construction, maintenance and operation of public and/or private sewers and an easement and right of way for mains, pipes and conduits for the transmission and delivery of water for domestic, irrigation and other uses, together with all equipment necessary or appurtenant thereto, each of said easements and right of ways on and over that portion of each of lots numbered:

1 to 41, (both inclusive), 43, 44, 47, 48, 51, 52, 55, 56, 57, 60, 61, 62, 65, 66, 70, 71, 75, 76, 77, 78, 79, 85 to 102, (both inclusive), 105, 106, 107, 108, 111 to 116, (both inclusive), lying with 10' of the line or lines of each of said lots which front upon the California State Highway.

(h) An easement and right of way for foot travel purposes only over a strip of land ten feet in width lying and being five (5) feet on either side of the following described center lines:

- (A) The lot line which is common to Lots 8 and 9 of said Tract.
- (B) The lot line which is common to Lots 29 and 30 of said Tract.
- (C) The lot line which is common to Lots 33 and 34 of said Tract.
- (D) The lot line which is common to Lots 74, 75 and 76 of said Tract.
- (E) The lot line which is common to Lots 88 and 89 of said Tract.
- (F) The lot line which is common to Lots 98 and 99 of said Tract.
- (G) The lot line which is common to Lots 141 and 142 of said Tract.

(i) An easement and right of way for the construction, maintenance, and operation of poles, wires, and conduits for the transmission of electric energy for lighting and/or power purposes, together with any and all equipment necessary or appurtenant thereto, over that portion of lots 111, 121, 125, 126, 127, 131, 147, 148, and 153 of said tract #2542, known as Arrowhead Woods Tract 77, which lies within eighteen (18') feet northerly of the south line of the north half of the southwest quarter of Section 14, Township 2 North, Range 3 West, S.B.E. & N.

Each of the rights, easements and servitudes reserved hereunder (except as herein expressly otherwise stipulated) shall at all times be and remain a continuing right, easement and servitude, which may be exercised, used, availed of, and/or assigned, at any time, and from time to time, and the exercise, use, and/or assignment of any such right, easement, and/or servitude, shall never affect or impair the power of said Grantor, its successors and assigns, to again exercise, use, and/or assign each and every of said rights, easements, and servitudes at any subsequent time.

TO HAVE AND TO HOLD, to said Grantee, its successors and assigns, subject to the exceptions and reservations set forth herein, and to the following conditions, each of which is hereby declared to be a condition subsequent, to-wit:

That for the purposes of this conveyance and the proper understanding and application of the provisions hereof -

The term "Buyer" shall designate and include all persons, firms, or corporations deriving title to, or any interest in, any of the lots hereinabove described, from the Grantee named herein, either directly or by means conveyance, or through any means whatsoever.

The term "Sea Level" as herein used shall be and shall be construed to be that certain datum plane or point which is 5122 feet below the level of that certain bench mark which is the top of a two inch iron pipe situate vertically in a concrete block and located 56 feet due south of the section corner common to Sections 15, 16, 21 and 22 in Township 2 North, Range 3 West, San Bernardino Base and Meridian, in the County of San Bernardino, State of California.

The term "Service Company" shall designate the Arrowhead Mutual Service Company, a corporation having its principal place of business at Lake Arrowhead, California.

The term "Arrowhead Woods" shall designate the lands and real property surrounding and immediately adjacent to Lake Arrowhead in said County and located in Township Two (2) North, Range Three (3) West, San Bernardino Base and Meridian, of which said lands the lots hereinabove described are a part.

The term "Lake" shall designate that certain artificial lake or body of water known as Lake Arrowhead, created and impounded by a certain dam constructed in Arrowhead Woods across and in Little Bear Creek in the Northwest Quarter (NW 1/4) of Section Fourteen (14) of the Township and Range last above mentioned.

The term "Shore Line" shall designate the highest contour line which will be touched by the waters of the Lake when the surface of said lake shall be at an altitude of 5122 feet above sea level.

The term "Reserved Strip" shall designate that certain area of land bounded by the shore line of the lake, as herein defined, and the highest contour line which would be touched by the waters of the lake if the surface of said lake should be 5132 feet above sea level; provided, however, that said reserved strip shall in no case, include any land or area, the rainfall on which does not and cannot pass, by natural flow or seepage, into said Lake Arrowhead; and further provided that whenever and wherever said contour line shall cross or lie within the boundaries of any subdivision or tract divided into lots, a map of which is filed for record in the Records of the County of San Bernardino duly signed by the owners of the said reserved strip, then and in each such case, the upper or outer boundary of said reserved strip shall thereafter, from and between the points of intersection of said contour line and the boundaries of said subdivision, follow and be coincident with that portion of the boundary of such subdivision which (between said points of intersection) is nearest to said shore line.

The term "Premises" shall designate the whole and any part of the lots and/or land described in any contract and/or deed for any lot or lots, or part or parts of a lot or lots hereinabove described.

Whenever by the execution of such a contract and/or deed, and the use of the foregoing definition of the term "premises", the provisions, conditions, restrictions, and/or reservations, herein set forth, shall become applicable to and affect any parcel or area of land, the status of such parcel or area shall remain, and no contract and/or deed thereafter executed shall, through, or by the use of such definition change or modify the use to which any of such parcel or area may be put.

The term "Residence" shall designate and include the main portion of any structure used as a dwelling on the premises, together with all projections therefrom or alterations or additions thereon or thereto or connected therewith.

The term "Inspector" shall designate any person employed or appointed by Title Insurance and Trust Company, a corporation organized under the laws of the State of California, and having its principal place of business at Los Angeles, or the said Service Company, for the purpose of doing or performing any and/or all acts or things in and about Arrowhead Woods which are authorized by law to be done in the City of Los Angeles, California, by any inspector employed by or under the jurisdiction of the Board of Public Works of said City, or the Board of Public Service Commissioners of said City, or by or under the jurisdiction of the Health Department or Fire Department of said City.

The term "Architectural Committee" shall designate such person or persons as may be appointed from time to time by said Title Insurance and Trust Company as such committee, and its functions as such shall include the duty of passing upon, approving or rejecting any and all applications for permission to erect buildings or improvements of any kind or nature in Arrowhead Woods. The identity of such committee shall be established, from time to time, by a notice posted by Title Insurance and Trust Company, containing the names and addresses of such committee, and the date of their appointment, at the main office of Title Insurance and Trust Company, in the said City of Los Angeles, or at such other place as Title Insurance and Trust Company may hereafter determine, and also at or adjacent to the Lake Arrowhead Post Office. Title Insurance and Trust Company shall have a complete and perpetual authority to delegate the right of appointment of such committee to the Service Company, or to such other person, firm or corporation, as it may choose. The failure of Title Insurance and Trust Company to post, or keep posted, such notices, shall in no manner prevent it from thereafter appointing such a Committee, nor shall such failure in any manner impair the validity or binding force of any provision, condition, restriction, or reservation herein contained, and,

First: (A) That lots 1 to 110, both inclusive, and lots 112 to 152, both inclusive, may be used for residential purposes only.

(B) That lots 111 and 153 may be used only for the following purposes to-wit: residential, hotel, school, boys' camp, girls' camp and/or private camp.

Second: That upon said lots:

(a) 1 to 110, both inclusive, and upon said lots 112 to 152, both inclusive, such use is limited to the erection, maintenance and/or occupancy of a single building on any of said premises for private residence purposes, together with a private stable and/or garage; and that upon said Lots:

(b) 111 and 153 such use is limited to the erection, maintenance and/or occupancy of:

(b) 111 and 153 such use is limited to the erection, maintenance and/or occupancy of:

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- (I) Residence building, together with private garage building; or
- (II) Residential Hotel, together with private garage building; or
- (III) School Building or Buildings with customary appurtenances; or
- (IV) Buildings for Housing and Operation of Boys' Camps, Girls' Camps or private camps.

provided, that more than one building for such residential purposes may be erected and/or maintained on the premises if the horizontal area thereof in square feet shall be five thousand seven hundred and fifty (5,750) times the number of such buildings; and also provided that a private community building or private club building may be erected and/or maintained on the premises if the horizontal area of the premises is not less than twenty thousand (20,000) square feet and if such building shall cost and be reasonably worth not less than Three Thousand Dollars (\$3,000.00). If such a community building or club building is so erected on any premises, other buildings for residential use may be also erected and/or maintained on the same premises, provided the horizontal area of such premises shall be not less than two thousand (2,000) times the number of such other buildings.

Third: That such use is also limited by the condition that no building may be erected that does not conform both as to design, and location, to plans, drawings and specifications which have been approved in writing by, and a copy of which are filed with the Architectural Committee.

Fourth: (A) That on lots 1 to 110, both inclusive, and upon said lots 112 to 152, both inclusive, such use is also limited by the specific condition that on said premises no store, business or profession of any kind shall be maintained or carried on and that no residence shall be erected that is designed for occupancy of more than one family, and that no flat, double house, apartment house, tenement house, hotel, boarding and/or lodging house, or any cesspool, vault or privy shall be erected, built or used.

(B) That on lots 111 and 153 such use is also limited by the specific condition that on said premises no store, business or profession of any kind shall be maintained or carried on; that no tenement house, boarding and/or lodging house or any cesspool, vault or privy shall be erected, built or used.

Fifth: That the premises may be occupied and/or used only by persons of the white race and that no person of color or different race may occupy or use any portion thereof; provided that persons of other races actually employed as servants of a family permitted to occupy the premises may occupy such portion or portions of such premises as may be necessary to the proper discharge of their duties as such servants.

Sixth: (A) That on lots 1 to 36, both inclusive, no residence shall be erected or maintained on the premises which shall cost, or be of the value of less than \$1,500.00.

(B) That on lots 37 to 106, both inclusive, no residence shall be erected or maintained on the premises which shall cost, or be of the value of less than \$1,000.00.

(C) That on lots 109, 110, 112 to 152, both inclusive, no residence shall be erected or maintained on the premises which shall cost, or be of the value of less than \$800.00.

(D) That on lots 111 and 153, both inclusive, no residence shall be erected or maintained on the premises which shall cost, or be of a value of less than \$1,500.00.

Seventh: That there shall never be any noxious thing, trade or business kept, maintained or permitted upon said premises nor shall any livestock of any kind (other than riding and driving horses for private use), or live poultry, be kept, permitted or maintained upon the premises.

Eighth: That no building may be occupied for residential purposes unless and until furnished with modern plumbing fixtures adequate for disposal of all slops, and liquid refuse including sewage and properly connected to a sewer.

Ninth: That no garbage shall be permitted to remain on the premises for a period of more than four days and that no garbage or refuse shall be buried thereon or burned. That the premises shall be kept in a clean and sanitary condition free from any and all brush, rubbish or refuse of any kind or character, and that there must be removed therefrom any and all undergrowth, shrubs, weeds and dead plants of any kind that may constitute, in the opinion of the inspector, a dangerous fire hazard, and that such removal must occur within five days after notice by the inspector to the occupant or owner of said premises that such fire hazard exists.

Tenth: That no plumbing or sewer fixtures, pipes, or connections may be used, covered, enclosed or hidden from view until the same have been inspected and approved by the inspector.

Thirteenth: That the buyer shall pay certain taxes, together with and including all taxes, assessments or charges that may hereafter be levied or laid upon the trees or any of them herein referred to and growing or being upon said premises.

Fourteenth: That any and all conditions and restrictions contained herein shall inure not only to the benefit of the Grantor, its successors and/or assigns, but also to the benefit of the owners of the lots in the tract of land first hereinabove mentioned, and any violation or breach of either or any of such conditions and/or restrictions may be prevented by injunction and such remedy may be availed of by the Grantor, its successors and/or assigns, or by Title Insurance and Trust Company, on its or their behalf, and/or upon proceedings instituted by not less than three owners of lots or portions thereof above described, and in addition to such injunctive relief Title Insurance and Trust Company, when any such violation or breach exists, shall have and continuously retain the right to summarily abate and remove, at the expense of the owner of the lot or lots thereby affected any condition or thing which may exist contrary to the full purpose and intent of the provisions hereof, and any such abatement or removal or entry by the Grantor, its successors and/or assigns, or by Title Insurance and Trust Company, in connection therewith, shall not be construed as a trespass on the part of the Grantor, its successors and/or assigns, or by Title Insurance and Trust Company, nor shall the Grantor, its successors and/or assigns, or Title Insurance and Trust Company be held for any damages on account thereof. The remedies herein contained shall be cumulative and one shall not be exclusive of the other.

Fifteenth: That upon any breach or attempted breach of any of the conditions, restrictions and/or reservations herein contained and/or upon any attempt to obstruct or defeat and/or nullify any of said conditions, restrictions and/or reservations, the premises directly affected by such breach or attempted breach, obstruction, defeat and/or nullification shall forthwith revert to the Grantor, or its successors in the ownership of the reversionary rights herein and hereby granted, who shall have the right of immediate re-entry and possession; provided, that a breach of any of the said conditions, restrictions and/or reservations and/or any reversion of title as herein provided shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to said premises or any part hereof, but all said conditions, restrictions and reservations shall be binding upon and effective against any subsequent owner of said premises.

IN WITNESS WHEREOF, said ARROWHEAD LAKE CORPORATION has this 3rd day of June, 1937, caused its corporate name to be affixed by its President and Assistant Secretary therunto duly authorized.

(CORPORATE SEAL)

ARROWHEAD LAKE CORPORATION
By J. B. Van Nuys, President
By Paul F. A. Conway, Assistant Secretary

On this 23rd day of July, 1938, before me, EVELYN M. THOMPSON, a Notary Public in and for said County, personally appeared J. B. VAN NUYS, known to me to be the President, and PAUL F. A. CONWAY, known to me to be the Assistant Secretary of the ARROWHEAD LAKE CORPORATION, the corporation that executed the within and foregoing instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and 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.

(NOTARIAL SEAL)

Evelyn M. Thompson
Notary Public in and for the County of
Los Angeles, State of California.
My commission expires: November 4, 1939.

No. 28 "Endorsed". Recorded at request of Pioneer Title Insurance & Trust Co. Jul. 27, 1938, at 9 A.M. in Book 1291, Page 103, Official Records, San Bernardino County, Calif. Fed R. Carpenter, County Recorder, by A. R. Schultz, Deputy. Fee \$5.10/47.

Compared

H. Perdue E. McCormick

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Book No. _____ Page _____ and Record _____

THIS DEED OF TRUST, made this 19 day of July, 1938, between ALDER RANDALL, as Trustor, ("Trustor" to be interpreted as "Trustors" where context requires), CORPORATION OF AMERICA, a California corporation, as Trustee, and BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, a national banking association, as Beneficiary,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS and ASSIGNS TO TRUSTEE, IN TRUST, WITH POWER OF SALE, the following described property situate in the Valley of Enchantment Park, 'Rim of the World', County of San Bernardino, State of California, to-wit:

Lots 49-50 Block B, Valley of Enchantment Park, in the county of San Bernardino, State of California, as per plat recorded in Book 23, of Maps, pages 77 and 78, records of said County, including all appurtenances and easements used in connection therewith, all water and water rights (whether riparian, appropriative, or otherwise, and whether or not appurtenant) used in connection therewith, all shares of stock evidencing the same, pumping stations, engines, machinery, pipes and ditches, including also all gas, electric, cooking, heating, cooling, air conditioning, refrigeration and plumbing fixtures and equipment which have been or may hereafter be attached in any manner to any building now or hereafter on the said property, or to the said property, and also the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon the Beneficiary to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING: (1) Payment of the sum of \$1,000.00, with interest thereon according to the terms of a promissory note or notes of even date herewith, made by Trustor, payable to the order of the Beneficiary, and extensions or renewals thereof; (2) payment of such additional amounts as may be hereafter loaned by Beneficiary or its successor to the Trustor or any of them, or any successor in interest of the Trustor, with interest thereon, and any other indebtedness or obligation of the Trustor, or any of them, and any present or future demands of any kind or nature which the Beneficiary or its successor may have against the Trustor, or any of them, whether created directly, or acquired by assignment, whether absolute or contingent, whether due or not, whether otherwise secured or not, or whether existing at the time of the execution of this instrument, or arising thereafter; (3) performance of each agreement of Trustor herein contained; and (4) payment of all sums to be made by Trustor pursuant to the terms hereof.

TO PROTECT THE PROPERTY AND SECURITY GRANTED BY THIS DEED OF TRUST, TRUSTOR AGREES:

(a) Properly to care for and keep said property and the buildings and improvements situate thereon in good condition and repair; to underpin and support, when necessary, any building or other improvement situate thereon, and otherwise to protect and preserve same; not to remove or demolish any building or improvement situate thereon; to complete or restore promptly, and in good and workmanlike manner, any building or improvement which may be constructed, damaged or destroyed thereon, and pay in full all costs incurred therefor; not to

1287/358
 2. Commence, appear in or defend any action or proceeding affecting or purporting to affect the security of this Mortgage or the rights of Mortgagee hereunder, whether brought by or against Mortgagor or Mortgagee; or

3. Pay, purchase, contest or compromise any prior claim, debt, lien, charge or incumbrance which in the judgment of Mortgagee may affect or appear to affect the security of this Mortgage or the rights of Mortgagee hereunder.

Provided, that Mortgagee shall not be under any obligation to make any of the payments or do any of the acts above mentioned, but, upon election so to do, employment of an attorney is authorized and payment of such attorney's fees is hereby secured.

4. Acceptance by Mortgagee of any sum in payment of any indebtedness secured hereby after the date when the same is due, shall not constitute a waiver of the right either to require prompt payment, when due, of all other sums so secured or to foreclose, as herein provided for, for failure so to pay.

5. Mortgagee may at any time, or from time to time, without liability therefor and without notice, and without affecting the personal liability of any person for payment of the indebtedness secured hereby or the effect of this Mortgage upon the remainder of said property:

1. Release any part of said property from the lien of this Mortgage;
2. Consent in writing to the making of any map or plat thereof; or
3. Join in granting any easement thereon.

6. Should breach or default be made by Mortgagor in the payment of any indebtedness secured hereby and/or in the performance of any obligation, covenant, promise or agreement herein contained, then Mortgagee, at his option, may declare all sums secured hereby immediately due, and, in such case may thereupon, or at any time during such default, foreclose this Mortgage, and the filing of a complaint to foreclose the same shall be conclusive notice of the due exercise of such option. In event of foreclosure, the decree may provide for the sale of the property described therein either as a whole or in separate parcels, at the option of the plaintiff.

7. The payment of all sums secured hereby and the discharge of all obligations mentioned herein shall cause this Mortgage to become null and void.

8. This Mortgage in all its parts applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns.

In this Mortgage, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

WITNESS the hand of Mortgagor, the day and year first above written.

Edward L. Ouelhe

STATE OF CALIFORNIA }
 COUNTY OF LOS ANGELES } SS

ON THIS thirteenth day of June, 1936, before me, ALICE W. WADSWORTH a Notary Public in and for said County, personally appeared EDWARD L. OUELHE known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

WITNESS my hand and official seal.

(NOTARIAL SEAL)

My Commission expires July 16, 1941.

Alice W. Wadsworth

Notary Public in and for said County and State.

No. 85 "Embosed" Recorded at Request of Mortgagee Jul 27 1936 at 9:15 A.M. in Book 1287 Page 356 Official Records, San Bernardino County, Calif., Fed R. Carpenter, County Recorder. By C. C. Boyd, Deputy. Fee \$2.00/15.

Compared

H. Kinder M. Carroll

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GRANT DEED

ARROWHEAD LAKE CORPORATION, a California Corporation, with its principal place of business at Los Angeles, California, in consideration of Ten Dollars (\$10.00) to it in hand paid, does hereby GRANT to ARROWHEAD MUTUAL SERVICE COMPANY, a California Corporation;

All of the easements, right-of-ways, servitudes, reversionary rights, and each and every

right set forth in, created by, and/or arising out of the terms and provisions of that certain deed described as follows:

That certain deed from ARROWHEAD LAKE CORPORATION to TITLE INSURANCE AND TRUST COMPANY dated June 3rd, 1937, recorded 27th day of July, 1938, in book 1291 Page 103 of Official Records in the office of the County Recorder of San Bernardino County, State of California.

EXCEPTING AND PARTICULARLY RESERVING AND WITHHOLDING FROM THE GRANT AND CONVEYANCE BY THIS INSTRUMENT MADE AND EFFECTED, THE FOLLOWING:

All the trees and all the roots, branches and parts thereof growing on, or that may hereafter grow, stand or be upon any part of the following lots, together with each and every right-of-way, easement and servitude which is necessary for the maintenance, care, growth, removal and development of each and every such tree whether the same be standing or fallen, alive or dead; together with the right to remove any of said trees whenever, in the opinion of said Grantee or its successor in interest, the removal of any tree or trees is necessary for the improvement of the landscape, for the protection of or reasonable use of improvements and/or buildings on any of said lots and/or for the location or construction of buildings or improvements on any of the lots conveyed in deed from Arrowhead Lake Corporation to Title Insurance and Trust Company dated June 3rd, 1937, recorded 27 day of July, 1938, in book 1291 page 103 of Official Records in the office of the County Recorder of San Bernardino, State of California.

AND FURTHER EXCEPTING AND PARTICULARLY RESERVING AND WITHHOLDING FROM THE GRANT AND CONVEYANCE BY THIS INSTRUMENT MADE AND EFFECTED, THE FOLLOWING:

1. An easement and right-of-way for the construction, alteration, operation, and/or maintenance of drains, conduits and/or pipe, for the transmission, storage or use of water for power and irrigation purposes, irrespective of whether such water, use, or purpose shall be appurtenant to the premises or not.

2. All the water and water rights in, under or flowing over said premises or appurtenant thereto, or to any part thereof, including the right to develop water thereon, transport and/or export water therefrom.

AFFECTING ALL of the lots conveyed in deed from Arrowhead Lake Corporation to Title Insurance and Trust Company dated June 3rd, 1937, recorded 27th day of July, 1938, in book 1291 Page 103 of Official Records in the office of the County Recorder of San Bernardino County, State of California.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns.

IN WITNESS WHEREOF, said Corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Assistant Secretary thereunto duly authorized, this 3rd day of June, 1937.

(CORPORATE SEAL)

ARROWHEAD LAKE CORPORATION
By J. B. Van Nuy, President,
By Paul F. A. Conway, Assistant Secretary.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

E.N.T.

ON THIS 23rd day of July 1938 1937, before me, EVELYN M. THOMPSON, a Notary Public in and for said County, personally appeared J. B. VAN NUYS, known to me to be the President, and PAUL F. A. CONWAY, known to me to be the Assistant Secretary of ARROWHEAD LAKE CORPORATION the Corporation that executed the within and foregoing instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.
(NOTARIAL SEAL)

Evelyn M. Thompson
Notary Public in and for the County
of Los Angeles, State of California.

My Commission Expires November 4, 1939.

No. 30 "Endorsed" Recorded at Request of Pioneer Title Insurance & Trust Co., Jul 27 1938 at 9 A.M. in Book 1287 Page 358 Official Records, San Bernardino County, Calif., Ted R. Carpenter, County Recorder. By A. R. Schults, Deputy. Fee \$1.40/10.

Compared
M. Kinder M. Carroll

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Order No.
Escrow No.
Loan No.
RECORDED X
REQUEST OF
WHEN RECORDED MAIL TO:
ARROWHEAD LAKE ASSOCIATION
Post Office Box 1119
Lake Arrowhead, California
92352

86-2

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SP

MAIL TAX STATEMENTS TO:

DOC

CORPORATION QUITC

FOR A VALUABLE CONSIDERATION, receipt of which is hereby a
ARROWHEAD MUTUAL SERVICE COMPANY, A CO
a corporation organized under the laws of the State of Califo
REMISE, RELEASE AND QUITCLAIM to ARROWHEAD LAKE
CORPORATION

the real property in the City of
County of SAN BERNARDINO

ALL OF THE GRANTOR'S RIGHT, TITLE AND INTERP
RIGHTS OF WAY STANDING OF RECORD IN THE NAM
RIGHTS OF FORFEITURE, ENFORCEMENT, REVERSION
CONDITIONAL OR CONTINGENT UPON BREACH OF CO
IMPOSED BY THE GRANTOR OR ITS PREDECESSORS I
2 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE I
OFFICIAL PLATS THEREOF, SAN BERNARDINO COUNT
LIMITED TO THOSE EASEMENTS, RIGHTS-OF-WAY, S
EACH AND EVERY RIGHT SET FORTH IN, CREATED F
AND PROVISIONS OF THOSE CERTAIN DEEDS DESCR

The Deed from Arrowhead Lake Corporatio
Company, dated November 28, 1932, and record
348 at page 391, in the official records of
of San Bernardino County, California.

The Deed from Arrowhead Lake Corporatio
Company, dated November 28, 1932, and record
852 at page 289, in the official records of
of San Bernardino County, California.

Dated July 21, 1986

STATE OF ~~CALIFORNIA~~ IDAHO |
COUNTY OF Ada |

On July 21, 1986, before me,

the undersigned, a Notary Public in and for said State, personally appear
J. E. Clute

and J. R. Ayre
personally known to me (or proved to me on the basis of satisfactory
evidence) to be the persons who executed the within instrument as
Vice President and

Secretary,

on behalf of Arrowhead Mutual Service
Company

the corporation therein named, and acknowledged to me that such cor-
poration executed the within instrument pursuant to its by-laws or a
resolution of its board of directors.

WITNESS my hand and official seal.
Signature Blaine A. Anderson
My commission expires 2/5/91