

CABLE ADDRESS  
"ATOTTO" LOS ANGELES  
CODE WESTERN UNION  
5 LETTER EDITION



PHONE: VANDIKE 4711

## RICHARD S. OTTO

522-523 CHAPMAN BUILDING  
LOS ANGELES, CALIF.

September 19, 1929

Mr. Paul Bell  
106 Winston Way  
Pasadena, Calif.

Dear Mr. Bell:

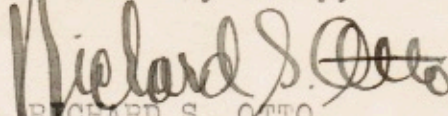
We are in receipt of your check for \$25 and application for property in Baywood Park Estates through our Mr. Riley, for which please accept our thanks.

We are enclosing herewith original and duplicate contracts for the purchase of this property, and ask that you kindly sign both copies and return both copies to us in the enclosed envelope. Your copy will then be duly signed and executed and returned to you.

We feel sure that you will be well pleased with this property, and in particular with the location selected.

We trust that you will be able to make arrangements to build soon, and assure you that whenever you do, we will do everything we can to assist you to establish yourself there comfortably.

Yours very truly,

  
RICHARD S. OTTO

RSO:VB

# BAYWOOD PARK ESTATES

522-523 CHAPMAN BUILDING 934 No. Orlando At  
LOS ANGELES, CALIFORNIA

PHONE VANDIKE 4711

CRestview 3858

Mr. Paul Bell

General Delivery

Amado, Arizona

DEAR Sir:

A PAYMENT ON YOUR CONTRACT COVERING CERTAIN PROPERTY  
IN BAYWOOD PARK WILL BE DUE AND PAYABLE AT THIS OFFICE

FEB 1 1932

PRINCIPAL \$ 7.50

INTEREST \$ 1.16

\$ TOTAL \$ 8.66

YOUR ATTENTION WILL OBLIGE

YOURS TRULY

RICHARD S. OTTO

PLEASE PRESENT THIS NOTICE OR MAIL WITH YOUR CHECK

2-P-32

W. G. T. Rankin

RECEIVED

\$ 8 <sup>66</sup>/<sub>100</sub>

2144  
4673

NO. 883

WHEN RECORDED,  
PLEASE MAIL THIS INSTRUMENT TO:

Deed

BAYWOOD PARK ESTATES

R. S. Otto  
934 N. Orlando  
L. A.

RICHARD STUART OTTO 90

522-523 Chapman Building

LOS ANGELES, CALIFORNIA

Phone VAndike 4711

— TO —

31  
Paul Bell, single

Dated October 6 19 34

Filed for Record at the Request of

Security Title Ins. and Guarantee Co.

OCT 10 1934

A. D. 19

at 44 min. past 2 o'clock,

P. M., and recorded in Vol. 156

of Official Records page 403

SAN LUIS OBISPO

County Records

W. L. RAMAGE

Recorder.

By Dorothy Bruce  
Deputy Recorder.

INDEXED 43

12/11/60  
1160  
COMPARED 22.11.60

OCT 10 1934

# Grant Deed

THIS INDENTURE, made this 6th day of October, 1934,  
between RICHARD STUART OTTO, of the County of Los Angeles, State of California, the Party of the First Part,  
and Paul Bell, single -----

the Party of the Second Part, Witnesseth;

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars, in lawful money of the United States of America, to him in hand paid by the said Party of the Second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said Party of the Second Part,

and to his heirs and assigns forever, all that certain lot....., piece....., or parcel..... of land situate, lying and being in the County of San Luis Obispo, State of California, and bounded and particularly described as follows, to-wit:

In Baywood Park, as laid down and designated upon the map entitled "Woods' Revised Map of El Moro, San Luis Obispo County, Calif.," "~~Map of the Town of El Moro~~," which map was filed for record in the office of the County Recorder of said County on the 11th day of February, 1901, the following lot: Lot Eight (8) in Block

Sixty-eight (68) -----

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the revisions, remainder and remainders, rents, issues, and profits thereof, subject to rights-of-way, easements, restrictions and reservations of record and taxes.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances unto the said Second Party, and to his heirs and assigns forever. Subject to the following reservations, conditions and restrictions, all of which shall run with the land, to-wit:

FIRST: That lots 20 to 29 inclusive in Blocks 49 to 55 and blocks 58 to 63 inclusive, and Lots 1 to 5 and 44 to 48 inclusive in Blocks 68 to 73 and Blocks 76 to 82 inclusive, and Lots 1 to 10 in Blocks 74 and 75 may be used for mercantile, commercial or other business purposes.

SECOND: That all other lots shall be used for residential purposes, and that no part thereof shall be used for mercantile, commercial or other business detrimental to the residential character of said, or any other property, except that any lot may be leased or otherwise used for the production of oil.

THIRD: That no residence or store building shall be erected on said property costing less than \$1500.00. Residences shall not be less than twenty feet from the front property line. Stores shall not be less than ten feet from the front property line. Barns, garages or other buildings shall be placed seventy-five feet or more from the front property line.

FOURTH: That immediately upon completion of said residence or store, the said Second Party shall connect all lavatories and toilets with a suitable septic tank, which shall be maintained and used in the disposition of sewage of said premises, until such time as a sewer system may be established.

FIFTH: That the said land, or any part thereof, shall not be conveyed, transferred, let to or held, occupied, resided on or owned by any person other than of the white race.

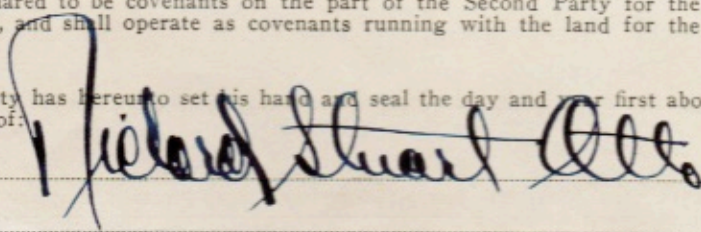
SIXTH: That the said land, or any interest or estate therein shall not be sold, leased, conveyed or otherwise transferred by the second party except by an instrument in writing containing the restrictions, conditions and reservations herein set forth.

SEVENTH: That each of the restrictions, conditions and reservations shall continue in force for and during the term ending January 1st, 1953, except those contained in paragraphs 5 and 6, which shall continue in force forever.

A violation of any of the conditions herein specified shall give the First Party the right to enter upon the property upon which any said violation or breach exists and to remove at the expense of the owner thereof any erection, thing or condition that may be or exist thereon contrary to the intent and meaning of the provisions hereof, and a violation of said conditions shall work a forfeiture of the title to the property upon which said violation occurs to the First Party and the First Party shall have the right to immediate re-entry and possession of the property so forfeited and shall have the right to enter upon and retake such property and to dispossess all persons in possession thereof by reason of such breach. Provided, however, that the First Party may waive such forfeiture and proceed as hereinabove provided to abate, remove or remedy in such manner as he may see fit, any violation of these restrictions or conditions.

All of these conditions are hereby also declared to be covenants on the part of the Second Party for the benefit of the First Party, his heirs, successors or assigns, and shall operate as covenants running with the land for the benefit of all other owners in said property.

IN WITNESS WHEREOF, the First Party has hereunto set his hand and seal the day and year first above written. Signed, Sealed and Delivered in the Presence of:

 (SEAL)

