

CASE No.  
444

NORTHERN DISTRICT

---

PORTION of RANCHO de NAPA GRANT

W. T. SNEED  
CLAIMANT

LAND CASE 444 ND pgs.86

FEB 5 1963

U.S.A.  
25% COTTON FIBER  
FLOWER BOND  
*Guinness*

p. 534.  
444 No. 1111

U. S. District Court,

DISTRICT OF CALIFORNIA.

Representation of

W. D. Sneed

VS.

for Confirmation of title of

portion of Rancho de Napa

IN ADMIRALTY.

PAPERS IN THE CASE.

444 ND

PAGE 1

No. 1111

p. 534.

In the United States District Court in and for the District of California.

To the HON. OGDEN HOFFMAN,

Judge of said Court:

Now comes W. J. Sneed and presents this his petition and claim for certain lands situate in Napa County, California, the same being a portion of that tract of land commonly known as the "Rancho de Napa," which petition and claim is made by authority of an Act of Congress, approved June 20th, 1884, entitled "An Act authorizing claimants to the Rancho de Napa, in Napa County, California, to prove up their title," of which Act a true copy is hereunto annexed marked Exhibit "A," and made a part of this petition.

That in accordance with said Act your petitioner respectfully represents:

That on the 21st day of September, A. D. 1838, Juan B. Alvarado, then Political Chief of Upper California, granted to one Salvador Vallejo a tract of land known as "Napa," which tract of land is situate in the County of Napa, State of California, and is the same tract of land named in the said Act of Congress as the "Rancho de Napa."

That said grant was presented to the Departmental Assembly of Upper California, and was by that body duly and legally approved on the 23rd day of September, 1838.

That on the 8th of February, 1844, juridical possession of the lands granted as aforesaid was delivered to the said Salvador Vallejo.

That the tract of land thus granted to said Vallejo was never presented as an entirety to the Board of Commissioners created by Act of Congress of date March 3rd, 1851, for confirmation, although portions of said land were presented to said Board in accordance with the requirements of said last named Act, and the portions and parcels thereof thus presented were finally confirmed thereunder.

That the exterior boundaries of said Rancho were finally surveyed in October, 1858, by C. C. Tracey, U. S. Deputy Surveyor, and the survey thereof finally approved by the proper authorities. That said Rancho was by said survey segregated from the public domain, and the boundaries

thereof thus established, conformed to the boundaries of said Rancho as defined in the original title of Salvador Vallejo.

That the boundaries thus established have ever since been recognized by all parties and the United States as the true boundaries of said Rancho.

That the boundaries of said Rancho as established by said survey are as follows:

“Commencing at a large, dead oak standing on the right bank of the Arroyo Napa, established by the Mexican authorities at the time of giving juridical possession, as one of the corners of said Rancho, thence (variation 16° E.) S. 22½° W. along the division line between the Rancho de Napa and the Rancho Entre Napa, 302.61 chains to the center of Carneros Creek, the center of said Creek at said point being the common corner of said Rancho de Napa and the Rancho Entre Napa; thence up the center of said Creek, following its meanderings, to a stake marked “N. No. 3,” in a mound of stones, which stake is set where the old trail from Napa to Sonoma crossed said creek at the upper crossing; thence N. 14½° E. 427 chains to the S. W. corner of the Caymus Rancho; thence N. 14½° E. 140 chains to the center of Napa River; thence down the center of Napa River, following its meanderings, to the junction of Napa River and Napa Creek; thence up Napa Creek to the place of beginning.

That your petitioner is the claimant and owner of the following described portion of said Rancho:

*Beginning at the South westerly corner of a mile square of land conveyed by Salvador Vallejo to Silburn W. Boggs, by deed dated the 19<sup>th</sup> day of March, 1847, thence running Southerly in extension of the West line of the said mile square of land conveyed to the said Boggs as aforesaid by the said Vallejo one-half mile; thence Easterly at right angles one-half mile; thence Northerly at right angles one-half mile to the Southerly line of the said mile square of land, thence Westerly along the Southerly line of said mile square of land to the place of beginning, Being*

3  
The North west quarter of a mill  
square of land conveyed by the said  
Vallejo to G. W. Harrison by deed dated  
the 5<sup>th</sup> day of April 1847.

444 ND

PAGE 4

That said lands are included within the exterior boundaries of said "Rancho de Napa."

That your petitioner deraigns title to said land last above described through the original Mexican grantee, the said Salvador Vallejo.

That "Exhibit B" hereto annexed and made a part of this petition, exhibits the deraignment of title from said Salvador Vallejo to petitioner.

That the deeds set forth in said deraignment of title are of record in the Recorder's office, of said Napa County, and are sufficient in form and legal effect to, and do vest in the petitioner the title of said Vallejo to that portion of said Rancho now in petitioner's possession.

That neither the claim of petitioner, nor that of his predecessors in title, to that portion of said Rancho now in his possession has ever been passed upon by proper authority.

That the claim of the original grantee to said lands was good and valid under the Mexican

laws relating to such cases.

That there is not now, nor has there ever been, any valid adverse claim to said land which petitioner claims or any part thereof existing under the pre-emption, homestead or other laws of the United States.

That there is not now, nor has there ever been any person or persons having or holding any portion of said lands under valid claims under the pre-emption, or homestead, or other laws of the United States.

That there are no persons entitled to receive releases from this claimant to any portion of said land in his possession, as provided by said Act of June 20th, 1884.

That petitioner is in the sole and exclusive possession of the lands to which he seeks for a confirmation of his title, and he and his predecessors in title have been in such sole and exclusive possession since the year 1844.

Wherefore your petitioner prays for a decree of this Honorable Court, confirming the claim of petitioner to the lands herein petitioned for, and for such other general and special relief as may be meet in the premises. And your petitioner will ever pray.

*Wallace & Johnston*

*Attorneys for Petitioner.*

## EXHIBIT "A."

An Act authorizing claimants to the Rancho de Napa, in Napa County, California, to prove up their title.

*Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,* That the claimants to the lands situated in Napa County, California, known as the Rancho de Napa, who deraign title through the original Mexican grantee of said Rancho, and whose claims or those of their predecessors in title have not been hitherto passed upon by proper authority, are hereby permitted and authorized to present their claim to said lands in the District Court of the United States, for the district of California, within one year next after the passage of this Act, and not afterward, for examination; and upon the hearing of said case if it shall appear to said Court that the claim of the original grantee was good and valid under Mexican laws relating to such cases, and that the claimants are entitled to have such confirmation, the said Court shall by decree confirm said claim: *Provided*, that no lands shall be confirmed to said claimants to which there are any valid claims existing under the pre-emption, homestead, or other laws of the United States, at the date of the passage of this Act; nor shall any decree of confirmation affect any valid adverse right of any other person or persons, or give to the confirmees, or any of them, any claim upon the United States for compensation for any land such confirmees may loose by pre-emption, homestead, or other claims or rights as aforesaid: *Provided further*, that said claimants before filing their claim shall execute releases to any person who may have or hold any portion of said lands under valid claims under the pre-emption, homestead, or other laws of the United States, at the date of the passage of this Act to the portions of said lands so held respectively; and before rendering a decree of confirmation the said Court shall ascertain that said releases have been duly executed.

SECTION 2. That the United States and any party in interest are hereby granted the right of appeal to the Supreme Court of the United States, within six months next after any decree shall be entered, in the manner allowed in other cases of appeal; and the said Court in the examination of the claims presented by any person under this Act shall be governed, so far as applicable, by the provisions of the Act passed March 3rd, A. D. 1851, entitled "An Act to ascertain and settle private land-claims in the State of California."

SECTION 3. That the United States Surveyor General for California is hereby directed, upon the filing in his office by said claimants of a certified copy of a final decree of confirmation under the provisions of this Act, to cause said claim to be surveyed as other claims of like nature are now surveyed under existing laws and, upon the approval of said survey, by the proper authority a patent shall issue to said claimants in the usual form.

*Approved June 20th, 1884.*



Exhibit "B."

- 1 Salvador Vallejo } Deed dated April 5. 1847  
to } Recorded Liber B. p. 53  
George W. Harrison } Records Napa County.
- 2 George W. Harrison } Power of attorney dated  
to } April 14<sup>th</sup> 1851 recorded in Liber  
E. J. Sage } A. Pomm atty page 3. Napa Co Rec.
- 3 Geo. W. Harrison } Agreement dated Oct 2. 1851  
to } Recorded Liber B of Deeds  
A. L. + W. M. Boggs. } page 54 Records Napa County
- 4 Geo. W. Harrison } Deed dated Aug 2. 1852 recorded  
to } Liber B of Deeds page 184  
W. M. Boggs. } Records of Napa County.
- 5 W. M. Boggs } Deed dated April 25. 1852, recorded  
to } Liber B of Deeds page 282  
Wiley Sneed } Napa County Records
- 6 Wm M. Boggs } Deed dated March 28. 1860  
to } Recorded in Liber F of Deeds  
Wiley Sneed } page 137 Records of Napa Co.
- 7 Decree of Distribution in the Estate of Wiley  
Sneed, dated <sup>Aug 10. 1874</sup> Sep. 2. 1872, and recorded in  
Liber J P. of Deeds page <sup>31</sup> 472 Napa Co Records.

444 ND

PAGE 7

8 Wiley Sneed } Deed dated Sep. 2, 1872  
 to } Recorded Liber P. of Deeds  
 J. A. Klam } page 472 Stapa County Records

444 ND

PAGE 8

9 J. A. Klam et als } Deed dated June 1885  
 to }  
 W. J. Sneed }

534

444.

In the U. S. Dist Court

W. J. Sneed

- vs -

The United States

==

Petition

Filed June 8<sup>th</sup> 1885

Southard Hoffmann  
Clerk

By P. D. Grimwood

Deputy Clerk

444 ND

PAGE 3

Wallace & Johnston  
Attys for Petitioner

In the District Court of  
the United States in and for the  
District of California

444 ND

PAGE 10

In the matter of the petition  
of W. J. Sweeney for confirmation  
of his title of lands in the Rancho de Napa

Now comes the United States  
by S. G. Hilborn United States  
Attorney and answers the petition  
of said W. J. Sweeney filed herein  
and denies generally and specifically  
each and every allegation in said  
petition contained

S. G. Hilborn  
United States Attorney

<sup>444</sup>  
U.S. Dist Court  
Dist of California

In the matter of  
the petition of  
W. J. Smead  
for appointment of  
trustees in Roche de  
Mesa

Answer

Filed June 10<sup>th</sup> 1883  
Southard Hoffman Clerk  
By W. J. Grimwood  
Deputy Clerk.

S. G. Wilbur  
U.S. Atty  
444 ND

In the United States District Court, District of California.

W. J. Sneed  
vs  
The United States } Case No.

444 ND  
PAGE 12

It is hereby stipulated that the original title papers to the Rancho de Napa, in Napa County, California, issued by the Mexican Authorities to Don Salvador Vallejo, the Grantee of the Mexican Government for said Rancho, and the Map showing the exterior boundaries of said Rancho, as finally surveyed and located by the U. S. Surveyor General for California, together with the testimony of R. C. Hopkins, relating to the same, offered and given in evidence in the case of Henry C. Boggs, vs, The United States, Case No 436, in the above entitled Court, shall be deemed and considered as offered, read, and given in evidence in the above entitled case, with the same force and effect, as if said instruments had actually been produced, offered, read and said testimony given in this case.

S. G. Wilburn  
Senior State Atty

L.C. 444 ND

In the U. S.  
District Court.

W. J. Sneed

vs

The United States.

Stipulation

Exhibit  
p. 10 a

Filed September 14<sup>th</sup> 1885

Contra Hoffman

cents

444 ND

PAGE 13

B 5-8

Deed

S. Vallejo to G. W. Harrison, Filed for record October 3<sup>rd</sup> A. D., 1851 at 10 o'clock A. M.

"

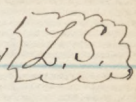
This Indenture made this fifth day of April in the year of our Lord one thousand eight hundred & forty seven by and between Salvador Vallejo of the first part and George W. Harrison of the second part Witnesseth, That the said party of the first part for and in consideration of the sum of six hundred and forty dollars, two hundred dollars of which in hand paid the receipt whereof is hereby acknowledged, and the residue being Four hundred & Forty Dollars to be paid in Fifteen months from this date, hath this day granted bargained and sold and by these presents doth hereby grant bargain and sell unto the said party of the second part and to his heirs & assigns forever a certain tract or parcel of land lying being and situate in the territory of California in Nappa Valley containing one square mile or six hundred & forty - bounded on the North by certain tract of one square mile

444 ND

PAGE 14



which the said Valleys sold to L.W. Boggs  
by deed bearing date 19<sup>th</sup> day of March  
Jan. 10. 1847  
" to have and to hold the said tract of land  
together with all and singular the rights priv-  
ileges and appurtenances thereunto belonging  
unto the said party of the second part his  
heirs & assigns, forever, and the said party  
of the first part for himself and his heirs  
doth covenant to & with the said party of the  
second part his heirs and assigns to warrant  
and forever to defend the title to the above land  
from the lawful claim or claims of all  
and every person or persons whatever claim-  
ing or to claim the same or any part thereof.

In Testimony whereof the said party of the  
first part hath hereunto set his hand and  
affixed his seal this day and date before written  
Signed in presence of } Salvador Valleys   
L. W. Boggs }

Personally appeared before me John H Nash  
a Justice of the peace in and for the District  
of Sonoma U California D<sup>o</sup> Salvador Valleys  
who acknowledged that he signed sealed  
and delivered to George W Harrison the  
within deed on the day therein mentioned  
and for the purposes therein set forth.  
Given under my hand at office this

the 5<sup>th</sup> day of April A.D. 1847.

John H. Nash Chief Justice  
of the District of Sonoma

Received of George W. Harrison the sum  
of Seventy Dollars in part of the balance  
due me from him of Four hundred & forty  
Dollars on account of a tract of land sold  
him, there yet remains a balance due  
me on account of said land of the sum  
of three hundred and seventy dollars

Sonoma 6th April 1847

Sum 70<sup>00</sup>

Salvador Vallejo

Rec<sup>d</sup>. of Lieutenant George W. Harrison  
the sum of three hundred & seventy Dollars  
being the second and last payment for a tract  
of land I sold him in Nappa Valley.

The same was paid to me by L. W. Boggs

Sonoma Jan'y 1, 1848

Salvador Vallejo

444 ND  
PAGE 16

*The 5<sup>th</sup> day of April A.D. 1847.*

*John H Nash Chief Justice*

444 ND  
PAGE 17

STATE OF CALIFORNIA, }  
County of Napa. } ss.

I, HENRY BROWN, County Recorder of said County and State, do hereby certify the foregoing to be a full, true and correct copy of *a Deed* recorded in Book *B* of *Deeds* page *53 1/2* as the same appears of record in my office.

WITNESS my hand and official seal this *2<sup>nd</sup>* day

of *June* A. D. 188*5*

*Henry Brown* County Recorder.

By *Depe Bowen* Deputy.



- Deed - 1  
Geo. W. Harrison by atty.  
From  
- Salvador Vallejo -

Ms. Document  
Le 444 ND

peffo 4<sup>th</sup> Lt.  
no. 1

Dated 5<sup>th</sup> April 1847

Filed September 14<sup>th</sup> 1885  
Douglas Hayden  
Clerk

444 ND  
PAGE 18

- Certified Copy -

8. P. 10. 3

278

Letter of Attorney.


George W. Harrison	}	Filed for record October 3 <sup>rd</sup> 1857 at 10 o'clock A.M.
To Edward J. Sage		

444 ND  
PAGE 19

Know all men by these presents, That I, George W. Harrison, of the County of San Francisco upper California, have made constituted and appointed and by these presents do make constitute and appoint Edward J. Sage of San Francisco upper California my true and lawful Attorney for me and in my name place and stead to enter into and take possession of all such lands, tenements, hereditaments and real Estate whatever in the State of California, to or in which I am or may be in any way entitled or interested, and to grant, bargain and sell the same or any part thereof for such sum or price, and on such terms as to him shall seem meet and for me and in my name to make execute, acknowledge and deliver good & sufficient deeds and conveyances for the same ~~with~~ ~~with~~ without covenants and warranty, giving and granting unto my said Attorney full power and authority

to do and perform all and every act and thing whatsoever requisite and necessary to be done, in and about the premises, as fully to all intents and purposes as I might or could do if personally present with full power of substitution or revocation hereby ratifying and confirming and that my said Attorney or his substitute shall lawfully do, or cause to be done, by virtue thereof.

444 ND  
PAGE 20

In Witness Whereof I have herunto set my hand and seal the fourth day of October in the year one thousand eight hundred and fifty  
Sealed & Delivered in the presence of George W. Harrison 

Erasure of three words  
in sixteenth line from top  
J. Holkins

State of California }  
County of San Francisco } 33  
On this fourth day of October A.D. one thousand eight hundred & fifty personally appeared before me a Notary Public in & for said County George W. Harrison satisfactorily proved to me to be the person described in and who executed the annexed conveyance by the oath of

I Heolmis a competent and credible witness for that purpose, by me duly sworn and the said George W. Harrison acknowledged that he executed the said annexed instrument freely and voluntarily for the uses and purposes therein mentioned

444 ND  
PAGE 21

In testimony Whereof, I have hereunto set my hand and affixed my seal of office the day and year in this Certificate first above written.

Thos Jeff. Smith Notary Public  
in and for the County of San Francisco.  
Know all men by these presents that I Edward J. Sage of the City & County of San Francisco, State of California do hereby invest Lewis D. Watkins of Sonoma with all the power that I by law possess, and can transfer to said Watkins by virtue of a Power of Attorney bearing date October 4<sup>th</sup> 1850 and signed by Geo. W. Harrison and acknowledged before Thos. Jeff. Smith Notary Public San Francisco and which is hereby annexed to this power

In Witness Whereof, I hereunto set my hand and seal this fourteenth day of April in the year of our Lord one thousand eight hundred<sup>th</sup> fifty one signed sealed and Edward J. Sage  
Delivered in the presence of

State of California } 35  
County of San Francisco }  
On this fourteenth  
day of Apl A.D. 1857  
personally appeared before me the sub-  
scriber a Notary Public in and for  
the said County Edward Sage known  
to me to be the person described and  
who executed the foregoing instrument  
who acknowledged to me that he executed  
the same freely and voluntarily for  
the uses and purposes therein mentioned

In Testimony whereof, I have hereunto  
subscribed my name and affixed my  
Notarial seal of office the day and year  
last above written.

seal

Royal H Waller  
Notary Public

A true copy from Book "A" pages 6, 7, 8 & 9  
original Record of Napa County  
J. H. Howland  
Co Recorder



State of California } 35  
County of San Francisco } On this fourteenth  
day of April A.D. 1851  
personally appeared & ...

444 ND  
PAGE 22

444 ND  
PAGE 23

STATE OF CALIFORNIA, }  
County of Napa. } ss.

I, HENRY BROWN, County Recorder of said County and State, do hereby certify  
the foregoing to be a full, true and correct copy of a Power of Attorney  
recorded in Book A of Power of Attorney page 3 as the same appears  
of record in my office.

WITNESS my hand and official seal this 29th day  
of may A. D. 1885

Henry Brown County Recorder.

By \_\_\_\_\_ Deputy.



Power of Attorney  
George W. Harrison  
To  
Edward A. Sage

W. W. Smith  
LC 444 ND

plf's Exh't  
No. 2

Dated 14<sup>th</sup> April 1851

Fris Sept 14<sup>th</sup> 1885  
Douglas & Johnson  
Clerk

444 ND  
PAGE 24

- Certified Copy -

135-4

E.S.G.

# Agreement

George W. Harrison with Angus Boygs  
& W. Boygs - Filed for record October 3<sup>rd</sup>  
A.D. 1851 at 10 o'clock A.M.

"

Articles of Agreements, made and concluded  
this second day of October in the <sup>year</sup> one thousand  
and eight hundred & fifty one between George  
W. Harrison, late of San Francisco in the  
State of California, by Edward J. Sage his  
attorney for that purpose duly constituted  
and appointed of the one part and Angus  
L. Boygs & William Boygs of Napa Valley in  
said State, Witnesseth - First - The said  
George W. Harrison in consideration of  
the sum of two thousand two hundred  
and fifty dollars to him paid by the said  
Angus Boygs & William Boygs at or before the  
surrealizing and delivery of these presents,  
the receipt whereof is hereby acknowledged  
and if the further sum of two thousand  
two hundred & fifty dollars to be paid as  
hereinafter mentioned, doth hereby promise  
& agree to and with the said Angus Boygs  
and William Boygs, that he will on or before  
the second day of August next ensuing  
make and deliver to the said Angus and  
William Boygs a good and sufficient  
deed of release of all the right, title,

444 ND

25

PAGE

interest and estate of the said George W  
Harrison, of, in and to all that certain  
tract or parcel of land lying, being and  
situated in Nappa Valley, in the State  
of California, containing one square  
mile or six hundred and forty acres  
of land bounded on the north by a certain  
tract of one square mile sold by Salvador  
Vallejo to L W Boggs by deed bearing date  
the 19<sup>th</sup> day of March A.D. 1847 the premises  
hereby agreed to be conveyed being the  
same conveyed to George W Harrison  
by Salvador Vallejo, by deed dated the 5<sup>th</sup>  
day of April A.D. 1847 & recorded at  
Sonoma in Book A. pages 33 & 34

In consideration whereof the said  
Angus Boggs and William Boggs do hereby  
promise covenant and agree to & with  
the said George W. Harrison, that they  
will well & truly pay or cause to  
be paid unto the said George W Harrison  
the aforesaid sum of Two Thousand  
two hundred & fifty dollars at the  
time of executing the said conveyance  
it being the balance of the purchase money  
hereby agreed upon for the said tract  
of land And for the true & faithful  
performance of all & every the  
covenants and agreements aforesaid

444 ND  
PAGE 27

each of the said parties to these presents doth hereby bind himself, his heirs, executors, and administrators to the other of them his or their heirs executors, administrators and assigns in the penal sum of five thousand dollars,

In testimony whereof the parties to these presents have hereunto set their hands and seals the day and year first above written

Executed & Delivered } George W Harrison  
in the presence of } By Edw<sup>d</sup> J Sage Atty seal  
John M<sup>c</sup> Vicker } Angus L. Boygs seal  
William M. Boygs seal

State of California } ss,  
City & County of San Francisco } On this second day  
of October A.D. 1851

Before me a Notary Public in & for said County, personally came Edw<sup>d</sup> J. Sage known to me to be the person described in and who executed the foregoing conveyance as the Attorney of Geo W Harrison therein named and acknowledged that he executed the same as the free & voluntary act & deed of the said George W Harrison for the uses and purposes therein mentioned.

Witness my hand & seal of office  
seal John M<sup>c</sup> Vicker  
Notary Public

State of California } 53  
Napa County }

Personally came before me  
the undersigned Angus L. Boggs  
and William M. Boggs known to me as the persons  
who executed the within Instrument and  
acknowledged that they executed the same  
for the use and purpose therein expressed  
and contained.

Given under my hand and seal this 3<sup>d</sup>  
day of October A.D. 1851

Johnson Keorrell  
County Judge

3

Agreement  
Geo. W. Harrison  
with  
A.L. and Wm. Boggs

~~W. Harrison  
Geo. W. Harrison  
A.L. and Wm. Boggs~~

Dated 2<sup>d</sup> Oct. 1851

Filed September 14 1865  
Dorcas Hoffman  
Napa

444 ND

PAGE 28

- Certified Copy -

STATE OF CALIFORNIA, }  
County of Napa. } ss.

I, HENRY BROWN, County Recorder of said County and State, do hereby certify  
the foregoing to be a full, true and correct copy of a Deed  
recorded in Book B of Deeds page 54 as the same appears  
of record in my office.

WITNESS my hand and official seal this 29th day  
of May A. D. 1885

Henry Brown County Recorder.

By \_\_\_\_\_ Deputy.

3

Agreement  
Geo. W. Harrison  
with  
A. L. and Mrs. Boggs

*W. Brown  
to the  
A. L. & Mrs. Boggs*

*Dated 2<sup>nd</sup> Oct. 1857*

*Filed September 14 1885  
Saulsbury Hoffman  
Deputy County*

*- Certified Copy -*

## Deed

George W. Harrison To W<sup>m</sup> M. Boggs <sup>MD</sup>  
 Sonora Boggs his wife. Filed for record  
 August the 4<sup>th</sup> A.D. 1852 at 5 o'clock P.M.

This Indenture made the second  
 day of August in the year one thousand  
 eight hundred and fifty two Between Geo.  
 W. Boggs Harrison late of San Francisco  
 State of California by Edward J. Sage  
 his Attorney for that purpose duly constituted  
 and appointed of the first and William M. Boggs  
 and Sonora Boggs his wife of the second part.  
 Witnesseth that the said party of the first part  
 for and in consideration of the sum of  
 two thousand two hundred and fifty  
 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 ~~enclosing~~  
 encasing and delivery of these presents  
 the receipt whereof is hereby acknowledged  
 remised released and quit-claimed  
 and by these presents doth remise release  
 and quit-claim unto the said parties of  
 the second part and to their heirs and assigns  
 for ever All that certain tract or parcel  
 of land lying being and situated in  
 Napa Valley and bounded and described  
 as follows Commencing at the South

444 ND

30

PAGE



west corner of a certain piece of land conveyed by deed by Salvador Vallejio to L. W. Boggs the 19<sup>th</sup> day of March A.D. 1847 and running thence; East half a mile thence South one mile the thence west half a mile thence North one mile to place of beginning being a part of the same land conveyed to the said party of the first part by Salvador Vallejio by deed dated the fifth day of April A.D. 1847 and recorded at Sonoma Cal in Book A pages 33 and 34.

444 ND  
PAGE 31

Together with all and singular the tenements hereditaments and appurtenances therunto belonging or in any wise appertaining and; the reversion and reversions remainder and remainders, rents issues and profits thereof And also all the estate right title interest in and to the said 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

In Witness Whereof the said party of the first part has hereunto set his hand and seal the day and year first above written.

444 ND  
PAGE 32

Signed sealed and delivered } G. W. Harrison  
in presence of } by Edw. J. Sage Atty  
Chas L. Kellogg }

State of California } ss.  
County of San Francisco } On this second day  
of August in the year  
of our Lord one thousand and eight hundred  
and fifty two before me came Geo W. Harrison  
by his Attorney in fact Edward J. Sage  
said Attorney to me known to be the in-  
dividual described in and who executed  
the within instrument and acknowledged  
that he executed the same of his own free  
act and deed and for the purposes therein  
mentioned as attorney with Power so to do

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written

LS

E. J. Moore  
Notary Public

heirs and assigns forever  
In Witness Whereof the said  
party of the first part has hereunto,  
set his hand and seal the day and  
year first above written,

444 ND  
PAGE 32

Signed sealed and delivered } G. W. Harrison  
in presence of } by Edw. J. Sage Atty  
Chas L. Kellogg }

Not a legal document

444 ND  
PAGE 33

STATE OF CALIFORNIA, } ss.  
County of Napa.

I, HENRY BROWN, County Recorder of said County and State, do hereby certify  
the foregoing to be a full, true and correct copy of a Deed  
recorded in Book B of Deeds page 184 as the same appears  
of record in my office.

WITNESS my hand and official seal this 29th day  
of May A. D. 1885

Henry Brown County Recorder.

By \_\_\_\_\_ Deputy.



- Deed - 4  
Geo. W. Harrison  
to  
Mrs M. Boggs

W. B. Smith - Clerk  
D.C. 444 25

plf right.  
no. 4.

Dated 2<sup>nd</sup> Aug. 1852

Filed September 14 1885  
Southern Hoffman  
444 ND  
Cory

PAGE 34

- Certified Copy -

Deed

William M. Boggs and Wife  
To Wiley Sneed.

In Consideration of Twenty two hundred and fifty dollars we hereby sell and convey unto Wiley Sneed and his heirs all our right title and interest in and to a certain piece of land situated in Napa Valley State of California containing one hundred and sixty acres and being the North West quarter Section of the mile of land conveyed by Lieut Harrison U.S.M. to Angus L. Boggs and William M. Boggs by deed dated the second day of August A.D. 1852. Witness our hands and seals this the 25<sup>th</sup> of April A.D. 1852.

The purchase moneys secured to be paid by notes of this date

Witness J. S. Boggs

William M Boggs *J.S.*

State of California }  
County of Sonoma } On this 28<sup>th</sup> day of  
April A.D. 1852

Before me the undersigned County Clerk of Sonoma County personally appeared William M Boggs known to me to be the person described in and who executed the foregoing instrument

B282  
The words "Second" in the seventh line from the top of the deed below and "August" with the figure 2 in the following line were added at the request of Wm M. Boggs by Jas L. Efferts Date Nov 8<sup>th</sup> 1854

and acknowledged to me that he executed  
the same freely and voluntarily for the  
uses and purposes therein mentioned  
Witness my hand and seal of Court  
at office in the City of Sonoma this  
day and year last above written  
By John A. Brewster Deputy      John Henley Clerk

Received for record Decr 13<sup>th</sup> 1852 at 10<sup>o</sup>'s  
oclock a.m. and recorded at the request of  
Wiley Sneed.

-Deed-  
Am M. Boggs  
To  
Wiley Sneed

Wiley Sneed  
Clerk of Court  
C. C. 1852

Dated 25<sup>th</sup> April 1852

444 ND  
PAGE 36

Filed Sept 14<sup>th</sup> 1880  
County of Sonoma  
Wiley Sneed

-Certified Copy-

STATE OF CALIFORNIA, }  
County of Napa. } ss.

I, HENRY BROWN, County Recorder of said County and State, do hereby certify  
the foregoing to be a full, true and correct copy of a Deed  
recorded in Book: B of deeds page 282 as the same appears  
of record in my office.

WITNESS my hand and official seal this 29th day  
of May A. D. 1885

Henry Brown County Recorder.

By \_\_\_\_\_ Deputy.

Deed -  
Wm M. Boggs  
To  
Wiley Sneed

Wm M. Boggs  
Wiley Sneed  
Deed

Dated 25th April 1852

Filed Sept-14-1885  
County of Napa  
Wiley Sneed

- Certified Copy -

67, 37

ELL

W<sup>m</sup> M. Boygs }  
Do }  
Wiley Sneed }

444 ND  
PAGE 38

This deed made and entered into by and between Williams M. Boygs of the County of Sonoma and State of California party of the first part and Wiley Sneed of the County of Napa and State aforesaid party of the second part Witnesseth That whereas heretofore to wit, on the 25<sup>th</sup> day of April 1852 the party of the first signed and sealed a deed and acknowledged and delivered the same to the said Wiley Sneed, on the 28<sup>th</sup> day of April 1852 and purports to convey a certain tract or parcel of land situated in the County of Napa and State aforesaid & therein described, And whereas also it is considered by the parties hereto that the said deed is defective in sundry particulars both as to form and substance, Now therefore the party of the first part in consideration of the premises and the consideration expressed in the above mentioned Deed does by these presents grant sell and convey all the right title and claim the party



of the first part has in and to the land described in the above named deed the same being more particularly described as follows, Beginning at the South westerly corner of a mile square of land conveyed by Salvador Vallyjo to Lilburn W Boygs by deed dated the 19<sup>th</sup> of March 1847 thence running southerly in extension of the west line of the said mile square of land conveyed to the said Boygs as aforesaid by the said Vallyjo, one half mile, thence Easterly at right angles one half mile thence Northerly at right angles one half mile to the Southerly line of the said mile square of land, thence Westerly along the Southerly line of said mile square of land to the place of beginning.

It being the North West quarter of a mile square of land conveyed by the said Vallyjo to G. W. Harrison by deed dated the 5<sup>th</sup> day of April 1847,

To have and to hold the above described tract of land to him the said party of the second part his heirs and assigns forever,

Gives under the hand and seal

of the party of the first part this 28<sup>th</sup>  
day of March 1860

W. M. Boggs (seal)

State of California }  
County of Sonoma }

On this twenty eighth  
day of March A.D. one  
thousand eight hundred and sixty before  
me George L. Wratten a Notary Public  
in and for said Sonoma County duly  
commissioned and sworn, personally  
appeared the within named W. M.  
Boggs whose name is subscribed  
to the annexed instrument as the  
party thereto, personally known to me  
to be the individual described in and who  
executed the said annexed instrument  
and the said W. M. Boggs acknowledged  
to me that he executed the same freely  
and voluntarily and for the uses and pur-  
poses therein mentioned.

In Witness Whereof I have  
hereunto set my hand and affixed  
my official, the day and year in this Cer-  
tificate first above written

(Seal)

G. L. Wratten  
Notary Public  
Sonoma County

A true copy of an original recorded at  
request of Wiley Sneed 30 March  
1860 at 20 min past 8 o'clock A.M.

Robert Louch

Co Recorder

By Wm P May

Deputy

Deed-

Wm M. Boggs

to  
Wiley Sneed

W. S. Sneed  
No. 1444 ms

Wiley Sneed

Dated 28<sup>th</sup> March 1860

444 ND

PAGE 41

File 14 1860

Robert Louch  
Clerk

Certified Copy

STATE OF CALIFORNIA, } ss.  
County of Napa.

I, HENRY BROWN, County Recorder of said County and State, do hereby certify  
the foregoing to be a full, true and correct copy of a Deed  
recorded in Book F of Deeds page 137 as the same appears  
of record in my office.

WITNESS my hand and official seal this 29th day  
of May A. D. 1885

Henry Brown County Recorder.

By \_\_\_\_\_ Deputy.

Deed-

Wm M. Boggs

Wiley Sneed

W's tract - tract  
the 1444 ms

pt 3/4

Dated 28th March 1860

444 ND  
PAGE 41

Filed Sept 14 1865

Richard T. Johnson  
Clery

Certified Copy

This Indenture, made the ~~first~~ <sup>2nd</sup> day of September

in the year of our Lord one thousand eight hundred and <sup>Twenty two</sup>

Between Wiley Sneed of Napa County, State of California of the first part and John Adam Klam of the same County and State

Witnesseth, That the said party of the first part, for and in consideration of the sum of Six Thousand Seven Hundred and forty Dollars

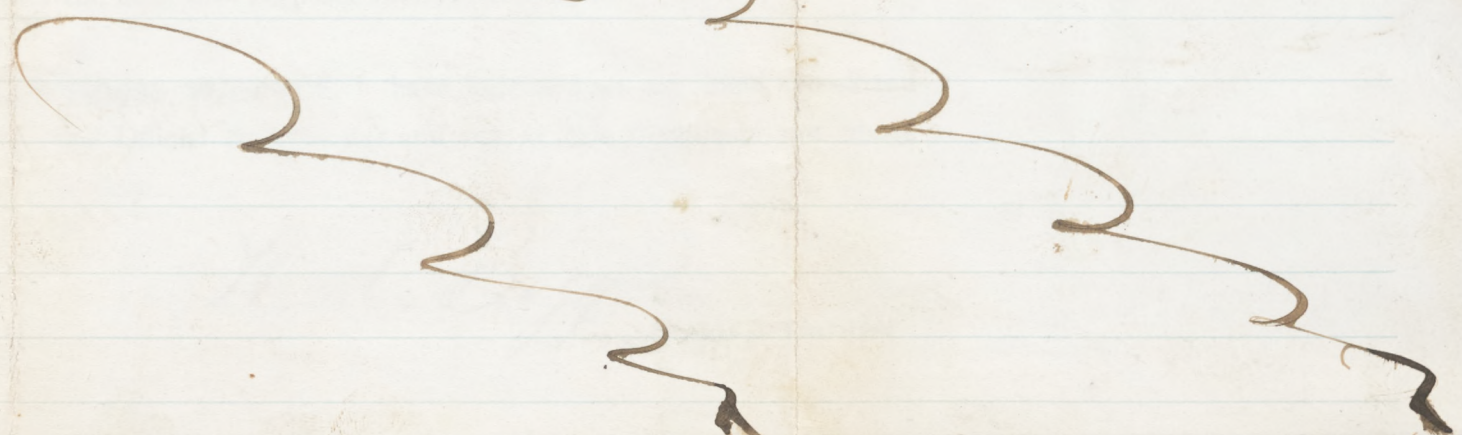
of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, conveyed and confirmed, and by these presents do grant, bargain and sell, convey and confirm, unto the said party of the second part, and to his heirs and assigns forever, all those certain tracts of land

in the County of Napa, State of California, bounded and described as follows to wit: First Tract: Commencing at a stake on the bank of Dry Creek where the center of the road leading from Napa City to the end of the

Valley crosses said Creek, and running with the center of said road N 22° 30' W. 19 chs 75 lks to a stake; thence S. 67° 30' W. 47 chs 45 lks to a stake and pile of rocks on the top of the mountain; thence S 55° 30' E. 37 chs 20 links to a stake and pile of rocks; thence N. 70° 30' E. 24 chs 50 links to a small oak marked on the left bank of Dry Creek: thence down said Creek and following the meanders thereof to the place of beginning, containing One Hundred and Eighteen acres of land more or less, being the same premises conveyed by D. N. Sherburne to Wiley Sneed by deed bearing date December 5<sup>th</sup> 1854 and recorded in Book "C" of Deeds of the Records of Napa County

Second Tract: Commencing at the S. W. corner of S. W. Boggs' Land as surveyed by "Brewster" and Drwoody; thence S 22 1/2° E 14.02 chs to a stake in the center of Dry Creek from which a "Buckeye" tree bears S. 32° E 1.59 chs distant; thence down the center of Dry Creek N. 74° 45' E. 4.08 chs to station thence N. 33° 15' E. 6.24 chs to stake in center of creek from which a large Willow tree bears S. 20° 15' W. 1.02 chs distant; and a small white oak on right bank bears S. 23° 15' E. 1.91 1/2 chs distant; thence N. 67° 30' E. 31. chs to a stake in the center of the County Road leading from Napa to Calistoga, from which a White Oak three feet in diameter marked B. T by a former Surveyor bears S. 26° 15' E. 1.96 1/2 chs distant and a telegraph pole bears N. 22° 45' E. 0.61 chs distant thence at right angles N. 22° 30' W. 11 chs to a stake at Boggs' S. E. corner; thence at right angles S. 67° 30' W. 40.18 chs to place of beginning, containing 46 47/100 acres

The last described tract being subject to a right of way heretofore granted by the first party to the Napa Valley Railroad Company



444 ND  
PAGE 43

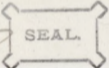
**Together** with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, homestead property, possession, claim and demand whatsoever, as well in law as in equity, of the said party. of the first part, of, in or to, the said premises, and every part and parcel thereof, with the appurtenances.

**To Have and to Hold** all and singular the said premises, together with the appurtenances, unto the said party. of the second part, his heirs and assigns forever.

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

W. W. Pennington

Wiley A. Reed 

444 ND

PAGE 45

State of California,  
COUNTY OF NAPA,

ss.

On this Second day

of Sept A. D. one thousand eight hundred and seventy-Two before me,  
~~DAVID DECKLUSE~~, a Notary Public, in and for said Napa County, duly commissioned and  
sworn, personally appeared the within named Wiley Sneed

X X X

whose name is subscribed to the annexed Instrument, as the party thereto, per-  
sonally known to me to be the individual described in and who executed the said annexed Instru-  
ment, and the said Wiley Sneed acknowledged to me that he executed the  
same freely and voluntarily, and for the uses and purposes therein mentioned.

In Witness whereof, I have hereunto set my hand and affixed  
my Official Seal the day and year in this Certificate last above  
written.

W. M. Bogg  
Notary Public.

U.S. Dist Court - Napa Cal

Le 444 N.W.  
Filed September 14 1881

Corwin & Co. Napa  
County

7

Wiley Sweet

20

J. A. Kluge  
pelted with  
no. 17

Deed.

Dated Sept 2<sup>nd</sup> 1872

Recorded at the Request of

444 ND W. W. Pendegast

PAGE 46 Sept 2<sup>nd</sup> A. D. 1872

at 5 minutes past 2

P. M. in Liber "P"

of Deeds, page 472.

Records of Napa County, Cal.

L. M. Corwin, Co. Recorder

P. B. C. Pierson Dist.

Paid



In the Probate Court of Napa County  
State of California.

In the Matter of the Estate }  
of } Decree of  
Wiley Sneed, Dec<sup>d</sup> } Distribution

444 ND

PAGE 47

E. G. Young Administrator of the Estate  
of Wiley Sneed, dec<sup>d</sup> having on the 8<sup>th</sup> day of  
July 1874, filed in this Court a final  
account of his administration upon said  
Estate, together with his petition for a  
distribution of the residue of said estate  
and thereafter to wit, on the 10<sup>th</sup> day of August  
1874 upon satisfactory proof to the Court  
of the due publication of legal notice of  
the time and place of settlement of  
said account and distribution of said  
estate in pursuance of the order of  
this Court, theretofore made, the Court  
proceeded to and did <sup>in</sup> settle <sup>allow</sup> the said  
account and immediately proceeded to  
the hearing of said petition for dis-  
tribution, the said Administrator being  
represented by his counsel Messrs  
Pendegast & Johnson and David McClure  
Esq. the Attorney heretofore appointed  
for the minor heir of said deceased,

to wit; W. Polver Sneed being present  
in open court and assenting to this Order,  
and it duly appearing to the Court that the  
residue of said Estate is now ready for  
distribution that the whole of said es-  
tate is common property, it having  
been acquired by said deceased after his  
marriage with Mary E. Sneed, his widow.  
That the said Wiley Sneed died intestate  
in the County of Napa, on the 28<sup>th</sup> day of  
March 1873, leaving him surviving Mary  
E. Sneed his widow, and W. Polver Sneed  
a minor and child of said deceased his  
only descendant.

That the estimated expenses of closing  
said estate amount to the sum of \$32<sup>35</sup>

That said Mary E. Sneed is entitled to one  
half of the residue of said Estate, and the  
said W. Polver Sneed is entitled to the  
other half.

Now on this 10<sup>th</sup> day of August 1874,  
on motion of counsel for said admin-  
istrator, the said Attorney for said minor  
heir assenting, and no objection  
being made thereto, It is hereby ordered  
adjudged and decreed, that after deducting  
said estimated expenses of closing the  
Administration the residue of said estate

of Wiley Sneed, deceased hereinafter particularly described, and now remaining in the hands of said Administrator, and any other property not now known or discovered which may belong to said estate, or in which the said estate may have any interest be, and the same is hereby distributed as follows to wit; The one half of the residue of said Estate to Mary E. Sneed, the surviving widow of said deceased, and the other half of said residue to W. Poliver Sneed the minor heir of said deceased; that is to say; that the sum of \$2581<sup>85</sup> be paid to said Mary Sneed, and a like sum to the legally appointed guardian of said W. Poliver Sneed; and the one equal undivided half of the real estate is distributed to said Mary E. Sneed, and the other half to said W. Poliver Sneed. And it is further ordered, that the said Administrator upon payment and delivery of the said residue as herein before ordered, and upon filing due and satisfactory vouchers and receipts therefor in this Court, be fully and finally discharged from his trust as administrator and that his sureties shall thereupon be discharged from all liability for his future acts.

The following is a description of the residue of said estate of which distribution is ordered, - Personal Property cash in United States gold coin \$ 5163.70 - Real Property - That certain piece, parcel or tract of land situate, lying and being in Napa Township, Napa County, California, bounded and described as follows, to wit; Bounded on the East by the county Road leading from Napa City to Yountville, on the North by lands of J. A. Blam and on the West and South by lands of R. B. Woodward - said tract being generally known as the Sneed farm and containing 121 acres of land.

Dated August 10<sup>th</sup> 1874.

Thomas P. Stoney  
Probate Judge

(Endorsed)

Filed Aug 10<sup>th</sup> 1874

C. B. Seelye Clerk

State of California } ss,  
County of Napa } J. C. B. Seelye, County  
Clerk in and for  
the County of Napa, State of California  
and ex officio Clerk of the Probate Court,  
in and for said County, do hereby

444 ND  
PAGE 50

444 ND

certify the foregoing to be a full true and correct copy of the Decree of Distribution in the estate of Wiley Sneed deceased, with which original decree said copy has been compared by me and is a correct transcript therefrom.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said court, this 10<sup>th</sup> day of August A.D. 1874

L.S.

L. B. Sealey

Clerk

A true copy of an original recorded at request of L. B. Sealey Augt 13<sup>th</sup> 1874, at 3 o'clock P.M.

L. B. Sealey

Sec. Recorder

By John Kean, Deputy

STATE OF CALIFORNIA, }  
County of Napa. } ss.

I, HENRY BROWN, County Recorder of said County and State, do hereby certify the foregoing to be a full, true and correct copy of a *Deed of Distribution* recorded in Book *J* of *Deeds* page *31* as the same appears of record in my office.

WITNESS my hand and official seal this *29th* day

of *May* A. D. 188*5*

*Henry Brown* County Recorder.

By \_\_\_\_\_ Deputy.



8

In the Probate Court  
of  
Napa County, Cal.

In the matter of the Estate  
of  
Wiley Smead dec'd

---

Decree of Distribution

---

*W. Smead  
Le 444 ND  
Puff Exht  
No 8*

Filed Sept 14 1885  
Dorland & Smead  
Executors

444 ND  
PAGE 53

- Certified Copy -

This Indenture, Made the Eighteenth day of September

in the year of our Lord one thousand eight hundred and Seventy-nine

BETWEEN

John A. Flann of the County of Napa and State  
of California, party of the first part, and Theodore Elles of  
the County and State aforesaid

the party of the second part, WITNESSETH: That the said party of the first part, for and  
in consideration of the sum of Three Hundred

{300} Dollars, in gold coin of the United States of America, to

him in hand paid by the said party of the second part, at or before the ensembling  
and delivery of these presents, the receipt whereof is hereby acknowledged, He granted,  
bargained, sold, and conveyed and by these presents Do grant, bargain, sell and  
convey 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 said  
County of Napa and State of California, and bounded and particularly  
described as follows, to wit:

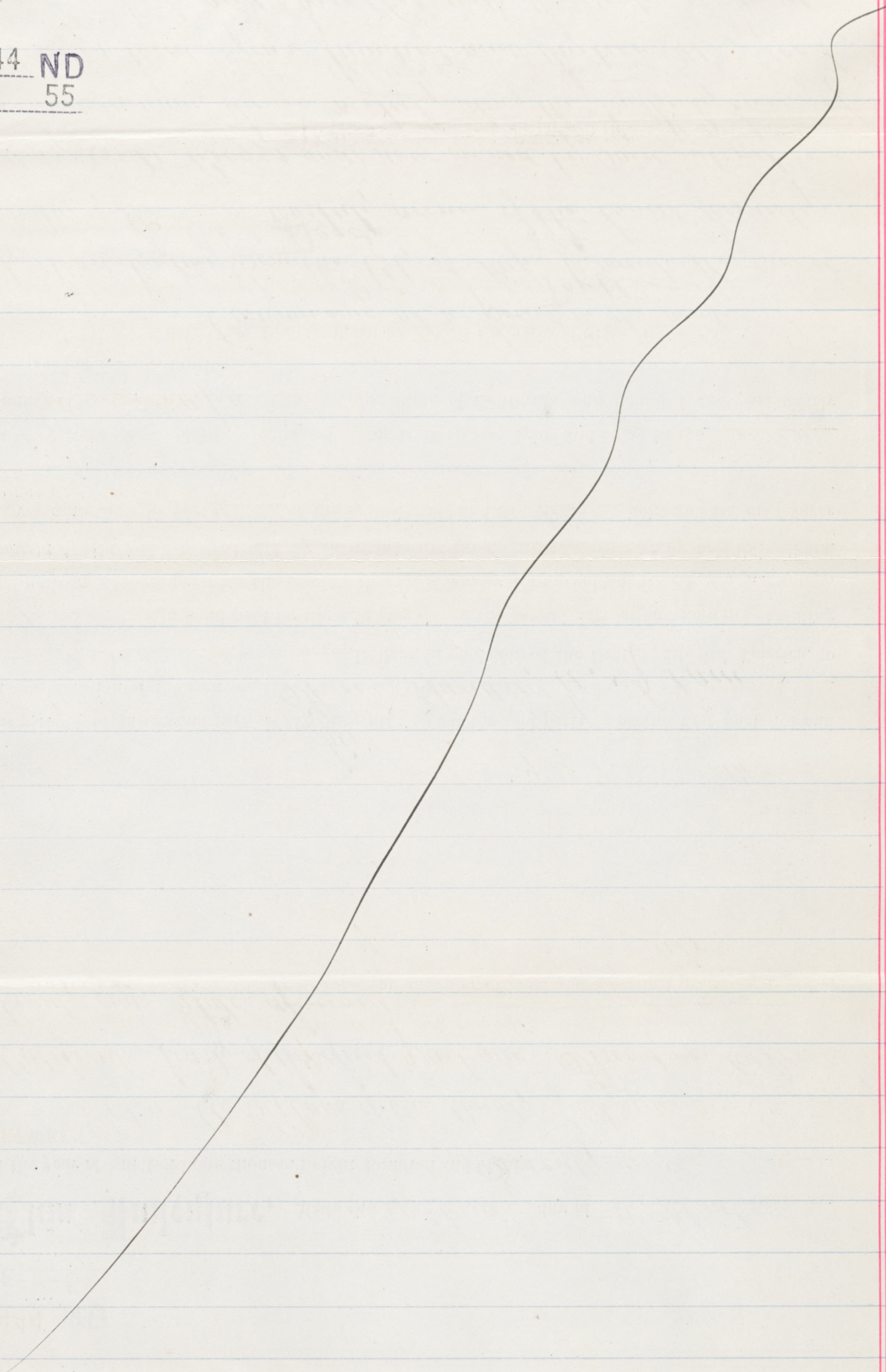
Commencing at a point in the center of the  
County Road leading from the City of Napa to Yountville, said  
point being the South Eastern corner of the land formerly  
owned by L. M. Boggs, and now owned by said Theodore  
Elles and running thence westerly along the Southern line of  
said Boggs's land, four hundred and thirteen (413) feet;  
thence Southerly and Parallel with the center of said  
County Road one hundred and forty five (145) feet, thence  
Easterly and Parallel with the Southern line of said  
Boggs's tract, four hundred and thirteen (413) feet to the



center of said Road, thence northerly along the center of  
said Road one hundred and forty five (145) feet to the point  
of beginning, containing one & <sup>36</sup>/<sub>100</sub> (1.36) acres more or  
less

---

444 ND  
PAGE 55



TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

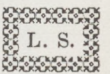
AND ALSO, all the estate, right, title, interest..... property, possession, claim and demand whatsoever, as well in law as in equity, of the said part *y* of the first part,..... of, in or to the above described premises and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular the above mentioned and described premises, together with the appurtenances, unto the said part *y* of the second part *his* heirs and assigns forever.

IN WITNESS WHEREOF, the part *y* of the first part hath hereunto set *his* hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

*J. A. Klam*



State of California, } ss.  
County of *Napa*

ON THIS *Eighteenth* day of *September*

A. D. one thousand eight hundred and *seventy nine* before me,

*W. M. Boggs* a Notary Public

in and for the *said* County of *Napa*

personally appeared *John A. Klam*

known to me to be the same person whose name *is* subscribed to the within instrument, and *he*

acknowledged to me that *he* executed the same

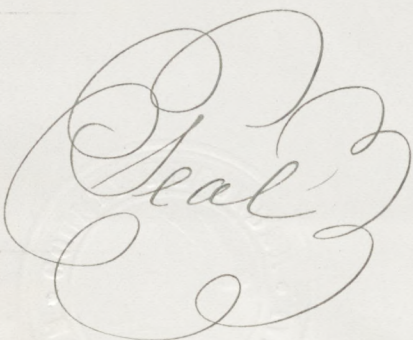
IN WITNESS WHEREOF, I have hereunto set my

hand and affixed my *Official* Seal, at my

office in the \_\_\_\_\_ County of

*Napa* the day and year

in this Certificate first above written.



*W. M. Boggs*  
Notary Public

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

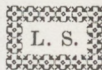
AND ALSO, all the estate, right, title, interest .....  
..... property, possession, claim and demand whatsoever, as well  
in law as in equity, of the said part *y* of the first part, ..... of, in or to the above  
described premises and every part and parcel thereof, with the appurtenances.

To HAVE AND TO HOLD, all and singular the above mentioned and described premises, together  
with the appurtenances, unto the said part *y* of the second part *his* heirs and  
assigns forever.

IN WITNESS WHEREOF, the part *y* of the first part hath hereunto  
set *his* hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

*J. A. Klam*



STATE OF CALIFORNIA, } ss.  
County of Napa.

I, HENRY BROWN, County Recorder of said County and State, do hereby certify  
the foregoing to be a full, true and correct copy of *a Deed*  
recorded in Book *Z* of *Deeds* page *196* as the same appears  
of record in my office.

WITNESS my hand and official seal this *15<sup>th</sup>* day

of *June* A. D. 188*5*

*Henry Brown* County Recorder.

By ..... Deputy.



U.S. District Court - Napa, Cal.

Certified Copy  
of

**DEED.**

LC. 444 ND

*John September 14<sup>th</sup> 1880*  
*Prothonotary*  
A. A. Klamm  
TO  
Theo. Elles  
*pp. 11-9.*

Dated 18<sup>th</sup> Sept 1879

Recorded at the Request of

Theo. Elles

on the 18 day of Sept A. D. 1879

at 1 minutes past 1 P. M.

in liber L of Deeds, page 196

444 ND  
PAGE 58

J. M. Ward Jr  
County Recorder  
By W. E. Devese  
Deputy

*Faint, illegible text and bleed-through from the reverse side of the page.*



This Indenture, Made the *Twenty Seventh* day of *April*

in the year of our Lord one thousand eight hundred and eighty *three*

BETWEEN

*Theodore Elles of Napa County, State of California, the Party of the first part and Balthesar Darns of the same County and State*

the party of the second part, WITNESSETH: That the said party of the first part, for and in consideration of the sum of *nine thousand*

*\_\_\_\_\_* Dollars, gold coin of the United States of America, to

*him* in hand paid by the said party of the second part, at or before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, *He* granted,

bargained, sold, and conveyed and by these presents *Do* grant, bargain, sell and convey unto the said party of the second part, and to *his* heirs and assigns forever

ALL

*those* certain lots pieces or parcels of land, situate, lying and being in the *Napa Rancho* County of *Napa* and State of California, and bounded and particularly

described as follows, to wit:

*The Southern half of a tract of land conveyed by George A. Cornwall, referee to J. M. Palmer on the 24<sup>th</sup> of March 1873 and bounded as follows, viz; Beginning at the Southwest corner of the "Mile Square" tract of land bought by S. W. Boggs from Salvador Vallejo, and running thence north  $67\frac{1}{2}^{\circ}$  East 40 chs. to a stake in the middle of the county road, thence along the middle of the county road north  $22\frac{1}{2}^{\circ}$  West 30 chains 37 links to a point from which a stake bears South  $67\frac{1}{2}^{\circ}$  West 45 links distant from which stake an oak 48 inches in diameter bears South  $35^{\circ}$  East 136 links distant; thence South*

67½°. West 40 chains to a stake on the west line of the "mile square" tract above mentioned, thence South 22½°. East 30 chains 37 links to the place of beginning, being the same premises conveyed to said Theo. Elles by James M. Palmer by deed dated 25<sup>th</sup> January 1879, and recorded in liber "K" of deeds page 103 records Napa Co. Cal. Also a tract of land in said County and State commencing at a point in the center of the County road leading from the City of Napa to Yountville, said point being the southeasterly corner of the land formerly owned by L. M. Boggs, and now owned by said Theodore Elles, and running thence westerly along the southerly line of said Boggs' land four hundred and thirteen (413) feet, thence southerly and parallel with the center of said County Road, one hundred and forty five (145) feet, thence easterly and parallel with the southerly line of said Boggs' tract, four hundred and thirteen (413) feet to the center of said road, thence northerly along the center of said road one hundred and forty five (145) feet to the point of beginning, containing 1.36 acres. Also a strip of land in said County and State being an undivided half of the following described tract: a strip of land twenty feet wide from North to South and about three hundred and sixty (360) feet long from East to West, bounded on the North side and east end by land owned by said Theodore Elles, on the South by land owned by J. A. Mann, and on the West by a strip of land twenty feet wide owned by Lewis Evans. The land constituting the Eastern boundary of the tract hereby conveyed, was conveyed by J. A. Mann to said Elles by deed dated Sep. 18<sup>th</sup> 1879 and recorded in liber "Z" of Deeds page 196, records of Napa County Cal, and being the same strip of land conveyed to Theo. Elles, & Lewis Evans by J. A. Mann by deed dated Oct 29<sup>th</sup> 1881, and recorded in liber No 29 of Deeds page 294, records Napa Co. Cal.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, 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 party *y*..... 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 party *y*..... of the second part *his*..... heirs and assigns forever.

IN WITNESS WHEREOF, the party..... of the first part hath..... hereunto set *his*..... hand and seal the day and year first above written.

Signed, Sealed and Delibered in the Presence of

*W. E. Deweese*

*Theodore Elles*

L. S.

State of California, } ss.  
County of *Napa*

ON THIS *twenty seventh* day of *April*

A. D. one thousand eight hundred and eighty *three* before me,

*W. E. Deweese* a Notary Public  
in and for the *Said* County of *Napa*  
personally appeared *Theodore Elles*

known to me to be the same person whose name *is* subscribed to the within instrument, and *he duly*

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 *Napa* the day and year in this Certificate first above written.

*Seal*

*W. E. Deweese*  
Notary Public

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, 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 party *y*..... 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 party *y*..... of the second part *his*..... heirs and assigns forever.

IN WITNESS WHEREOF, the party..... of the first part ha*th* hereunto set *his* hand and seal the day and year first above written.

Signed, Sealed and Delibered in the Presence of

*W. E. Dewese*

*Theodore Elles*

L. S.

STATE OF CALIFORNIA, } ss.  
County of Napa.

I, HENRY BROWN, County Recorder of said County and State, do hereby certify the foregoing to be a full, true and correct copy of *a Deed* recorded in Book *33* of *Deeds* pages *390 &c* as the same appears of record in my office.

WITNESS my hand and official seal this *15<sup>th</sup>* day

of *June* A. D. 188*5*

*Henry Brown* County Recorder.

By ..... Deputy.





US District Court

Certified Copy

of DEED.

LC 444 ND

Theodore Elles

TO

W. B. Darns

Dated, 27<sup>th</sup> April 1883

Recorded at the Request of

A. Lueb

on the 27 day of April A. D. 1883

at 59 minutes past 9 a. M.

in liber 33 of Deeds, pages 390+c

444 ND A. L. Nielsen

PAGE 63

Co Recorder  
By Henry Brown  
Deputy

This September 14 1880  
Dorchester Mass

pepp  
Exht.  
No. 10



This Indenture, Made the 30<sup>th</sup> day of May in the year of our Lord one thousand eight hundred and eighty Five

BETWEEN

Mary E. Sneed, (widow) J. A. Klam, and Bal-theron Farms, of the County of Napa and State of California Parties of the first part, and W. J. Sneed, of the County and State aforesaid

the party 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, to them in hand paid by the said party of the second part, at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, Have granted, bargained, sold, and conveyed and by these presents Do grant, bargain, sell and convey unto the said party of the second part, and to his heirs and assigns forever ALL their right, title and interest in and to that certain lot - piece - or parcel - of land, situate, lying and being in the said County of Napa and State of California, and bounded and particularly described as follows, to wit:

Bounded on the North, by the lands formerly belonging to L. W. Boggs, on the East by the lands formerly belonging to A. L. Boggs, on the South by the lands formerly belonging to Eben Knight, and on the West by the lands formerly belonging to W. A. Osborn and to D. N. Sherburne, Containing 160 acres, more or less


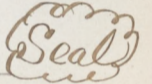
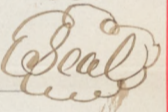
TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

AND ALSO, all the estate, right, title, interest.....  
.....property, possession, claim and demand whatsoever, as well  
in law as in equity, of the said parties..... 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 party ..... of the second part - *his* - heirs and  
assigns forever.

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

Signed, Sealed and Delibered in the Presence of

*Mary E Sreed*   
*J. A. Klamm*   
*B. Larms* 

State of California, } ss.  
County of *Napa*

ON THIS *15<sup>th</sup>* day of *June*

A. D. one thousand eight hundred and eighty *Five* before me,

*J. A. Howland* a Notary Public

in and for the *Said* County of *Napa*

personally appeared *Mary E. Sreed (widow), J. A. Klamm and B. Larms*

known to me to be the same persons whose names are subscribed to the within instrument,  
and *they* Severally duly

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 *Said* County of

*Napa* the day and year

in this Certificate first above written.

*J. A. Howland*  
*Notary Public*



U.S. District Court  
No. 444 ND

*plf & wife  
vs  
Geo. W. ...*

**DEED.**

Mary E. Sneed et al

TO

W. J. Sneed

Dated, 30 May 1885

Recorded at the Request of  
444 ND  
PAGE 66

on the ... day of ... A. D. 188  
at ... minutes past ... M.  
in liber ... of Deeds, page ...

*Filed Sept 14<sup>th</sup> 1885  
Doubtless Hoffman  
Clerk*

United States District Court  
District of California

444 ND  
PAGE 67

In re.  
Petition of W. T. Freed }  
for Confirmation & Unit of a } L. C. 444  
portion of Rancho de Napa } N. D.

September 11<sup>th</sup> 1885

Present - P. E. Johnston Atty for Petitioner  
S. G. Keborn U.S. Atty Dist. Cal.  
and witnesses

Mr. Johnston, Atty for Petitioner  
offers in Evidence an act Entitled  
"An act authorizing Claimants  
to the Rancho de Napa, in Napa  
County, California, to prove  
up their title"

Approved June 20<sup>th</sup> 1884

Statutes of 1883 & 1884, page 49

Petitioner offers in evidence  
a stipulation signed by the  
U.S. Dist. Atty, dated  
September 12<sup>th</sup> 1885.

Stipulation is marked  
Plaintiff Exhibit a.

444 ND  
PAGE 68

Petitioner offers in Evidence  
a certified copy of a deed  
from Salvador Vallejo, to George  
W. Harrison, dated April 5<sup>th</sup>,  
1847, and recorded in Book  
"B" of deeds, page 53, records  
of Napa County.

Marked Plaintiff's Exhibit No. 1.

Petitioner offers in Evidence  
a certified copy of a Power  
of Attorney from George W.  
Harrison to Edward J. Sage,  
dated October 4<sup>th</sup> 1850, and  
recorded in Book "A", of Powers  
of Attorney, on page 3, records  
of Napa County.

Marked Plaintiff Exhibit No. 2

Petitioner offers in Evidence  
the certified copy of an agree-  
ment for the purchase and  
sale of real estate made

by George W. Harrison with Angus L. Boggs, and William Boggs, dated October 2<sup>nd</sup> 1851, and recorded in Book "B" of Deeds, page 54, records of Napa County.

444 ND  
PAGE 69

Marked Plaintiff Exhibit No 3.

Petitioner offers in Evidence a certified copy of a deed made by George W. Harrison & William M. Boggs, dated August 2<sup>nd</sup>, 1852, and recorded in Book "B" of deeds, page 184, records of Napa County.

Marked Plaintiff Exhibit No. 4

Petitioner offers in Evidence the certified copy of a deed from William M. Boggs to Wiley Sneed, dated April 25<sup>th</sup> 1852, and recorded in Book "B" of deeds, page 282, records of Napa County.

Marked Plaintiff Exhibit No. 5.

Petitioner offers in Evidence the certified copy of a deed

from William M. Boggs to Wiley Sneed, dated March 28<sup>th</sup> 1860, and recorded in Book F. of Deeds page 137, records of Napa County.

Marked Plaintiff Exhibit No. 6.

Petitioner offers in evidence a deed from Wiley Sneed to J. A. Klam, dated September 2<sup>nd</sup>, 1872, and recorded in Book P. of Deeds page 472, records of Napa County.

Marked Plaintiff Exhibit No. 7

Petitioner offers in evidence a certified copy of a decree of distribution, made and entered by the Probate Court of Napa County, in the matter of the Estate of Wiley Sneed, deceased, on the 10<sup>th</sup> day of August 1874, and recorded in Book J of Deeds, page 31, records of Napa County.

Marked Plaintiff Exhibit No. 8.

Petitioner offers in evidence



5 a certified copy of a deed made by John A. Klam to Theodore Elles, dated September 18<sup>th</sup> 1879, and recorded in Liber 3 of deeds, page 196, records of Napa County.

444 ND  
PAGE 71  
Marked Plaintiff Exhibit No. 9

Petitioner offers in evidence a certified copy of a deed from Theodore Elles by B. Darms dated the 27<sup>th</sup> day of April 1883, and recorded in Liber 33 of Deeds, page 390, records of Napa County.

Marked Plaintiff Exhibit No. 10

Petitioner offers in evidence a deed from Mary E. Sneed, J. A. Klam, and B. Darms, to W. T. Sneed, dated May 30<sup>th</sup> 1885, acknowledged before J. H. Howland, Notary Public, on the 15<sup>th</sup> day of June 1885

Marked Plaintiff Exhibit No. 11

J. H. Howland, called as

a witness, and duly sworn,  
testified as follows:

2. What is your age, and place  
of residence?

A. My age is 57 years, reside  
at Napa City, Napa County,  
Cal.

444 ND  
PAGE 72

2. How long have you resided  
there?

A. Since 1852.

2. Do you know a tract of  
land in Napa County, known  
as the Rancho de Napa?

A. I do.

2. State whether or not you  
are acquainted with the Ex-  
terior boundaries of said Rancho,  
as established by the survey  
thereof, made by the U. S.  
Deputy Surveyor General, Tracy,  
and delineated upon the map  
offered in evidence in this  
Case?

A. I am.

7

2.

State whether or not you are acquainted with the tract of land claimed by the Petitioner and described in his petition, as follows: < Counsel reads to the witness the description of the lands claimed in the petition >?

444 ND  
PAGE 73

A. I am acquainted with it.

2. How long have you known it?

A. I have known it for 30 years, or more.

2. State where that tract of land is situated, with reference to the exterior boundaries of the Napa Ranch, as finally established by the official survey?

A. It is within the exterior boundaries of the Rancho de Napa.

2. State whether or not, you are acquainted with the location on the ground of the

lines of the tract of land claimed by the Petitioner in this case?

A. I am.

2. State, if you know, who is in the possession, and who has been in possession of this tract of land, since you have known it?

A. W. P. Freed, and his grantors.

2. What is your occupation?

A. Searcher of Records.

2. Have you examined the records of Napa County, as to the title of W. P. Freed to the premises claimed by him in his petition?

A. I have.

2. Have you examined Exhibits 1 to 11 inclusive offered in evidence by the Petitioner in this case?

A. I have.

2. State whether or not the records of Napa County

Exhibit any other conveyances or instruments, affecting the title of the land to this property, other than as shown by these Exhibits?

A. There is no other title shown, adverse to the title shown by these Exhibits.

444 ND  
PAGE 75

Q. Are you acquainted with the boundaries of the tract or tracts of land, described in these Exhibits?

A. I am.

Q. State whether or not the tract of land claimed by the Petitioner, and described in his petition herein, is included within the calls of these several deeds, Exhibits 1-11 inclusive?

A. It is.

Q. State whether there is now, or ever has been since you knew the tract of land, any claim made by any

person or persons to the same, or any portion thereof, under the homestead, pre-emption or other laws of the United States?"

A. None to my knowledge.

2. State whether or not there

444 ND  
PAGE 76

is now, or has been since you first knew the property any person or persons in possession of the same, or any part thereof, claiming under the homestead, pre-emption, or any other laws of the United States?

A. None, sir.

2. State what has been the nature and character of the occupancy of these premises by W.T. Sneed, and his predecessors in title, since you first knew it?

A. The premises have been fenced and farmed. The petitioner and his predecessors have been

living on these premises, con-  
tinually and uninterruptedly  
since I knew it.

2. State whether or not, the  
premises claimed by the Peti-  
tioner in the petition herein,  
have ever been confirmed  
to any person, or passed his  
claim passed upon by any  
proper or competent authority?

A. Not to my knowledge.

J. W. Howland  
(11)

{ No coop-Examination }

United States District Court -  
District of California

In re Petition of W. S. Innes  
for confirmation to him of a } L. C. 444  
portion of Rancho de Napa } T. S.

444 ND  
PAGE 78

Richard H. Jones Comptroller U. S. Court  
District of California to whom was referred the  
above entitled matter by said U. S. District  
Judge is respectfully reported -

was attended by on the 11<sup>th</sup> day of September  
1885 by F. E. Johnston Atty. for Petitioner, by  
S. H. Wilson Esq. U. S. Atty. Dist. Cal. by Subscrip.

The testimony by me taken together  
with Plans, Exhibits marked "A" & 1 to 11  
respectively are herewith respectfully  
submitted -

Richard H. Jones  
Comptroller U. S. Court Dist. Cal.

Sept. 14<sup>th</sup> 1885 -



to 444  
U.S. District Court  
District of California

In re the petition of  
W. T. Sneed  
for confirmation to him of  
portion of Rancho de Napa

Report of  
Commissioner Hoffman  
with Testimony annexed

Filed September 14<sup>th</sup> 1885

Jonathan Hoffman  
Clerk

In the United States District-  
Court, in and for the District  
of California.

Present: Hon. Ogden Hoffman, Judge.

W. T. Sneed

vs.

No 444.

The United States

This cause came on regularly  
to be heard, this day, upon the  
petition of W. T. Sneed, claim-  
ing the lands described in his  
petition on file herein, under a  
special act of Congress of the  
United States, entitled: "An Act  
authorizing claimants to the  
Rancho de Napa, in Napa County,  
California, to prove up their  
title," <sup>approved June 20<sup>th</sup> 1884</sup> and upon the report of  
Southard Hoffman Esq., the Commis-  
sioner herein, and the oral and  
documentary testimony intro-  
duced, J. E. Johnston Esq. appearing

for said petitioner and S. G.  
Thiborn Esq. U.S. Dist. Atty, appear-  
ing on behalf of the United  
States,

And it being shown to the  
satisfaction of the Court, from  
the oral and documentary proofs  
submitted, that the petitioner,  
W. J. Freed, claimant to the  
lands situated in Napa County,  
California, described in his peti-  
tion, known as a part of the  
Rancho de Napa, derives title  
to said lands through Salvador  
Vallejo, the original Mexican gran-  
tee of said Rancho de Napa;  
that neither the claim of said  
petitioner, nor that of his pred-  
ecessors in title, has been with-  
erte passed upon by proper au-  
thority; that the claim of the  
original grantee, Salvador Vallejo,  
of said Rancho de Napa was  
good and valid under Mexican  
laws relating to such cases, and

that the Claimant is entitled to have a confirmation by this Court, of his title and claim to the lands described in his petition; that there are no valid claims existing under the pre-emption, Homestead or other laws of the United States to said lands, or any portion thereof, nor were there any such claims existing at the date of the passage of the said special act, by Congress, as aforesaid; that there are no persons entitled to receive release from the claimant, for any portion of the land described in his petition herein, and consequently the said claimant has not executed to any person or persons any release to any portion of said premises; that the said claimant is now, and he and his predecessors in title have been for more than thirty years, last passed,

in the sole, Exclusive and undisputed possession of the lands described in his petition, and said Claimant, W. T. Sneed, is now the owner of said lands.

444 ND  
PAGE 83

And all and singular the Law and the premises being by the Court here understood and fully considered, on motion of F. E. Johnston Esq. Counsel for the Claimant, J. G. Kelborn Esq. U.S. Dist. Atty. being present in open Court, and making no objection thereto, it is, by the Court, hereby ordered, adjudged and decreed, that the claim of W. T. Sneed, the said petitioner, to that portion of the Rancho de Napa claimed by him and described in his petition is good and valid, and his claim to the same is hereby confirmed and allowed.

The lands of which confirmation is hereby made to the

said W. T. Sneed, are a portion of the Rancho de Napa, situate in Napa County, California, and within the exterior boundaries of said Rancho, and are more particularly described as follows, to wit:

444 ND  
PAGE 84

Beginning at the South Westerly corner of a mile square of land conveyed by Salvador Valles to Silburn W. Poags, by deed dated the 19<sup>th</sup> day of March, 1847, thence running Southerly, in Extension of the West line of the said mile square of land conveyed to the said Poags as aforesaid, by the said Valles, one-half mile; thence Easterly, at right angles, one half mile; thence Northerly, at right angles, one-half mile to the Southerly line of the said mile square of land; thence Westerly, along the Southerly line of said mile square of land to the place of

beginning. Being the North-west  
quarter of a mile square of  
land conveyed by the said Vallejo  
to G. W. Harrison by deed dated  
the 5<sup>th</sup> day of April, 1847

444 ND  
PAGE 85

Done in open Court, this 15<sup>th</sup>  
day of September, A. D. 1885.

Wm. H. Hoffman  
District Judge

No 444

U.S. District Court  
District of California

In re the petition of

W. J. Dreed

for Confirmation to him of  
portion of Rancho de Tapa

Decree of Confirmation

Filed September 15<sup>th</sup> 1885.

Richard Hoffman  
Clerk

444 ND  
PAGE 86

Entered in Book 2 of  
Judgments & Decrees,  
pp. 527-528